

Sites for Future Development

Site Specific Allocations Development Plan Document

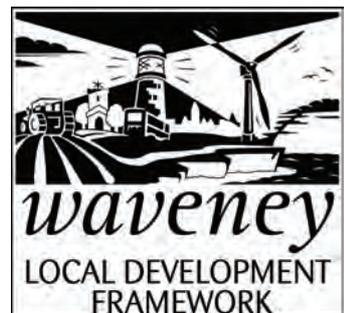
Adopted January 2011



This document was superseded on 20th March 2019 with the adoption of the Waveney Local Plan by Waveney District Council (the East Suffolk Council – Waveney Local Plan).



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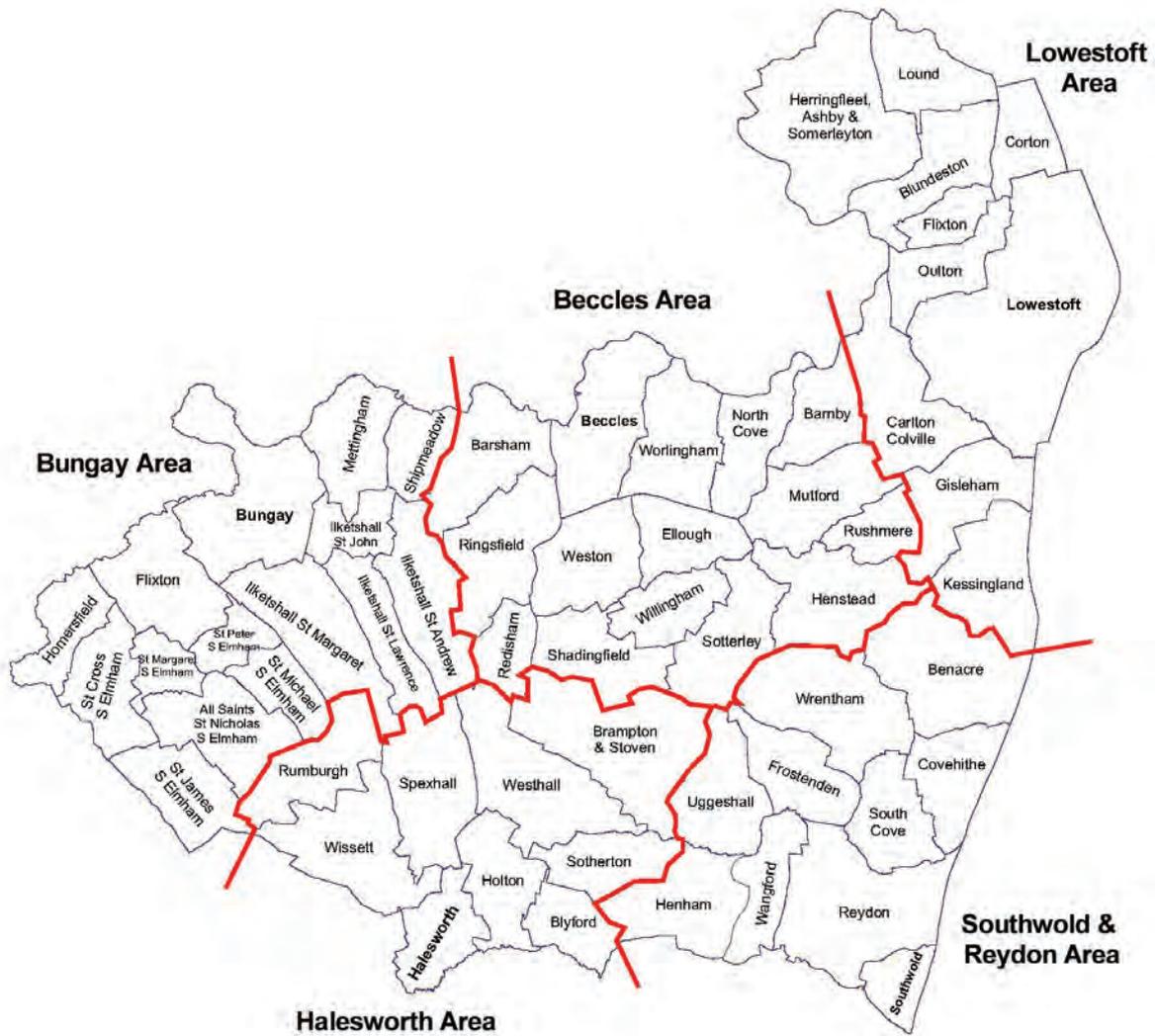
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1. Introduction

Local Development Framework

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced fundamental changes to the plan making system. Local Development Frameworks are replacing Structure Plans and Local Plans and a regional level of plan making was introduced. At the time this DPD was adopted the East of England Plan formed part of the statutory development plan. However, in May 2010 the Secretary of State signalled the intention to abolish Regional Spatial Strategies. The Waveney Local Development Framework will replace the policies in the adopted Waveney Local Plan (November 1996).
- 1.2 The Waveney Local Development Framework will cover the whole of the administrative area of Waveney District except that part lying within the Broads Executive Area. The Broads Authority is the Local Planning Authority for this area and is producing a separate Local Development Framework.
- 1.3 The County Council, as the minerals and waste authority, are preparing Minerals and Waste Local Development Frameworks. These documents will be used alongside the Waveney Local Development Framework to assist in making planning decisions for Waveney District.
- 1.4 A key role for the Local Development Framework is to assist in the delivery of the Suffolk and Waveney Sustainable Community Strategies, prepared by the respective Local Strategic Partnerships; a cross-section of service providers, the business community and the voluntary sector.
- 1.5 The Waveney Core Strategy, adopted in January 2009, is the most important of the suite of documents that comprise the Local Development Framework. The Waveney Sustainable Community Strategy and Core Strategy have been developed based on a shared vision. The Core Strategy sets out the overall vision and policies, at a strategic level, to guide the general direction of future development in Waveney to 2021 (2025 for housing).

Site Specific Allocations Development Plan Document

- 1.6 The Site Specific Allocations document identifies land for a variety of uses, including housing, employment, community and mixed uses. These allocations will assist in delivering the Core Strategy and will be implemented during the plan period to 2021 (2025 for housing). This document focuses on the delivery of the key sites. Other sites will come forward for development during the plan period and these will be assessed against the Core Strategy and Development Management Policies.
- 1.7 There are several important considerations in determining the most appropriate sites to deliver the needs of the community. These include:
- The vision, objectives and spatial strategy of the Core Strategy;
 - National and regional policy;
 - Views of local communities and other stakeholders;
 - The principles set out in the emerging Development Management policies;
 - Economic, social and environmental considerations, as assessed through the Sustainability Appraisal;
 - Deliverability.
- 1.8 This document has been divided into five sections, focusing on the towns in the District and their surrounding areas. i.e. Lowestoft, Beccles, Bungay, Halesworth and Southwold areas. Land allocations for the Lake Lothing and Outer Harbour area of Lowestoft will be included in a separate Area Action Plan. For each area, the allocated sites are ordered and grouped to follow the themes of the Core Strategy. Development of the sites should take into account the relevant policies in the Core Strategy and Development Management Policies documents. Each allocated site also includes a policy with additional specific requirements that should be complied with when preparing a planning application and developing the site. All the allocations are identified on the associated proposals map for the District.
- 1.9 Section 7 of the document contains the delivery and monitoring framework for the Site Specific Allocations DPD. The appendices include a list of the saved policies in the Adopted Waveney Local Plan (1996), which will be replaced by the Site Specific Allocations Policies. A glossary provides definitions

for some of the common terms used within the Site Specific Allocations document and the LDF as a whole.

Other Development Plan Documents

- 1.10 In addition to the Core Strategy and the Site Specific Allocations document, the Waveney Local Development Framework includes three other Development Plan Documents that are important in decision making, shaping and delivering future development in the District. These include: -
- 1.11 Development Management Policies - Criteria based policies for determining planning applications; including, for example, affordable housing, open space and renewable energy policies. These policies will be used alongside the Site Specific Allocations document to deliver the objectives of the Core Strategy.
- 1.12 Gypsy and Traveller Site Specific Allocations - Policy CS12: Gypsy and Traveller Accommodation in the Core Strategy provides a criteria based approach for the assessment of planning applications for gypsy and traveller accommodation. However, Waveney is required to identify new sites and a further Site Specific Allocations document to meet this need will be produced, due to commence in 2010.
- 1.13 Lake Lothing and Outer Harbour Area Action Plan - focusing on delivering employment-led regeneration in the heart of Lowestoft.
- 1.14 In addition, a Proposals Map illustrates, on an Ordnance Survey base map, the policies and proposals in the Development Plan Documents that relate to specific sites or areas of land, areas of environmental protection and other similar designations. This includes minerals and waste site specific allocations adopted by Suffolk County Council.

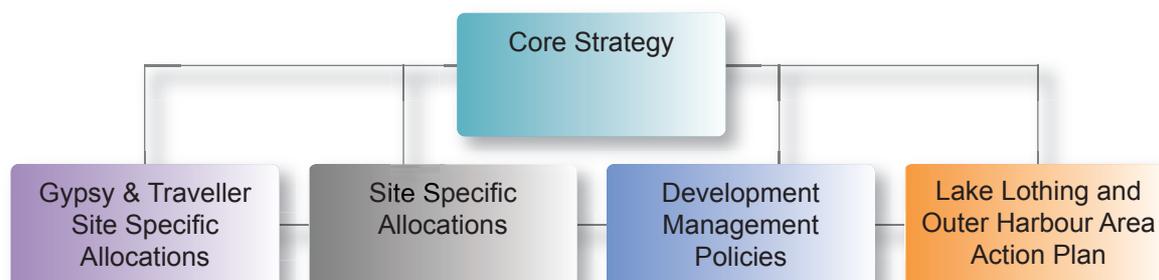
Supplementary Planning Documents

- 1.15 Supplementary planning documents will also be prepared, as and when necessary, to provide additional guidance for specific policies and explain how they will be implemented.

Managing the Process

- 1.16 Other documents making up the Local Development Framework assist in managing the process of preparing the development plan documents.
- The Local Development Scheme sets out the documents the Council will prepare over the next three years or so, the stages the Council has to go through and a timetable for each document.
 - The Statement of Community Involvement sets out how the Council will engage with the community during the process of preparing the Local Development Framework documents.
 - The Annual Monitoring Report is published in December each year and measures progress in the preparation of documents and the implementation of policies.

Figure 1 Waveney Development Plan Documents



Relationship to Core Strategy

- 1.17 The Core Strategy is the overarching document in the Local Development Framework and was adopted in January 2009. It sets out the overall vision, objectives and strategic policies to shape future

development in Waveney, and defines broad areas where new development would be acceptable. It provides the basis for the Site Specific Allocations and also explains the settlement and employment strategies, which includes the need to plan for a minimum 5,800 new homes and 5,000 additional jobs in the District in the period from 2001 to 2021.

- 1.18 Most development will take place in Lowestoft, followed by the market towns. These are considered to be the most sustainable locations for development, since they provide a range of services, facilities, shops and employment opportunities, and serve as hubs for public transport. Larger Villages are also identified, to provide a focus for maintaining and enhancing the provision of services in rural areas. Some development opportunities may be available in Larger Villages, but this is not the main aim. Outside of these locations, development is likely to be unsustainable, since few services and facilities exist and public transport links are poor. In the open countryside, usually only development that meets a demonstrable local need or that contributes to the rural economy will be acceptable.
- 1.19 Policy CS07: Employment, outlines the strategic employment land needs of the District. Most employment use will be in Lowestoft and 1,000 of the 5,000 new jobs planned for the District will be in the Lake Lothing area (covered by the Lake Lothing and Outer Harbour Area Action Plan). The Policy states that allocations in or on the edge of Lowestoft and the market towns will be in accordance with the settlement hierarchy described above. The Policy specifically identifies that up to 5 hectares of employment land will be allocated for employment use in Bungay.
- 1.20 Policy CS11: Housing, details the strategic housing needs of the District. The Government requires local authorities to plan at least 15 years ahead for housing, from the adoption of the Core Strategy. The Core Strategy, therefore, identifies a minimum requirement of 6960 dwellings to be delivered in the period 2001 to 2025.
- 1.21 Taking into account recent developments and permissions, Table 1 outlines how the sites allocated in this document will contribute towards delivering the housing requirement and distribution strategy in accordance with the Core Strategy. This document allocates sites to accommodate approximately 530 dwellings. In addition, land will be allocated for approximately 1,500 dwellings in the Lake Lothing and Outer Harbour Area Action Plan. Together, the figures demonstrate that sufficient land is being allocated to meet the housing requirement in the Core Strategy and most housing growth will be focused in Lowestoft, as required. An overprovision for the District, of approximately 300 dwellings, has been made as a contingency, should there be unexpected delivery difficulties on any particular sites. Also in accordance with the Core Strategy, it is anticipated that 53% of all new dwellings built between 2001 and 2025 will be on previously developed land (PDL).

Table 1 - Housing Trajectory

	Settlement	Completions 1 Apr 01 - 31 Mar 09	Dwellings with planning permission but not yet completed as at 31 Mar 09	Interim Plan (2004) Allocated sites with planning permission or awaiting S106 as at 31 Mar 09	Site Specific Allocations DPD	Lake Lothing and Outer Harbour Area Action Plan	Market Towns Windfall Allowance from April 2017	Total number of dwellings provided 2001- 2025	Total % of dwellings provided 2001- 2025	Total number of dwellings provided 2001- 2025 on PDL
	Lowestoft + Carlton Colville + Oulton	1735	735	800	314	1500	0	5084	70%	2570
Market Towns	Beccles + Worlingham	392	121	0	43	0	250	1639	23%	1086
	Bungay	98	52	0	51	0				
	Halesworth	175	70	0	90	0				
	Southwold + Reydon	169	98	0	30	0				
Larger Villages	Barnby + North Cove	13	12	0	0	0	0	386	5%	174
	Blundeston	21	26	0	0	0				
	Corton	10	13	0	0	0				
	Holton	11	2	0	0	0				
	Kessingland	111	68	0	0	0				
	Wangford	17	2	0	0	0				
	Wrentham	75	5	0	0	0				
	Elsewhere	105	73	0	0	0	178	2%	63	
	TOTAL	2932	1277	800	528	1500	250	7287	100%	3893 (53%)

- 1.22 Strategic Objective 6 of the Core Strategy seeks to address affordable housing need. This DPD will help deliver this objective. Many of the sites allocated for housing have a requirement for a percentage of the housing delivered on the site to be affordable. It is expected that the sites allocated in this DPD will deliver at least 145 affordable homes (approximately 30%).
- 1.23 Policy CS14: Culture, sets out the District's social infrastructure needs. The Policy highlights the requirement to address needs for open space and allotments, burial/crematorium land in Lowestoft and Bungay and community facilities. It is recognised that as a result of the Suffolk Schools Organisation Review some school sites will become surplus to requirements and may be able to address some of the community needs. Until December 2009, a final decision had not been made on whether changes to the school system would affect the whole District and if any sites would become vacant. This lack of certainty made it premature to allocate any school sites in the Site Specific Allocations DPD. Although, where appropriate the potential future opportunities have been taken into account in allocating land in this document. Policy DM26 Re-use of Vacant School Buildings and Playing Fields contained in the Development Management Policies DPD provides a criteria based policy approach for the assessment of planning applications on school sites in accordance with the Core Strategy.
- 1.24 Importantly, the Site Specific Allocations DPD must be in conformity with the Core Strategy and must assist in its delivery. Therefore, the Site Specific Allocations document does not allocate sites for development in locations which are inconsistent with policies of the Core Strategy. The document should also be in conformity with the East of England Plan (The Regional Spatial Strategy for the East of England) and relevant National policy as described in Circulars, Planning Policy Statements and Planning Policy Guidance Notes.
- 1.25 Further detail on community needs and how this document will assist in delivering the spatial visions and objectives of the Core Strategy, are covered in the following town area sections.

Site Specific Allocations Document Preparation

Community Involvement

- 1.26 In Spring 2006, the Council asked Town and Parish Councils, service providers and developers to consider the needs of the community and submit sites for consideration as allocations in the Site Specific Allocations document. Most sites were put forward by landowners and developers. The Council also suggested sites that had been identified through early work on the Strategic Housing Land Availability Assessment. Several sites were carried forward from the Waveney Interim Local Plan (2004). Across the District 146 sites were suggested and all were published for consultation.
- 1.27 The first Issues and Options consultation, 'Seeking Your Views on Land Suggested for Future Development', was published in December 2006. The consultation was town area based and included the local issues and community needs alongside the sites. A summary of the sustainability appraisal for each site was included to assist the public in comparing the alternative site options. Several additional sites were received following this consultation and these were published for comment as Further Issues and Options in July 2007. Over 1000 responses were received for both consultations and these assisted the Council in preparing the preferred options.
- 1.28 In October 2008, the Council published the preferred options, 'Seeking Your Views on the Preferred Sites for Future Development', for the Beccles and Bungay areas. Consultations for the Lowestoft, Halesworth and Southwold areas followed in November 2008 through to January 2009, including a separate master planning consultation for the Town Hall site in Lowestoft. Each preferred site included suggested policy requirements to be taken into account when developing the site and a summary sustainability appraisal. All the sites not recommended to be taken forward were also included for comment, along with the analysis and reasons for rejection. Approximately 700 responses were received, including additional sites.
- 1.29 A Further Preferred Options consultation was undertaken in October 2009 to receive views on two additional preferred sites and other suggested sites. Approximately 180 responses were received. Responses to both preferred options stages have assisted in shaping the final Site Specific Allocations document in terms of the sites allocated and how they should be developed.

- 1.30 The Proposed Submission version of the Site Specific Allocations DPD was published for consultation for 6 weeks from 26th February 2010. The DPD was submitted to the Government in June 2010 for examination by an independent Planning Inspector. A public hearing was held in October and the Inspector's Binding Report was received in December 2010. The DPD was found to be sound. The Site Specific Allocations DPD was amended and adopted by the Council in January 2011.
- 1.31 Further detail on the consultation associated with the preparation of this document can be found in the Consultation Statement available at <http://www.waveney.gov.uk/ldf>

Figure 2 Site Specific Allocations - Preparation Stages



Evidence Base

- 1.32 Local Planning Authorities are required to ensure that planning policies are based on a sound evidence base. In addition to public consultation, preparation of the Site Specific Allocations document has been influenced by other strategies and plans. Many of these are referred to in paragraph 1.20 (Figure 3) of the Core Strategy.
- 1.33 The Council has also commissioned a number of studies to help inform development of the policies, as well as those produced in-house. Studies that provide evidence for the Site Specific Allocations DPD are listed below. These are available to view at:
http://www.waveney.gov.uk/Planning/Planning+Policy/Local+Development+Framework/background_studies.htm

The Shoreline Management Plans are available at:

www.suffolksmp2.org.uk and http://www.northnorfolk.org/acag/default_2092.asp

- Affordable Housing Viability Study (Sept 2009)
- Allotments, Cemeteries and Churchyards Needs Assessment: Supplement to the Open Space Needs Assessment (July 2007)

- Open Space Needs Assessment (July 2006)
- Pitch and Non-Pitch Assessment (2002)
- Biodiversity Audits (Dec 2007)
- Ecological Assessment of Proposed Development Sites (June 2009)
- Shoreline Management Plan 3C draft policies (2010)
- Employment Land Study (Jan 2006)
- Great Yarmouth and Waveney Housing Market Assessment (Sept 2007)
- Landscape Character Assessment (April 2008)
- Retail and Leisure Study (August 2006)
- Shoreline Management Plan 3B (2006)
- Renewable Energy and Sustainable Construction (Nov 2009)
- Waveney and Great Yarmouth Joint Water Cycle Strategy (March 2009)
- Strategic Housing Land Availability Assessment (Nov 2007)
- Strategic Flood Risk Assessment (Feb 2008), as amended by the Cumulative Land Raising Study (June 2008)
- Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment (May 2007)
- Sites Viability Study (January 2010)
- Halesworth Town Centre - Retail Needs & Opportunity Sites Assessment (January 2010)
- Contamination Report: Neeves Pit, Lowestoft (December 2009)
- Contamination Report: Monckton Avenue Nursery, Lowestoft (December 2009)

Sustainability Appraisal

- 1.34 Sustainability appraisal is an assessment of the potential significant social, environmental and economic impacts of development and forms an integral part of the plan making process. It ensures that all policies and proposals are prepared with a view to contributing to the achievement of sustainable development. All site and policy options considered in the preparation of the Site Specific Allocations DPD have been comprehensively appraised through the Sustainability Appraisal process. The final assessment of the sustainability and the potential significant effects of this plan can be found in the Sustainability Appraisal Report which is available on the Council's website www.waveney.gov.uk/ldf.

Habitats Regulations Assessment

- 1.35 Waveney and surrounding Districts are home to a number of important designated sites for nature conservation. Habitats screening is an assessment of the potential significant effects of a policy on European Sites designated for their nature conservation importance. These include Special Areas of Conservation, Special Protection Areas, and international Ramsar sites. A site allocation should only be approved after determining that it will not adversely affect the integrity of such sites. Each site has been assessed for any significant impacts on European sites within or outside the District. The screening report concludes that sites included in the Site Specific Allocations DPD will not have any significant impact on European sites, either alone or in combination with other plans and strategies. The Habitats Regulation Screening Report is available on the Council's website www.waveney.gov.uk/ldf.

2. Lowestoft Area

Introduction

2.1 Lowestoft is the largest town in the District with a population of 58,800 (2007). The town is situated on the coast in the north of the District. To the west are the Broads Authority area and the River Waveney. The town is divided between north and south by Lake Lothing which is a tidal inlet linking to the North Sea. Lowestoft Ness, the site of the Gulliver wind turbine, is the most easterly point in England.

2.2 Lowestoft is relatively well connected by train to Norwich and Ipswich. The A12 provides the main road access to Lowestoft from the north and south. To the west, the A143 and A146 provide the main links to the inland areas of the District and beyond.

2.3 Historically, Lowestoft was based upon a successful fishing industry and seaside resort. The area remains popular as a tourist destination but the fishing industry has significantly declined.

2.4 Lowestoft has two Conservation Areas located in the north and south of the town. Listed Buildings in the High Street date from the 16th Century, whilst the Peto Terraces and areas surrounding St Peter's Church in south Lowestoft represent Lowestoft's period of expansion to become a seaside resort during the second half of the 19th Century. Although the Beach fishing village was demolished in the 1960's, the area still contains evidence of its links with the fishing industry including merchants houses, a number of old net stores, net drying areas and smoke houses. St Margaret's and St Peter's churches provide landmarks to the people of north and south Lowestoft respectively.

2.5 Lake Lothing is the traditional industrial heartland of Lowestoft. Despite the decline in the fishing industry it remains an important port for the East of England. Other significant industrial areas in the town include the South Lowestoft Industrial Estate and Oulton Industrial Estate.

2.6 The area around Lake Lothing has been designated in the Core Strategy as an area for major employment-led regeneration. A mix of uses are proposed including housing, retail and leisure. The proposed 'power park', focused on the port, the Gulliver wind turbine and OrbisEnergy enterprise centre for offshore renewable technologies, provide a major opportunity to transform the local economy and bring wider social and environmental benefits to the area.

2.7 The Lake Lothing and Outer Harbour Area Action Plan, being prepared in conjunction with 1st East, Urban Regeneration Company, will set down policies and proposals to bring about this change. 1st East is an important delivery vehicle in implementing the Area Action Plan.



2.8 Lowestoft town centre acts as a day to day shopping centre, for the town and the surrounding area. It also provides a focus for employment, services and facilities including leisure and entertainment. London Road North is the main shopping centre, with Kirkley and Oulton Broad providing additional shops and services.

2.9 The harbour and Lake Lothing forms a barrier to good connections between the northern and southern parts of the town. There are two bridge crossings, one at the east end of Lake Lothing which is a bascule bridge and another to the west of Lake Lothing in Oulton Broad. As a result traffic congestion is a problem in the town and managing the movement of people across the town in a sustainable way is a challenge.



- 2.10 Carlton Colville and Oulton used to be separate villages. Over time, new development has resulted in these villages becoming connected to Lowestoft. Carlton Colville, located on the south side of the town, has experienced a significant increase in residential population which is currently approximately 8,210 (2007). Oulton is located to the north west and has a population of 4,140 (2007).
- 2.11 Kessingland is situated on the coast, approximately three miles south of Lowestoft. This is the largest village in Waveney with a population of 4,380 (2007). It has a wider range of services and facilities than the other villages to provide for the needs of the community. Tourism provides some local employment but the village is heavily reliant on Lowestoft for employment and a range of services and facilities. Only limited development will be permitted until infrastructure has been improved.
- 2.12 Blundeston is located approximately two miles north west of Lowestoft and has a population of 1,620 (2007). The village has a rural setting and is about one mile from the Broads Authority area. Corton, population 1,140 (2007), is situated on the coast about one mile north of Lowestoft, close to the boundary with Great Yarmouth Borough Council. Coastal erosion issues are of significant concern in this area. These two villages have only limited services and facilities to provide for community needs, although some future development may be acceptable.

Delivering the Core Strategy Vision for the Lowestoft Area

- 2.13 The Core Strategy has highlighted several issues in the Lowestoft area that need to be addressed. The major need is to regenerate the heart of the town and the Area Action Plan will assist in bringing about this change through various land use proposals. In addition, needs outside this area include the provision of housing, employment land, tourism accommodation and community facilities such as new sports pitches in Lowestoft and Kessingland, a new primary school in north Lowestoft, additional open space and allotments and land for a cemetery including a crematorium. Public consultation on the preparation of the Site Specific Allocations document has assisted in identifying how these needs can be met as part of the long-term development plan.

Residential Development

- 2.14 Core Strategy policies CS01: Spatial Strategy and CS11: Housing, indicate that most housing growth in Waveney to 2025 will take place in Lowestoft (including Oulton and Carlton Colville); around 70-80% of the total housing growth in the District as a whole.
- 2.15 Previously developed land will be the priority for housing development. As set out in Core Strategy policy CS05: Lake Lothing and Outer Harbour Area Action Plan, around 1,500 new homes are expected to be built on previously developed land within the Lake Lothing and Outer Harbour area of central Lowestoft. Sites to accommodate these dwellings will be identified in the separate Area Action Plan currently being prepared for this area.
- 2.16 The Waveney Housing Market Assessment (2007) found that Lowestoft had by far the highest levels of housing need in Waveney. There is a particular need for smaller 1 and 2 bedroom accommodation, although small amounts of larger 3 and 4 bedroom affordable properties are also required.
- 2.17 As identified in Core Strategy policy CS01: Spatial Strategy, smaller settlements in the Lowestoft area, including the Larger Villages of Blundeston, Corton and Kessingland, may be appropriate locations for small developments of affordable housing where a local need is demonstrated. A development of affordable homes in Blundeston has already been delivered under the rural exceptions policy, in response to a local housing needs assessment carried out to inform the Blundeston and Flixton Parish Plan. At the current time, no local housing needs assessments have been undertaken to demonstrate a local need for affordable housing in other villages. As a result, no sites have been allocated at this time.
- 2.18 The Council has already made good progress towards meeting the target for housing delivery in the



District and focusing most housing development in Lowestoft. Locations for 3,270 new homes have already been identified in Lowestoft, including Oulton and Carlton Colville, between 2001 and 2009. A further 179 new dwellings have been identified in Kessingland during this period, with 47 in Blundeston and 23 in Corton.

- 2.19 Given the amount of housing already developed or with planning permission, and the expectation that 1,500 dwellings will be allocated in the Lake Lothing and Outer Harbour Area Action Plan, this document allocates land for approximately 300 additional dwellings in Lowestoft. These new dwellings will be provided through a range of 7 sites, most of which are brownfield. Several of the sites are mixed use sites that seek to deliver employment or tourism uses in addition to housing.
- 2.20 Although not necessary to achieve the target distribution, some small-scale development may still take place in the Larger Villages and elsewhere outside of the towns, in accordance with national and local policies.

Employment

- 2.21 The East of England Plan sets an indicative target of 5,000 new jobs in Waveney between 2001 and 2021, and it identifies Lowestoft as a Regionally Strategic Employment Location. Although the intent of the Secretary of State is to abolish the Regional Spatial Strategy the jobs growth target remains a priority for Waveney.
- 2.22 It is proposed in the Waveney Core Strategy that 70-80% of the additional jobs in the District should be provided in Lowestoft, to match the provision of housing and address current shortages. The Lake Lothing and Outer Harbour area of central Lowestoft has been identified in the Core Strategy as a strategic area for employment. Sites to accommodate new employment development in this area, including land to support a renewable energy cluster and the emerging knowledge economy, will be allocated in the Lake Lothing and Outer Harbour Area Action Plan. Only sites outside of the Area Action Plan area will be addressed in this document.
- 2.23 The Waveney Employment Land Study (2006) recognised that there could potentially be a need for further industrial land to be allocated. 16.06 hectares of land is being allocated for industrial use (LOW2) to the south of the South Lowestoft Industrial Estate, Gisleham.

Other Community Needs

- 2.24 Core Strategy Policy CS14: Culture, identifies the main sports facility deficiencies in the Lowestoft area. These include football, cricket, athletics, tennis and rugby. Part of Oakes Farm, in Carlton Colville (LOW11) has been allocated to meet these needs. The site could provide a community sports hub. It is ideally located adjacent to a large residential population and accessible by various modes of transport. The Lowestoft and Yarmouth Rugby Club, based in the north of the town, has been particularly keen to provide improved facilities for rugby. Site LOW11 provides an opportunity for them to relocate and address the needs of the Club, although they would ideally like to be located in north Lowestoft. Identifying a deliverable site in the north of the town at the current time has proven difficult but to enable the Club to realise a future opportunity, part of their existing site is allocated for housing development (LOW7).
- 2.25 The Waveney Core Strategy also highlights the need for additional playing fields in Kessingland and site LOW10 seeks to address this shortfall.
- 2.26 The Open Space Needs Assessment (2006) identifies a shortfall in open space and an increasing level of demand for allotments, with south Lowestoft having one of the lowest levels of provision of allotments per 1,000 population in the District. There is therefore a need to identify additional land close to residential areas to meet demand. The development of site LOW9 will provide an opportunity to provide some additional allotments and open space in the north of the town. Further provision in the south of the town still needs to be addressed.



Kirkley Cemetery

- 2.27 There is also a need to allocate more burial land in Lowestoft, since the existing cemeteries are becoming full. The Lowestoft area would also benefit from a new crematorium, since no facilities currently exist for cremation services within the District. Site opportunities have been explored but it has been difficult to identify a site where the landowner is willing to support such a proposal. Lowestoft has adequate cemetery land for at least the next 10 years, so this issue will be addressed through a review of this development plan document.
- 2.28 Suffolk County Council have continued to identify the need for a new primary school in Oulton (LOW1). Great Yarmouth and Waveney NHS Trust have identified a need for new health centres in north and south Lowestoft. Provision in the north is related to the Woods Meadow housing development in Oulton, a site that already has planning permission and provision in the south is likely to be met in the Area Action Plan area of Lowestoft.
- 2.29 The Schools Organisation Review (SOR) taking place across the District has identified Pakefield Middle School as the location for a further High School for the town. The Review is also likely to result in some school sites being surplus to requirements. Progress has not been sufficiently advanced for the sites likely to be disposed of in Lowestoft to be fully considered in preparing this document. These sites may, therefore, provide additional opportunities to meet the needs of the local community. Proposals will be assessed against policies in the Core Strategy and the Development Management Policies documents.

Transport

- 2.30 Suffolk County Council, through the Local Transport Plan and Lowestoft Transport Strategy, are promoting several schemes affecting Lowestoft, as set out in Policy CS15: Sustainable Transport of the Core Strategy. Cycle and pedestrian crossings of Lake Lothing, the transport interchange at the railway station, improvements to Denmark Road and an access road south of Lake Lothing will be addressed through the Lake Lothing and Outer Harbour Area Action Plan. The Plan will also identify a potential route for a third road crossing of Lake Lothing.
- 2.31 The Proposals Map identifies the route corridors for other schemes, including the Northern Spine Road for Lowestoft. The A146 Barnby to Carlton Colville Bypass has not been identified on the Proposals Map as the County Council are of the view that without 'enabling' development it is unlikely to be developed in the short term.

Lowestoft Area Site Allocations



Site No.	Location	Allocation
LOW1	Land south of Parkhill / west of Millennium Way, Oulton	Primary School
LOW2	Land south of South Lowestoft Industrial Estate, Gisleham	Industrial
LOW3	Town Hall, Council offices and car parks at Mariners Street, Lowestoft	Mixed use including student accommodation, offices / studios / creative industries, live-work units and housing
LOW4	Council offices, Clapham Road, Lowestoft	Office or Mixed use (specifically B1 Offices with potential for Housing on upper storeys)
LOW5	Site of Normanshurst Fire Station, Normanston Drive, Lowestoft	Housing
LOW6	Neeves Pit, Lowestoft	Housing
LOW7	Gunton Park, off Old Lane, Lowestoft	Housing and Open Space
LOW8	CEFAS Laboratory, Pakefield Road, Lowestoft	Tourism and Residential
LOW9	Monckton Avenue Nursery, Lowestoft	Housing with Allotments and Open Space
LOW10	Land part Laurel Farm, London Road, Kessingland	Playing fields
LOW11	Part of Oakes Farm, off Beccles Road, Carlton Colville	Sports and Leisure

LOW1 - Land south of Parkhill / west of Millennium Way, Oulton

Allocation: Primary School



Context

- 2.32 Site LOW1 comprises greenfield land situated in an area of new housing development at Parkhill, Oulton. More new housing is currently under construction to the south. It is a flat, grassy area with bushes, brambles and other vegetation and the occasional small tree. It is bordered by a hedge to the west and garden fences to the north and south. The site is currently separated from the road by a raised earth bank, but Suffolk County Council signs indicate that the public may enter and use the site for recreational purposes at the present time. Access to the site is from Fallowfields, and the road has been constructed to give two points of vehicular access to the land. Fallowfields is a traffic-calmed road, with speed bumps at intervals. The site is easily accessible by foot, cycle or public transport from the surrounding residential streets or dedicated routes along Millennium Way.

Proposed Development

- 2.33 This site was allocated for a new primary school in the Waveney Local Plan (1996) and the Waveney Interim Local Plan (2004). Suffolk County Council have requested that the site is carried forward as an allocation. A new primary school in this location would serve the growing population of this residential area and relieve pressure on existing schools. The site is easily accessible by foot, cycle and public

transport, and Fallowfields offers a relatively safe, traffic-calmed environment for children entering and leaving the school. However, the surrounding residential streets do not offer many opportunities for parking or accessing the school by car, so opportunities should be taken to maximise the use of sustainable transport, to minimise the impact of traffic on local residents. How this will be achieved should be set down in a Travel Plan.

- 2.34 The site is greenfield land, but as no sequentially preferable alternative sites exist in the local area, development would accord with Core Strategy policies. There are however biodiversity concerns with the development of this site.



Looking north
from south east

- 2.35 Suffolk Wildlife Trust have undertaken an ecological survey of the site on behalf of the Council and have identified a number of species of orchid, such as southern marsh and common spotted. They recommend that any development of the site should ensure that a managed semi-natural area is retained and steps taken to ensure its long term management for wildlife. They also recommend that a reptile survey is undertaken.

Policy LOW1

Land south of Parkhill/west of Millennium Way, Oulton, (1.16ha), is allocated for a primary school. The site will be developed in accordance with the following site specific criteria:

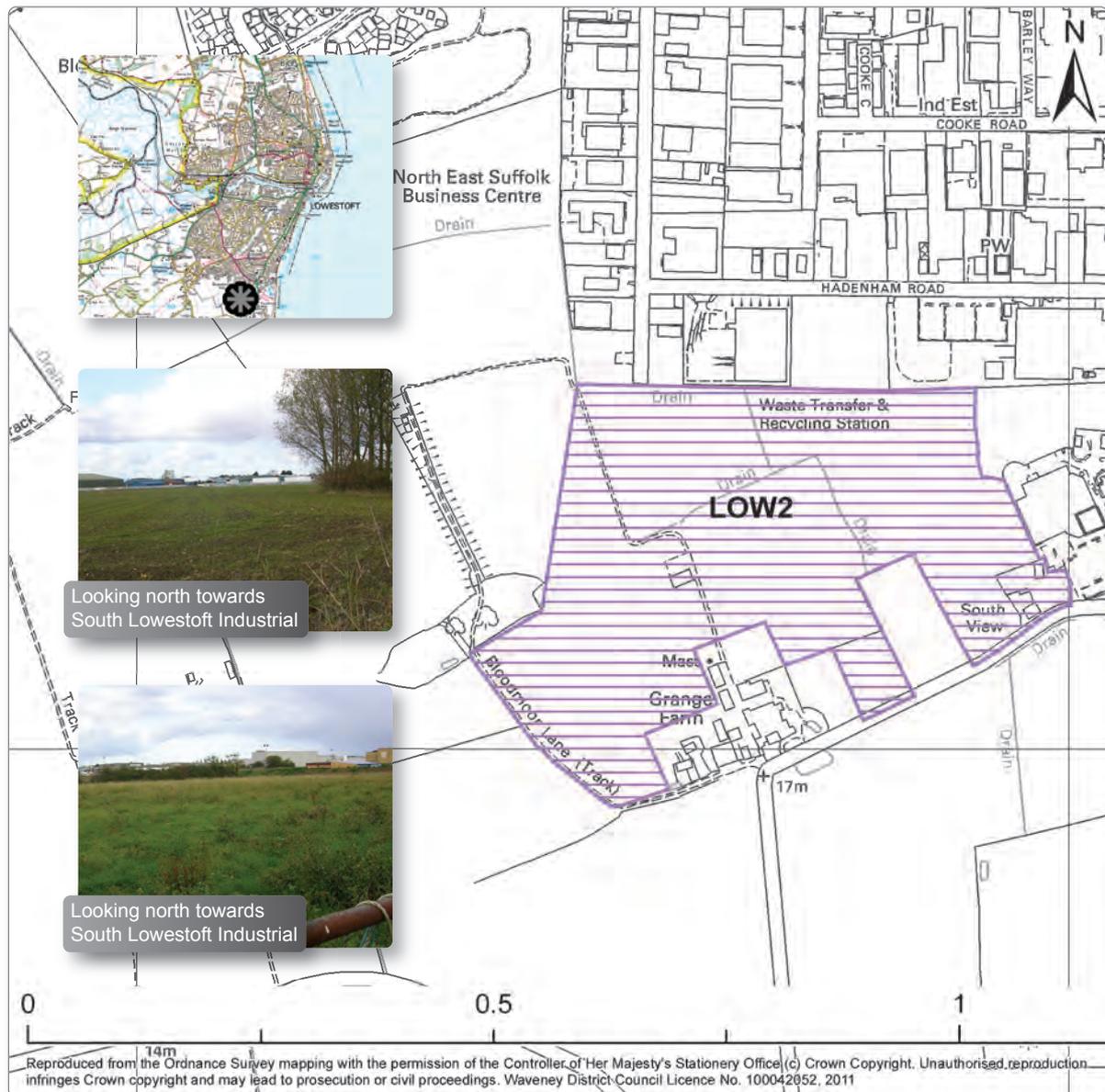
- **A Travel Plan should be prepared to encourage journeys to and from school by foot, cycle and public transport and discourage car journeys.**
- **A reptile survey should be carried out prior to the submission of a planning application.**
- **Part of the site should be retained and managed as a semi-natural area and a management plan agreed for the long term protection of wildlife.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 2.36 This proposal will be delivered by Suffolk County Council. The timescale for delivery may depend on the timing for the implementation of the Woods Meadow housing development in Oulton. The latter development of 800 dwellings includes provision for a primary school and both schools may not be required.

LOW2 - Land south of South Lowestoft Industrial Estate, Gisleham

Allocation: Industrial



Context

- 2.37 Site LOW2 is a flat, open area of farmland abutting the southern boundary of the South Lowestoft Industrial Estate. The site is located immediately west of Morrison's supermarket, and wraps around Grange Farm and a new gospel hall recently developed with access off Church Road. An area of woodland is located to the west.

Proposed Development

- 2.38 This is a predominantly greenfield site on the edge of town, adjacent to the existing employment area of South Lowestoft Industrial Estate. The site has gained outline planning permission for industrial use in the past, although this expired in summer 2008. The Waveney Employment Land Study (2006) recognised the need for this additional area of employment land at the South Lowestoft Industrial Estate, and suggested that more land could potentially be needed in future, subject to take-up of this proposed allocation. This site should be developed for a mix of industrial uses (B1, B2 and B8). B1a office uses should first seek a location in the town centre, in accordance with Core Strategy Policy CS10: Retail, Leisure and Office Development.

- 2.39 The Waveney Core Strategy supports the extension of existing industrial areas onto greenfield land, where no more preferable sites exist either within town boundaries or on previously developed land.
- 2.40 The Landscape Character Assessment classified this area within zone I4: Gisleham Plateau. Of relevance to this allocation is that native planting should be used to tie development and settlement edges into the wider landscape. Whilst development of this site does represent encroachment into the countryside, it is considered that the impact will be limited by the position of the site adjacent to the existing industrial estate, supermarket and gospel hall. A structural landscaping scheme will be required with early implementation. This should include green spaces for quiet enjoyment by employees within the development. Also, native planting should be introduced around the boundaries of the site to help integrate the development into the landscape and mitigate any adverse impact.
- 2.41 The County Archaeologist considers there is high potential for archaeological remains to be defined at this location. Accordingly, an archaeological investigation should be carried out prior to the submission of a planning application to ensure that important remains can be preserved. Pre-application discussions with the Local Planning Authority will determine the scope of the investigation.
- 2.42 Previous planning applications on this site have established that the design and layout of Church Road is not suitable for industrial traffic. Normal vehicular access from Tower Road should therefore be from Hadenham Road only, with no direct access from Church Road or the A12. This will also minimise the impact of the development on the safety and free flow of traffic on the A12. However, pedestrian and cycle access from Church Road and the adjacent supermarket car park and through the site will be encouraged.
- 2.43 Previous planning applications have also established that development of this site will result in additional flows to foul and surface water drainage systems. The capacity of the main foul and surface water sewerage systems draining the site and their associated pumping stations will therefore need to be increased to cope with the anticipated additional drainage requirements of the development.
- 2.44 A masterplan for the site should be prepared to demonstrate a comprehensive approach to the development of the site.

Policy LOW2

Land south of South Lowestoft Industrial Estate, Gisleham (16.42ha), is allocated for industrial use. The site will be developed in accordance with the following site specific criteria:

- **The site should be developed for a mix of B1 (Business/Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution).**
- **An archaeological investigation shall be carried out prior to the submission of a planning application.**
- **Vehicular access should be from Hadenham Road only, with no direct access from Church Road or the A12.**
- **A cycle and pedestrian access should be provided from Church Road and the adjacent supermarket car park through the site.**
- **A structural landscaping scheme will be required with early implementation, to include green spaces for quiet enjoyment.**
- **Native planting should be introduced around the boundaries of the site to integrate the development into the landscape.**
- **The capacity of the main foul and surface water sewerage systems draining the site and their associated pumping stations should be increased to accommodate the additional drainage requirements of the development.**
- **Pollution control measures should be implemented.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 2.45 This site will need to be masterplanned in conjunction with the landowner/developer in the short term. The site will be delivered by a developer(s) and should be developed throughout the plan period.

LOW3 - Town Hall, Council offices and car parks at Mariners Street, Lowestoft
Allocation: Mixed use including student accommodation, offices / studios / creative industries, live-work units and housing



Context

- 2.46 This site is situated at the northern end of the historic High Street in the North Lowestoft Conservation Area. The site includes the Town Hall, some vacant buildings and others currently in use as Council offices, including a converted terrace of houses on Compass Street, and areas of car parking. The Town Hall dates from the late 1800's and is a Grade II listed building. Numerous other listed buildings line the High Street in close proximity to the site, along its eastern boundary. Housing borders the site to the north (at Mariners Street and Albany Road) and south (at Haven Court). Jubilee Way runs past the site to the west.

Proposed Development

- 2.47 The Council is currently considering alternative accommodation needs and it is likely that all or part of the existing site including the Town Hall, offices and car parks will become vacant and available for redevelopment.
- 2.48 The site has excellent access to services, facilities and public transport. This makes it a good site for

a range of uses in keeping with Core Strategy policies, including office and commercial uses and housing. Improvements to pedestrian and cycle links within and through the site to existing networks will help to connect the development to the surrounding area and encourage walking and cycling.



Buildings on Compass Street looking south

- 2.49 One of the key considerations in the redevelopment of this site is that it must be sensitive to the historic value of the site and its surroundings. The Town Hall building should be retained in any development, and its architectural and historic features (such as the Council Chamber) should be protected. The design of new development should be sympathetic to its location, being adjacent to this listed building, on the historic High Street and in the North Lowestoft Conservation Area.

- 2.50 The Town Hall building could provide a focal point for a cluster of smaller local museums, provide additional space for exhibitions and small scale performance space, education, training and conference facilities while protecting the building itself. There is a lack of cultural facilities in this part of the town and a limited amount of small performance space for local amateur musicians and performers. These types of uses could encourage visitors and tourists into the area to the benefit of local businesses.

- 2.51 Another consideration is the need to contribute towards the continued vitality of the High Street by retaining footfall for the surrounding shops, services, restaurants and pubs. Office and commercial uses would be valuable in maintaining the number of employees in the High Street area during the day when the Council moves to new premises. Redevelopment and conversion of part of the site and buildings will provide a variety of employment and live-work opportunities for the creative industries, which will complement the heritage environment and provide workspaces for small start-up businesses.

- 2.52 Housing would increase the population of this area, which could contribute towards increasing the vitality of the daytime and evening economies of the High Street area. It is proposed that the terrace of seven properties currently in office use, is converted back to residential and a new block of student accommodation is provided, in addition to a number of live-work units as detailed above. There is a demonstrable need for student accommodation to serve University Campus Suffolk Lowestoft (UCSL) and this will increase if plans to double its undergraduate population are realised.



Buildings rear of Town Hall looking west

- 2.53 The County Archaeologist states that the site is located within the town's medieval core, and development is likely to require extensive archaeological excavation and mitigation. The opportunity for archaeological investigation works will be required before redevelopment of the site is carried out.
- 2.54 The proposal will include the creation of a public square on the corner of Compass Street and High Street. This should be delivered through contributions from the development of the site.
- 2.55 Landscaping and parking will be required and this should be carefully designed to compliment the historic nature of the locality while providing attractive outside space for future residents. A hard and soft landscaping scheme will be required as part of the planning application.
- 2.56 The site is located close to the A12, which is the main route into the town from the north. Measures may need to be taken in order to protect residents from noise and traffic pollution. A noise and air quality assessment will therefore be required and mitigation measures identified as part of any planning application.

- 2.57 The Highways Agency has no objection to the proposed use of the site. However, the Master Planning for the site will need to include a Transport Assessment detailing access arrangements to/from Mariners Street and Compass Street onto the A12.

Policy LOW3

The Town Hall, Council offices and car parks at Mariners Street and Compass Street, Lowestoft, (0.91ha), are allocated for mixed use including student accommodation, offices/studios/creative industries, live-work units (approx. 9 units) and housing (7 units). The site will be developed in accordance with the following site specific criteria:

- **The Town Hall building and its historic and architectural features should be conserved and enhanced through sympathetic conversion.**
- **New buildings should be sympathetically designed to fit in with the historic environment of the High Street.**
- **An archaeological investigation shall be carried out prior to the submission of a planning application.**
- **A Transport Assessment should be carried out prior to the submission of a planning application.**
- **Noise and air quality assessments should be carried out prior to the submission of a planning application and mitigation measures detailed in the design of new buildings.**
- **The detailed design shall incorporate pedestrian and cycle routes to link to the existing networks.**
- **A detailed plan of hard and soft landscaping works shall be submitted with the planning application.**

Implementation

- 2.58 A detailed masterplan for the site will need to be prepared for the site to assist in the phasing of its delivery throughout the plan period.

LOW4 - Council offices, Clapham Road, Lowestoft

Allocation: Office or Mixed use (specifically B1 Offices with potential for Housing on upper storeys)



Context

- 2.59 This site consists of former District Council office buildings and a car park. It is located on the busy Katwijk Way roundabout, between Alexandra Road and Gordon Road. A two-storey office building is located in the northwest part of the site, and a smaller single storey building in the south. There is a small area of grass between this southern building and Gordon Road.

Proposed Development

- 2.60 This is a brownfield site in a central location within Lowestoft, and has excellent access to services, facilities and the public transport network. It is situated towards the edge of Lowestoft town centre, within an area that is characterised by a high proportion of office uses, mainly in converted dwellings. There is currently a shortage of modern, purpose built office accommodation in central Lowestoft. This makes it a good site for office and commercial uses and housing, in accordance with Core Strategy policies. The site is not well connected to the main shopping streets of Lowestoft town centre, and retail use would not be considered acceptable.

- 2.61 The busy town centre location means that housing would not be considered appropriate on the ground floor or as the sole use of the site, but flats on the upper storeys could form part of a mixed-use development. Assuming development of two residential storeys the development could deliver approximately 34 flats. It is expected that the site should provide 35% affordable housing. This percentage requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.



View from south eastern corner looking north west

- 2.62 The Highways Agency require that site access remains off the local road network (Gordon Road/Alexandra Road) and that no additional access is proposed off Katwijk Way roundabout. A Transport Assessment will be needed to demonstrate that any traffic accessing the entrance off Gordon Road does not result in any queuing back onto the trunk road. Given the proximity of the site to the A12 trunk road, it is also important that due attention is paid to possible air and noise quality issues arising from the proximity of traffic.
- 2.63 The County Archaeologist has confirmed that the site is located on the edge of the post medieval urban area, and development is therefore likely to require post-consent archaeological mitigation. Therefore an archaeological condition should be attached to any planning permission.

Policy LOW4

The former Council offices, Clapham Road, Lowestoft, (0.24ha), is allocated for office or office/residential (34 dwellings) use. The site will be developed in accordance with the following site specific criteria:

- **A condition relating to archaeological investigation should be attached to any planning permission.**
- **Housing development should be limited to the upper storeys only and should not be included on the ground floor. The ground floor should be developed for office/commercial uses.**
- **A mix of different sizes and tenures of housing should be provided on the site. This should include at least 35% affordable housing with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **Access should continue to be off Gordon Road/Alexandra Road. In addition, a traffic assessment and noise and air quality assessments will be required.**

Implementation

- 2.64 The site will be delivered by a developer. The timescale for delivery is likely to be in the short term.

¹ Sites Viability Study (Lowestoft) (2010) and Sites Financial Viability Background Paper (2010)

LOW5 - Site of Normanshurst Fire Station, Normanston Drive, Lowestoft

Allocation: Housing



Context

- 2.65 This site is located on Normanston Drive in north Lowestoft. It is currently occupied by the Fire Station and ancillary buildings, drill tower and large areas of car parking. The east and west boundaries of the site are screened by mature trees and the front of the site grassed with a wide belt of trees and shrubs. Housing surrounds the site and comprises of two storey dwellings to the east (High Beech), west (Normanurst Close) and across the road to the south (Normanston Drive) and bungalows to the north (Greenacre Crescent). Vehicular access to the site is from Normanston Drive. An alternative single width vehicular access is available from Greenacre Crescent.
- 2.66 A replacement single bay fire station is currently being constructed on part of the site, outside the allocation boundary. The remainder of the site will become vacant as a new fire station is now operating in the south of the town.

Proposed Development

- 2.67 The site is brownfield land within the physical limits of Lowestoft. It has good access to services and

facilities, and is well connected to existing pedestrian, cycle and public transport routes. The accessibility of this site makes it a good location for housing development. The site could accommodate approximately 30 dwellings at a density of 30 per hectare, based on the surrounding density and site constraints. Provision of 35% affordable units will be expected on site. This percentage requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.



- 2.68 There are a number of mature trees on the site, many of which are covered by a Tree Preservation Order. The trees provide good screening for properties to the east and west of the site and are important for the character of the area. These should be retained. The area of grass to the front of the fire station contains mature trees and shrubs and is visually important for the street scene. Where possible the layout of any future housing development should incorporate and enhance these as part of the development.
- 2.69 The County Archaeologist has confirmed that this site lies in an area of high archaeological potential. However, the area has not been the subject of systematic archaeological investigation. An archaeological condition should therefore be attached to any planning permission.
- 2.70 Given the size of the site, the Environment Agency have advised that a Flood Risk Assessment will be required.
- 2.71 A new vehicular access will be constructed to serve the development and this should be designed to the Highway Authority's standards.
- 2.72 The development of this site for housing provides the opportunity to improve access for cyclists and pedestrians between Normanston Drive, Greenacre Crescent and residential areas beyond. It is proposed that cycle and pedestrian access through the site is provided via the single width existing alternative access to the north. Consultation has highlighted concerns about the potential impact of opening up this access in terms of inappropriate use and disturbance to neighbours. Any future access should therefore be carefully designed to minimise any potential impact.
- 2.73 The consultation also highlighted the lack of a community space in the local area where young people, local groups and the community can engage with each other. This need could potentially be addressed through the provision of a space equivalent to the ground floors of two residential units. A location on the Normanston Drive site frontage would minimise impact on adjacent residents. Any future developer should explore with the community the need and opportunity for delivering a community space.

Policy LOW5

The site of the Normanshurst Fire Station, Normanston Drive, Lowestoft, (1.0ha), is allocated for 30 dwellings. The site will be developed in accordance with the following site specific criteria:

- A mix of different sizes and tenures of housing should be provided on the site. This should include at least 35% affordable housing with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.

¹ Sites Viability Study (Lowestoft) (2010) and Sites Financial Viability Background Paper (2010)

- The site should be developed at a density of approximately 30 dwellings per hectare.
- A condition relating to archaeological investigation should be attached to any planning permission.
- A flood risk assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.
- Shared pedestrian/cycle access should be provided through the site from Greenacre Crescent. This should be carefully designed to prevent inappropriate use and to minimise disturbance to neighbours.
- The existing trees and planting around the boundary of the site including those fronting Normanston Drive should be retained and enhanced to provide screening to adjoining gardens and to protect the character of the locality. A tree survey should be submitted as part of any planning application.
- New screen planting and fencing should be provided along the northern boundary of the site to protect the amenity of neighbours.
- New dwellings along the northern boundary of the site should be single storey only.
- The need and opportunity to provide a community space within the development should be explored with the community, to be positioned on the Normanston Drive site frontage.

Implementation

- 2.74 Delivery will be through the landowner and developer, in conjunction with the community during the early part of the plan period.

LOW6 - Neeves Pit, Lowestoft**Allocation: Housing****Context**

- 2.75 This site is currently used for the storage of materials for the Highway Authority. The site is fairly flat, but with large mounds of earth and rubble that currently make the northern section of the site inaccessible. There is a large pond in the southeast corner. The western boundary of the site is bordered by housing on Higher Drive, and Monkton Avenue abuts the northern part of the eastern boundary. There is an area of allotments on part of the eastern boundary, which forms a buffer between the site and gardens of Monkton Crescent. A line of trees and hedges screen the site from the gardens to the west in most places.
- 2.76 Vehicular access to Neeves Pit is from Normanston Drive. A footpath runs between the northern boundary of the site and housing on Hadleigh Drive.

Proposed Development

- 2.77 The site is mainly brownfield land within the physical limits of Lowestoft. It has good access to services and facilities, and is well connected to existing pedestrian, cycle and public transport routes. The

accessibility of this site makes it a good location for housing development. The site can accommodate 76 dwellings at a density of 30 per hectare. 35% of the dwellings should be affordable units. This percentage requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.

- 2.78 Cycle access should be provided from Normanston Drive and via Higher Drive to the north of the site.
- 2.79 The site is located on a former landfill site. The Council therefore commissioned investigative work to assess the site for potential contaminants and landfill gas. The findings of the investigations reveal that there are some raised levels of gases present and that appropriate protective measures must be implemented. The site also lies over a principal aquifer and therefore there is the potential for the contamination of controlled waters. In accordance with Planning Policy Statement 23, further site investigation work will be required to support any future planning application. This work should be accompanied by a risk assessment and a remediation method statement. There is also a possibility of land drainage issues in this location, which should be assessed as part of any application.
- 2.80 The County Archaeologist considers that there is high potential for archaeological remains to be defined at this location, given its proximity to several Neolithic find spots and the large size of the site. It is recommended that a condition relating to archaeological investigation should be attached to any planning permission.
- 2.81 Suffolk Wildlife Trust has carried out an ecological survey of the site. They have clarified that a variety of wildlife has taken refuge on the site and should be taken into account when considering development. Biodiversity Action Plan species include birds such as dunnock and song thrush and hedgehogs, common toad and grass snake. Other wildlife noted includes foxes and muntjac deer. The Trust recommend that an area of the site should be retained and managed for wildlife.
- 2.82 A reptile survey is not considered necessary prior to development. However, care should be taken when removing suitable habitat and further advice sought from an ecologist if reptiles are found. Any removal of vegetation, including scrub and climbers should be undertaken outside the bird nesting season. As bats have been recorded in the vicinity, a bat survey will need to be undertaken to ascertain whether bats are present on the site and identify any appropriate mitigation measures, prior to the submission of a planning application.
- 2.83 Existing boundary planting should be enhanced to provide screening to adjoining gardens and for the benefit of wildlife. The pond on the southern boundary is to be retained.

Policy LOW6

Land at Neeves Pit, Lowestoft, (2.5ha), is allocated for housing (76 units). The site will be developed in accordance with the following site specific criteria:

- **A mix of housing of different sizes and tenures should be provided, to include 35% affordable housing with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **Existing trees and hedges around the boundary of the site should be retained and enhanced.**
- **The pond on the southern boundary of the site should be retained.**
- **Part of the site should be retained and managed for wildlife.**
- **A bat survey will be required prior to submission of a planning application.**
- **A financial contribution should be made towards the provision of allotments in Lowestoft.**

¹ Sites Viability Study (Lowestoft) (2010) and Sites Financial Viability Background Paper (2010)

- **A condition relating to archaeological investigation should be attached to any planning application.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**
- **A full Site Investigation Report should be completed and submitted with any planning application, along with a risk assessment and remediation method statement to ensure the protection of controlled waters.**
- **Development should incorporate ground gas protection measures where necessary.**
- **Existing footpaths should be retained.**
- **Cycle access should be provided from Normanston Drive to the south and Higher Drive to the north.**
- **A Transport Assessment will be required.**

Implementation

2.84 Delivery of the development will be through a developer and likely to be in a short to medium term timescale.

LOW7 - Gunton Park, off Old Lane, Lowestoft

Allocation: Housing and Open Space



Context

2.85 LOW7 is a greenfield site outside the main built up area of Lowestoft. The A12 to Great Yarmouth passes close by to the west. Gunton Park 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. Large trees surround the site by the Old Lane entrance and to the south and west. New housing is located at Gunton Park Mews to the northeast of the site. A private access road leads to these houses from the entrance to this site off Old Lane.

2.86 The site is mainly bordered by housing, with the exception of a paddock to the southwest and the Gunton Hall car park that runs along most of the southern boundary. A footpath from Gunton Avenue to Old Lane runs between this car park and the tree-lined boundary of the site. Pedestrian and cycle routes are available from the entrance of the site to/from Corton and Lowestoft. Bus stops are located close by on Corton Long Lane and the A12 Yarmouth Road.

Proposed Development

2.87 This site is a greenfield open space, and lies outside the main built up area of Lowestoft. As such it

would not normally be considered an appropriate location for housing development, or to be in accordance with Core Strategy policies CS01, CS11 and CS14. However, the loss of open space needs to be balanced against the benefits of developing increased and improved facilities for rugby in an alternative location. Housing development in this location would help enable this.

- 2.88 This site is only being progressed as an allocation 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, location. 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. The allocation for sport and leisure development (LOW11) at Oakes Farm, Carlton Colville provides an opportunity for the Rugby Club to relocate, should they decide that moving to the south of the town is an acceptable option.



- 2.89 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. This points to a need to protect some open space in this location, and it is not considered appropriate to develop the entire site for housing. An area of publicly accessible open space should be retained on the northern third of the site, since this is where Gunton Park Mews is located and where most other housing backs onto the site.

- 2.90 Housing development should be concentrated on the southern side of the site. To minimise the impact on the character of the area, including through traffic generation, the site should be developed at a lower density (24/ha) than would usually be required. A range of types and sizes of dwellings should be provided, including 35% affordable housing. This percentage requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.



- 2.91 The site is located close to the edge of the town, 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 Highway Authority require that the footpath that runs along the southern boundary of the site is maintained to at least its existing width. Vehicular access should preferably be off Old Lane, and improvements to the current access would be required. A Transport Assessment will be required.
- 2.92 The County Archaeologist considers there is high potential for archaeological remains to be defined at this location, given the size of this site. It is recommended that a condition relating to archaeological investigation should be attached to any planning application.
- 2.93 There have been recent land drainage issues affecting the southwest corner of the site, although corrective works may since have remedied the problem. This will need to be taken into account when developing the site.

¹ Sites Viability Study (Lowestoft) (2010) and Sites Financial Viability Background Paper (2010)

Policy LOW7

Land at Gunton Park of Old Lane, Lowestoft, (4.0ha), is allocated for housing (60 units) and open space. The site will 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 within the Lowestoft area has been agreed and delivered.**
- **Vehicular access should preferably be off Old Lane, and improvements to the current access will be required.**
- **A Transport Assessment will be required.**
- **An area of publicly accessible open space of not less than 1.36 ha should be located along the northern boundary of the site.**
- **Housing development should be located on the remaining 2.64 ha of land towards the south of the site at an approximate density of 24 dwellings per hectare.**
- **A mix of housing of different sizes and tenures should be provided, including 35% affordable housing with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 2.94 Delivery of the development will be by a developer and the Lowestoft and Yarmouth Rugby Club. This is likely to be in a medium term timescale but is dependent upon identifying a suitable alternative site and relocation of the existing club facilities.

LOW8 - CEFAS Laboratory, Pakefield Road, Lowestoft

Allocation: Tourism and Residential



Context

- 2.95 The CEFAS (Centre for Environment, Fisheries and Aquaculture Science) laboratory occupies a prominent position on Pakefield Cliffs overlooking the beach. The former Grand Hotel, an impressive Victorian building overlooking the sea, is located on the eastern part of the site. To the west and north are lower, more utilitarian structures dating from the twentieth century, housing additional laboratories and offices. There are also paved areas of car parking.
- 2.96 The site is situated near the junction of Kirkley Cliff Road and Pakefield Road, and is easily accessible by road, pavement or public transport. It is located at the southern end of Lowestoft's seafront promenade. Kensington Gardens are located to the north of the site, and there is an area of open space and car parking to the south. A footpath runs along the southern and eastern boundaries of the site, linking the car park to the Promenade.

Proposed Development

- 2.97 LOW8 is a brownfield site within the built up area of Lowestoft, which will become vacant when CEFAS

move to new accommodation.

- 2.98 It has good access to services, facilities and public transport. This makes it a good location for housing or tourism uses, in keeping with Core Strategy policies. This seafront location is well connected to other tourism development and attractions, such as the beaches in Lowestoft and Pakefield and seafront gardens. The site lies just outside the South Lowestoft Conservation Area. The Grade II listed St Nicholas South Cliff Roman Catholic Church is directly opposite the site entrance on Pakefield Road.
- 2.99 Although not a listed building, the former Grand Hotel is of local historic importance as a rare survival of a Victorian hotel in Lowestoft, and an important local landmark. This building should be retained and sympathetically converted for future tourist accommodation (or other tourism use). Given the size of the building there may be some potential for a mix of tourist and residential accommodation.
- 2.100 The more modern buildings on the northern part of the site could be redeveloped for housing. The site lends itself to a development of flats. A development of 3 to 4 storeys at a density of 145 per hectare, based on similar developments in the locality, could deliver approximately 50 flats of a mix of types and sizes. In accordance with policy DM18 'Affordable Housing' of the Development Management Policies, a proportion of affordable housing should be provided. The design of any new development on the site should respect its setting on the edge of the Conservation Area.
- 2.101 One of the main issues affecting this cliff-top site is the risk of coastal erosion. This is a defended stretch of coastline, protected by groynes and a sea wall, and the current Shoreline Management Plan includes a policy of 'Hold the Line' for this area. Given the dense residential development inland of this site, it is likely this area will continue to be defended in future plans. Given the vulnerable seafront location of the site, the risk of coastal erosion and the impact of climate change for the lifetime of the proposed development should be investigated as part of the application process. Any planning application should therefore include a Coastal Erosion Vulnerability Assessment and will be required to demonstrate that it will have no adverse material impact on the management of coastal processes.
- 2.102 The Open Space Needs Assessment (2006) identified significant shortages of open space in south Lowestoft, including amenity greenspace, children's play facilities, natural greenspace and parks and gardens. South Lowestoft also has one of the lowest levels of provision of allotments per 1,000 population in the District. The redevelopment of this site does not provide an opportunity to meet the need for further open space or allotments on site, but housing development in this location will increase the population of the area and therefore exacerbate demand. It is therefore considered appropriate to seek a financial contribution towards the provision and/or enhancement of open space and allotments elsewhere in the area. This will be in addition to any 'on-site' provision associated with the development.
- 2.103 The County Archaeologist advises that the site has been partly surveyed, and known archaeology indicates the presence of a Roman settlement. It is recommend that a condition relating to archaeological investigation should be attached to any planning permission.



Southern boundary of site viewed from open space to south

Policy LOW8

The CEFAS Laboratory, Pakefield Road, Lowestoft, (1.25ha), is allocated for tourism and residential use (approximately 50 flats). The site will be developed in accordance with the following site specific criteria:

- **The Victorian former Grand Hotel building should be retained and sympathetically converted for tourism accommodation or other tourism use or a mix of tourist and residential accommodation.**

- **Housing would be considered appropriate on the northern part of the site currently occupied by more modern buildings. A mix of flats of different sizes and tenures should be provided in accordance with Development Management Policies.**
- **The design of new development should be sympathetic to its surroundings and its setting on the edge of the Conservation Area.**
- **A condition relating to archaeological investigation should be attached to any planning application.**
- **A Coastal Erosion Vulnerability Assessment should be prepared as part of the application process to assess and mitigate the risk of coastal erosion and the impact of the development on the management of coastal processes.**
- **Existing footpaths around the site boundaries should be retained.**
- **A financial contribution should be made towards the provision of open space (including allotments) in South Lowestoft.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 2.104 Given the prominence and sensitive location of this site, a development brief should be prepared for the site, either by the local authority or any future developer in conjunction with the local authority. CEFAS will need to move to alternative accommodation before redevelopment of the site and therefore the timescale for implementation of the proposal is likely to be medium term.

LOW9 - Monckton Avenue Nursery, Lowestoft

Allocation: Housing with Allotments and Open Space



Context

- 2.105 LOW9 is currently used by Waveney District Council as a nursery. It is divided into 2 separate areas by a road access and footpath from Monckton Avenue. The main part of the site is located north of Monckton Avenue. A footpath runs between the gardens of Monckton Avenue and the boundary of the site. Another footpath runs north from the entrance along the eastern boundary. The site is bordered by housing on Kesgrave Drive and Hadleigh Drive on its western boundary and part northern boundary. To the north and west is Kesgrave Drive open space, pond and play area.
- 2.106 This part of the site is currently used for horticulture and the storage of plants, bins and vehicles. Much of the site is grassed but there are some gravel drives, greenhouses, brick buildings and offices in portacabins, mainly concentrated on the eastern side. The site is mainly hedged, with a line of fairly young trees planted along a fence on the eastern boundary. It is fairly flat, but slopes gently down to the north.

2.107 The second area is situated to the east of Monckton Avenue, and wraps around the sides and rear of Nursery Cottages. The northern part of this site, to the north and rear of Nursery Cottages, is currently used for the storage of green waste (tree clippings, logs etc), woodchip and soil. It is flat and surrounded by trees. Part of this site, to the south of Nursery Cottages and fronting Normanston Drive, is currently designated as open space. It is a wooded area with scrub and some mature trees, and there is a pond near the western edge. At the Monckton Avenue end this area is lower than the rest of the site, and there is a bank rising up to Nursery Cottages.

Proposed Development

2.108 The site is mainly brownfield land within the physical limits of Lowestoft. It has good access to services and facilities, and is well connected to existing pedestrian, cycle and public transport routes. The accessibility of this site makes it a good location for housing development.

2.109 In total, the site is 2.3 hectares and it is proposed that the northern part of the site (1.61 ha) is developed for housing, which could include sheltered housing. This part of the site could accommodate approximately 48 dwellings at 30 dwellings per hectare. 35% of these should be provided as affordable housing. This percentage requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.

2.110 The Highway Authority has confirmed that there are no highway safety issues in relation to the junction with Normanston Drive for the amount of housing proposed, although some realignment of the access road to the site may be necessary. Given the nature and scale of development proposed on this site, the developer will be required to undertake a Transport Assessment.

2.111 The County Archaeologist considers there is high potential for archaeological remains to be defined at this location, given its proximity to several Neolithic find spots and the large size of the site. It is recommended that a condition relating to archaeological investigation is attached to any planning permission.

2.112 This part of the site is located in close proximity to the Neeves Pit former landfill site. Therefore, the Council commissioned investigative work to assess the site for contaminants and landfill gas. The findings indicate that raised levels of landfill gas were confined to the area allocated for allotments and open space. However, as a precaution gas protection measures should be implemented where necessary. The site also lies over a principal aquifer and therefore there is the potential for the contamination of controlled waters. In accordance with Planning Policy Statement 23, further site investigation work will be required to support any future planning application on the site. This work should be accompanied by a risk assessment and a remediation method statement. There is also a possibility of land drainage issues in this location, and a Flood Risk Assessment should be submitted as part of any application.

2.113 The accessibility from surrounding residential areas also makes this a good location for the provision of allotments to meet increasing levels of demand. The Allotments, Cemeteries and Churchyards Needs Assessment (July 2007) reported that the average waiting list for allotments in Lowestoft is around 2 years and likely to increase due to an upsurge in interest in sustainable lifestyles and locally grown food. The eastern part of this site provides an opportunity to provide an area of allotments as part of the development of the whole site. These should be provided in addition to the usual open space requirements set out in the Development Management Policies DPD. It is proposed that these allotments should be located on the land to the north and east of Nursery Cottage. Access should be from the existing entrance, north of 2 Nursery Cottages.

2.114 The Open Space Needs Assessment identified a shortage of amenity greenspace in north Lowestoft. The existing open space area to the south of Nursery Cottages should therefore continue to be protected and public access improved. This area of open space also has some wildlife value, which has the potential to be improved with management. The Lowestoft Biodiversity Audit reported that the site provides some good habitat for a range of fauna. The site contains wet woodland and ponds, both of which are Biodiversity Action Plan habitats. The mature trees potentially provide opportunities for

¹ Sites Viability Study (Lowestoft) (2010) and Sites Financial Viability Background Paper (2010)

roosting bats and birds and invertebrates. The woodland also enhances the character of the area and links between habitats, as areas of woodland exist all around the Normanston Drive roundabout, and are typical features of the Normanston area. As bats have been recorded in the vicinity, a bat survey will need to be undertaken to ascertain whether bats are present on the site and identify any appropriate mitigation measures, prior to the submission of a planning application.

- 2.115 The Highway Authority requires that the existing footpaths around the boundary of the site are retained at least at their present width. It would also be desirable to provide cycle access along these routes. A new pedestrian and cycle access from the north of the site to Kesgrave Drive should be provided as part of any development to maximise opportunities for walking and cycling.

Policy LOW9

Monckton Avenue Nursery, Lowestoft, (2.3ha), is allocated for housing (48 units) with allotments and open space. The site will be developed in accordance with the following site specific criteria:

- **A mix of housing of different sizes and tenures should be provided on the main part of the site (1.61 ha) and developed at a density of approximately 30 dwellings per hectare. This could include a development of very sheltered housing.**
- **35% of the housing should be provided as affordable housing with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **The triangular area south of Nursery Cottages and along Normanston Drive should continue to be protected as open space, made publicly accessible and managed (approximately 0.35 ha).**
- **The area of land to the north of the open space and wrapped around Nursery Cottages should be laid out as allotments (approximately 0.35 ha) with access from the existing site entrance along the boundary of 2 Nursery Cottages.**
- **The housing development should make a financial contribution towards the provision of allotments.**
- **A bat survey will be required prior to submission of a planning application.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**
- **A full Site Investigation Report should be completed and submitted with any planning application, along with a risk assessment and remediation method statement to ensure the protection of controlled waters.**
- **Development should incorporate ground gas protection measures where necessary.**
- **Existing footpaths should be retained and upgraded to shared pedestrian/cycle paths where possible.**
- **Shared pedestrian/cycle access should be provided from the north of the site to Kesgrave Drive.**
- **A Transport Assessment will be required.**

Implementation

- 2.116 This development will be delivered by a developer. Development of the site is dependent on the relocation of the existing nursery which should take place in the early part of the plan period.

LOW10 - Land part Laurel Farm, London Road, Kessingland

Allocation: Playing fields



Context

- 2.117 This site is a flat, open area of farmland on the northern boundary of Kessingland. The site is bordered by existing playing fields to the east and housing to the west and south, while agricultural land extends to the north. A hedgerow bisects the western half of the site from north to south, though this does not connect to other hedges at the field boundary to the north of the site.

Proposed Development

- 2.118 Policy CS14: Culture, of the Core Strategy supports the provision of additional playing fields in Kessingland. There are no sites within the village that could accommodate this need, so a greenfield site on the edge of the village has been identified.
- 2.119 This site has the advantage of being situated adjacent to the existing playing fields which are managed by Kessingland Sports & Social Centre. It can therefore act as an extension to the existing site with shared access and use of built facilities. The site is well related to existing development, which will help minimise the impact of encroachment into the countryside.

- 2.120 This site is within zone F1: Pakefield to Benacre Coastal Cliffs in the Landscape Character Assessment (2008). The recommendation for this zone was that glimpses of the coast and open gaps between Lowestoft and Kessingland should be preserved, with the primary objective being to conserve and enhance the remote coastal character of the area and its associated biodiversity and geodiversity interest. A playing field use in this location would maintain the open nature of this area and views to the coast, and so will not have a significant impact on the quality and character of the landscape.
- 2.121 The field patterns and biodiversity of the site should be protected through the retention of the existing hedges.
- 2.122 Given the surface water flooding issue in Kessingland, the Environment Agency consider it important to ensure that the development of this site would not exacerbate the situation, and, if possible, improve it overall.
- 2.123 The County Archaeologist has confirmed that the area has not been the subject of systematic archaeological investigation but has moderate archaeological potential due to the size of the site. Playing fields are unlikely to affect any archaeology of the site, unless built development takes place. However, a condition relating to archaeological investigation should be attached to any relevant planning permission.

Policy LOW10

Land part Laurel Farm, London Road, Kessingland, (2.76ha), is allocated for playing fields. The site will be developed in accordance with the following site specific criteria:

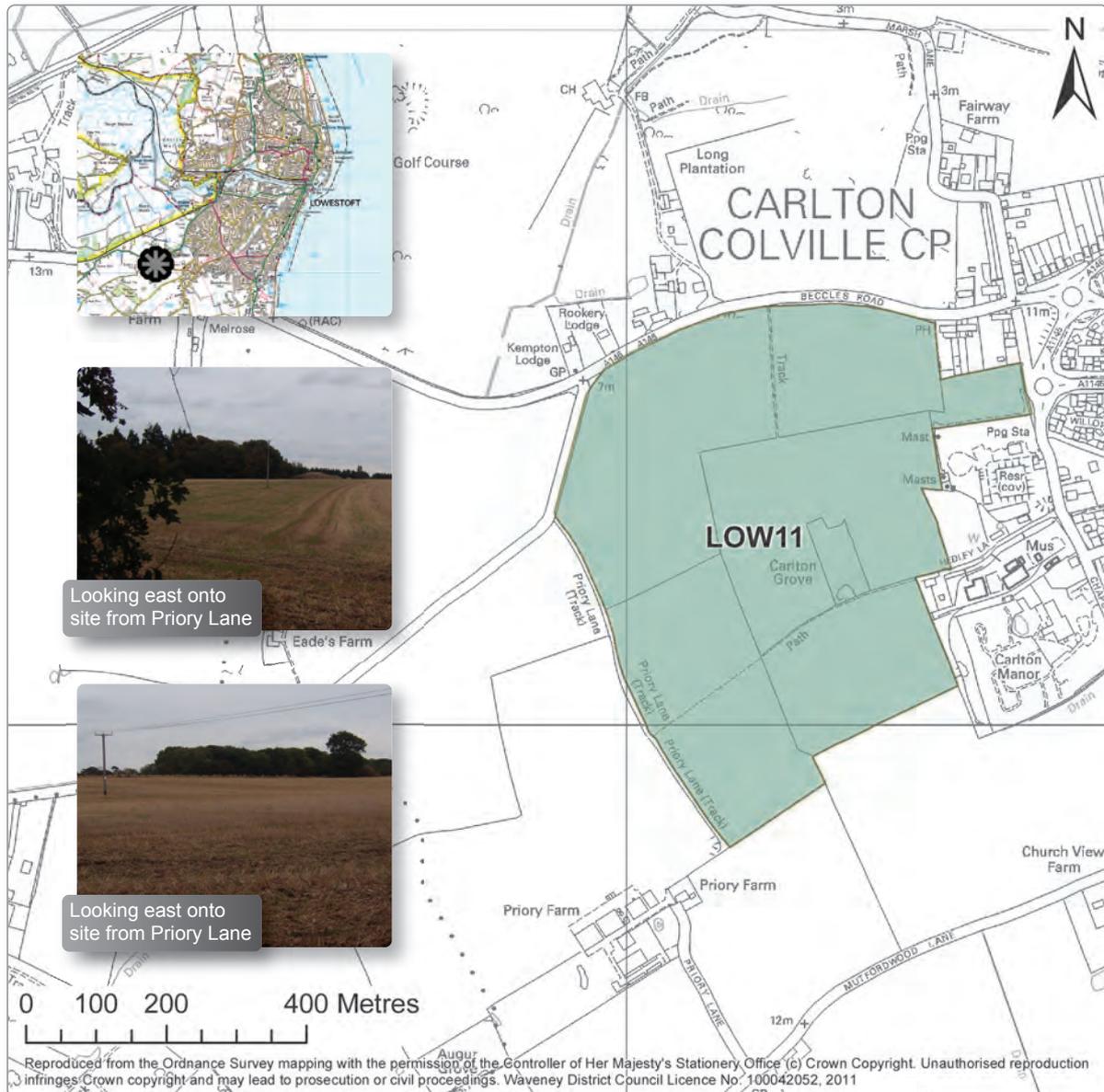
- **Hedgerows around and within the site should be retained and enhanced.**
- **Any drainage works should seek to improve the surface water flooding situation in the village.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**

Implementation

- 2.124 The site should be delivered in partnership, through discussions between Waveney District Council, the landowner, the Parish Council and Kessingland Sports and Social Centre. Existing S106 financial contributions from other development in the village will assist in delivering this site in the early part of the plan period.

LOW11 - Part of Oakes Farm, off Beccles Road, Carlton Colville

Allocation: Sports and Leisure



Context

- 2.125 Oakes Farm is a large area of arable farmland stretching from the western boundary of Carlton Colville along the southern edge of the A146. Mature hedges and trees cut across this site dividing it into large fields. A public footpath runs from Hedley Lane to Wood Lane through the site and there is an area of protected ancient woodland on the site. The main part of the site is relatively flat, although the land begins to undulate very gently towards the western edge. There are a few residential properties located on Hedley Lane and Beccles Road that directly abut the boundaries of the site. The main settlement of Carlton Colville is situated to the east.
- 2.126 Access to the site could be gained from the roundabout at the western end of Castleton Avenue. It is possible to walk or cycle to the site along existing pavements and cycle paths along Castleton Avenue. Bus stops are located nearby on Beccles Road. Although the route along Chapel Road has no continuous footpath.

Proposed Development

- 2.127 The Core Strategy, (Policy CS14) identifies the main sports facility deficiencies in the Lowestoft area. These include, football, cricket, athletics, tennis and rugby. Part of Oakes Farm, in Carlton Colville (LOW11) has been allocated to meet these needs on one site and provide a community sporting centre of excellence. The deficiency in Rugby facilities relates to the needs identified by the Lowestoft and Yarmouth Rugby Club and this site may provide an opportunity for the Club to relocate through enabling housing development on part of their existing site (LOW7).
- 2.128 LOW11 is a greenfield site on the edge of the town with good access from Carlton Colville and reasonable access from other residential areas of Lowestoft. The site is accessible by a range of modes of transport. The nature and scale of this proposal requires development of a greenfield site on the edge of the town as opportunities within the built up area do not exist. Although there would be some new buildings, the proposed development would mainly consist of sports pitches, and this use would maintain the open nature of the countryside, keeping the impact on the landscape to a minimum.
- 2.129 The protected route of the Carlton Colville/Barnby Bypass runs through the site. It is currently uncertain whether the new road will be constructed due to a lack of funding for transport schemes. However, it will be important to ensure that the Bypass corridor is protected for the longer term preventing new buildings along its route.
- 2.130 Development of this site provides the opportunity to create better linkages between existing cycle routes and extend the National Cycle Route west from Castleton Avenue through the site to Wood Lane. This route should follow a direct line across the site, alongside the route of the bypass should this be built. A public right of way runs through the site from Hedley Lane and must be retained.
- 2.131 The Landscape Character Assessment (2008) recommended that development associated with the growth of settlements such as Lowestoft should be sensitive to the wider rural character of the area, conserve views and avoid over exposed or lit settlement edges by using existing landform and field boundary vegetation to integrate development.
- 2.132 The relatively flat nature of most of the site would seem to be well suited to sports pitches. The boundary planting of trees and hedgerows will need to be retained and reinforced to prevent the development being exposed in the landscape. Buildings and lighting should therefore be designed to minimise this impact, with additional landscaping introduced where necessary.
- 2.133 The area is intensively farmed but there is a small area of Ancient Woodland (Carlton Grove) located on the site, which is a County Wildlife Site designated for its floristic value. Although the habitat is highly fragmented a bat survey at an appropriate time of year will be required if flood lighting is proposed. Field boundaries, ditches and vegetation should be retained to protect wildlife corridors and hedgerow links improved with additional planting where appropriate. A badger sett has been recorded on the site, and a badger survey will therefore need to be undertaken.
- 2.134 Given the size of the site, but subject to the extent of buildings and hardstanding, a Flood Risk Assessment will be required to provide details of how surface water will be managed.
- 2.135 The County Archaeologist considers that the site lies in an area of high archaeological potential and advises that an archaeological investigation should be carried out prior to the submission of a planning application to ensure that important remains can be preserved. Pre-application discussions with the Local Planning Authority will determine the scope of the investigation.
- 2.136 Site LOW11 falls within a Minerals Consultation Area as defined in the Suffolk Minerals Core Strategy. Accordingly, to prevent the potential sterilisation of sand and gravel resources it must be demonstrated



Looking west into site from
Castleton Avenue roundabout

that the sand and gravel present is not of economic value, or that the mineral will be worked before development takes place.

Policy LOW11

Part of Oakes Farm, Off Beccles Road, Carlton Colville, (32.3ha), is allocated for sports and leisure use. The site will be developed in accordance with the following site specific criteria:

- Existing rights of way should be retained.
- A cycle route should be provided from Chapel Road directly through the site to link with Wood Lane.
- The route of the Carlton Colville/Barnby Bypass should be protected.
- The hedgerows, ditches and trees in and around the site should be retained to maintain wildlife habitat and conserve landscape structure. Hedgerow links should be improved through additional planting where appropriate.
- Any floodlighting should be low impact.
- The main buildings and car parking should be located to the east of the site, with access from Chapel Road/Castleton Avenue roundabout.
- Buildings should be sympathetically designed to fit in with the landscape, with additional landscaping and planting if necessary to minimise intrusion in the landscape.
- A Flood Risk Assessment will be required, subject to the detailed nature of the development.
- An archaeological investigation shall be carried out prior to the submission of a planning application.
- Pitches should be located to minimise impact on neighbouring residential properties. Adequate landscaping should be provided along these boundaries.
- A buffer zone should be provided around the County Wildlife Site to prevent public access.
- If floodlighting is proposed a bat survey should be undertaken at an appropriate time of year prior to a planning application being submitted.
- A badger survey will be required prior to submission of a planning application.

Implementation

- 2.137 This is a major sporting proposal for the town and delivery will require the preparation of a masterplan and partnership working between, Waveney District Council, the landowner, Suffolk Sport, the Waveney Active Sports Partnership and interested clubs and organisations.

3. Beccles Area

Introduction

3.1 Beccles is the largest market town in the District, with a population of 10,010 (2007). It is located mid-way between Bungay and Lowestoft on the southern bank of the River Waveney. Its role has been recognised as providing services and facilities for the local population and surrounding villages in Waveney and South Norfolk District. Located nearby is Worlingham, population 3,680. Beccles and Worlingham have grown over the years and now form a single contiguous built up area.



Beccles Town Sign

3.2 The villages of Barnby and North Cove are located on the A146 between Beccles and Lowestoft and have a combined population of 920. Together they have been identified as a 'larger village' in the Core Strategy and with limited services and facilities available some future development may be acceptable.

3.3 The location of Beccles will continue to have significant development constraints. Marshland in the floodplain of the River Waveney forms a natural boundary to the north and west of the town. These areas are classified as flood risk zone 3a as identified in the Strategic Flood Risk Assessment (2007). Much of this land also falls within the Broads Authority area. The Broads Authority Area has the same standing as a National Park, placing additional constraints on development. As a result, the majority of recent development has taken place south of the town centre. The potential for further growth to the south is now severely limited by the capacity of the existing residential and town centre road network to accommodate additional traffic.

3.4 Beccles town centre is attractive and historic. To protect this character a Conservation Area has been designated. This contains several listed buildings including the Grade I Beccles Bell Tower. The character of the town and its location relative to the Broads are important attributes associated with the tourism based economy.



Beccles Church Tower

3.5 The Beccles built up area and the surrounding villages are well connected to other areas by the main transport routes including the A145 and A146 and smaller 'B' class roads to outlying areas. Beccles is serviced by a railway station in the north of the town which has links to Lowestoft, Ipswich and London.

Delivering the Core Strategy Vision for the Beccles Area

3.6 The Core Strategy has highlighted several issues in the Beccles area that need to be addressed. These include the provision of housing, employment land and community facilities. Public consultation on the preparation of the Site Specific Allocations document has assisted in identifying how these needs can be met as part of the long-term development plan.

Residential Development

3.7 Policies CS01: Spatial Strategy and CS11: Housing of the Core Strategy indicate that Beccles with Worlingham is able to accommodate a relatively large proportion of the total housing growth in the market towns from 2001 to 2025. Many of these dwellings have already been built or have planning permission.

3.8 Previously developed land will be the priority for housing development. Many of the brownfield sites that are known to exist in Beccles are small sites or sites that cannot otherwise be allocated for housing development in this Development Plan Document. An allowance was therefore made in Core Strategy

Policy CS11: Housing, for an annual supply of windfall dwellings within the market towns. A significant proportion of future housing growth in the Beccles built up area is likely to be delivered on windfall sites in the later stages of the plan period.

- 3.9 The Waveney Housing Market Assessment (2007) identified Beccles as having higher levels of affordable housing than the other market towns. It also identified a general need for more one and two bedroom dwellings.
- 3.10 Beccles with Worlingham have experienced the most significant amount of residential growth of all the market towns in the District between 2001 and 2009. Locations for 512 new homes have already been identified, of which 392 have been completed and the remainder have planning permission. A further 25 new dwellings have already been identified in North Cove and Barnby during this period.
- 3.11 Given the amount of land already developed or with planning permission and the expected development on windfall sites, two sites have been allocated for housing in the area. BEC2, land off Gresham Road, Beccles has been allocated for 28 dwellings. This is the only large brownfield site available in the Beccles built up area. Therefore, to ensure an adequate supply of housing land, that can also address the need for affordable housing, greenfield land at Cucumber Lane/Oak Lane in the south of Beccles has also been allocated, for 15 affordable dwellings (BEC3).
- 3.12 In the surrounding villages, no sites are allocated for residential development with windfall sites expected to meet local needs. Opportunities to deliver rural affordable housing will be considered against the criteria set out in Development Management Policy DM22: Housing Development in the Countryside.
- 3.13 The School Organisational Review is currently being undertaken by Suffolk County Council. This may present future opportunities for residential development in Beccles. The re-use of school sites will be considered against Development Management Policy DM26: Re-Use of Vacant School Buildings and Playing Fields.

Employment

- 3.14 Beccles provides the main focus for employment for the surrounding area with the town centre being the focal point for employment in the retail, commercial and business sectors. Located approximately 2km southeast of the town centre is the Beccles Business Park which accommodates industrial employment uses.
- 3.15 Core Strategy Policy CS07 identifies a shortage of industrial land in the area, reflecting the findings of the Employment Land Study (2006). There are a lack of opportunities for further industrial development within the town, therefore land near the Beccles Business Park has been identified to meet the need (BEC1). Part of this 14.01 ha site did have planning permission for industrial use but this lapsed in 2008.



Beccles Business Park

- 3.16 The development of additional employment land at the Beccles Business Park is likely to increase the amount of HGV traffic travelling through Beccles town. To address this, Suffolk County Council is proposing a Beccles Southern Relief Road, as shown on the Core Strategy Key Diagram, with funding to be secured through the County Council and developer contributions.

Community Facilities

- 3.17 Beccles provides the majority of community facilities for the local area. Continued population growth has placed increasing pressure on these resources and public consultation identified a need for new facilities, as well as improvements to existing ones. In Beccles, these facilities include a Customer Access Centre for public and voluntary sector service provision, a leisure centre facility with a swimming pool and allotments. The public outdoor pool also needs upgrading. In Worlingham, the priority need is for a community centre.

- 3.18 The building in Beccles currently used as the District Council Customer Service Centre is in need of upgrading. There are limited opportunities in the town centre to deliver a service centre that can properly meet the needs of the community. However, the allocation of land for housing off Gresham Road (BEC2) provides an opportunity to address this need in the next most accessible location.
- 3.19 Beccles is in need of a new leisure centre (including indoor swimming pool) facility as set out in policy CS14 of the Core Strategy. Earlier in the Site Specific Allocations process, the preferred site to meet this need was identified in the north of Beccles, west of George Westwood Way, in the Broads Authority area. However, due to flood risk issues on this site, potential alternative sites in close proximity to Beccles town centre are being assessed to deliver this community need.
- 3.20 A significant amount of residential development has taken place in the south of Beccles in recent years. This has resulted in an increasing demand for allotments as identified in the Allotments, Cemeteries and Churchyards Needs Assessment (2007). Land at Nicholson Drive, Beccles (BEC4) and part of the land at Cucumber Lane/Oak Lane (BEC3) are therefore allocated for allotment use.
- 3.21 The implications of the School Organisational Review are significant for the Beccles area. The potential availability of Worlingham Primary School may enable the vision for a community centre in Worlingham to be realised. The potential closure of the Beccles Middle School may allow for a variety of community uses in a central location. Proposals will need to be considered against Development Management Policy DM26: Re-Use of Vacant School Buildings and Playing Fields.

Transportation and Accessibility

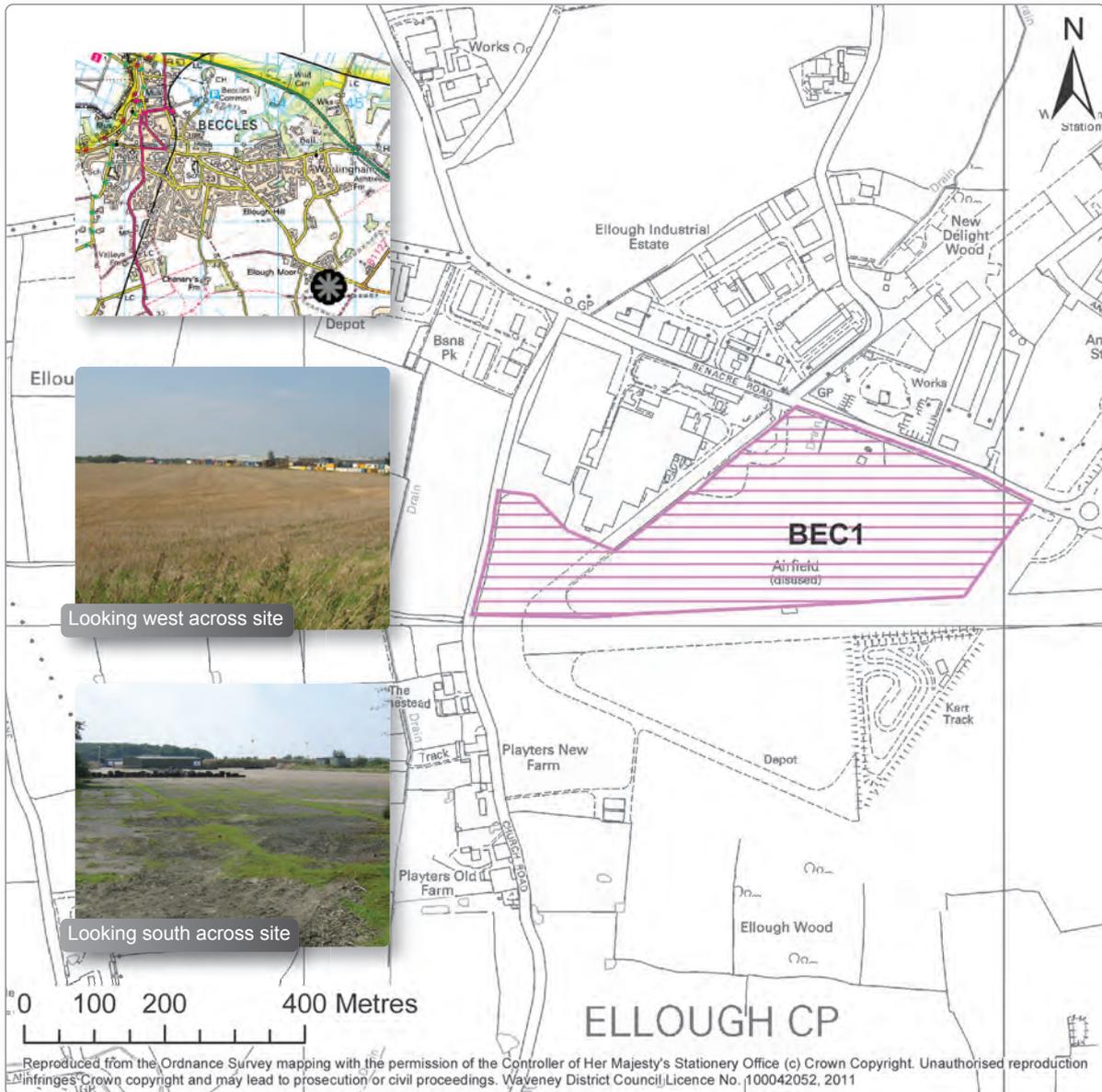
- 3.22 The A146, north of the built up area, links the town to Lowestoft and wider road network. Access to the town centre from the north and south is along the A145 connecting into a one way system in the town centre. To the south of Beccles, Ellough Road links the Beccles Business Park to the town. The route has created traffic problems for the local community with HGV traffic travelling between these two areas to gain access to and from the A145. The Beccles Southern Relief Road is proposed to assist in addressing these issues and the route is shown on the Core Strategy Key Diagram.
- 3.23 The upgrading of train services between London and Lowestoft is being addressed through the proposed Beccles Loop. This will be a passing railway line for trains travelling between Lowestoft and Ipswich that will enable a more frequent train service between Lowestoft, Beccles and Ipswich. This increased service will help deliver Policy CS15: Sustainable Transport of the Core Strategy.

Beccles Area Site Allocations



Site No.	Location	Allocation
BEC1	Land south of Benacre Road at Ellough Airfield, Ellough	Industrial
BEC2	Land off Gresham Road, Beccles	Housing and Customer Access Centre
BEC3	Land at Cucumber Lane / Oak Lane, Beccles	Housing and Allotments
BEC4	Land south of Nicholson Drive, Beccles	Allotments

BEC1 - Land south of Benacre Road at Ellough Airfield, Ellough Allocation: Industrial



Context

- 3.24 This site is a former airfield and is partly brownfield land. The site and surrounding landscape is flat, open and dominated by agriculture. The site is located in an area known as Beccles Business Park which has been the focus of employment uses (B1, B2 and B8) in the local area for many years.
- 3.25 The site is adjacent to existing industrial uses to the north of the site. The central part of the site has been granted planning permission for industrial uses in the past. However, none of these have been implemented and the most recent permission expired in 2008. The main access to the site is off Benacre Road.

Proposed Development

- 3.26 The site is allocated for industrial use (B1, B2 and B8 uses). To deliver policy CS07: Employment of the Core Strategy, this site can provide industrial uses in an area that is deficient and bring positive economic benefits as identified in the Employment Land Study (2006). The site will provide the opportunity for existing businesses to expand or for new investment into the area, including the

clustering of similar types of businesses. In accordance with Core Strategy Policy CS10: Retail, Leisure and Office Development, general office uses (B1a) should first seek a location in the town centre.

- 3.27 The site relates well to other uses in the Beccles Business Park area. However, future development proposals will need to consider the design and layout of the site to reduce the risk of creating an exposed edge as highlighted in the Landscape Character Assessment (2008).
- 3.28 The site has access to the main transport networks in the area, the A145 and the A146 via smaller secondary roads. There is a need to improve the existing road network in the vicinity of the site. The future development of the Beccles Southern Relief Road will also act to reduce the traffic impact on the town of Beccles and surrounding area while reducing journey times.
- 3.29 There will be a need to address the issue of traffic through the undertaking of a Transport Assessment. This will also provide information on how best to deliver the two access points required by the Highway Authority. To increase accessibility to the town and surrounding areas there is a need to improve the cycle network and consideration should be given to public rights of way.
- 3.30 Anglian Water has confirmed there is available capacity at the sewerage treatment works to meet the demands of further development. Any development will need to connect directly to the foul water sewerage network and Worlingham sewerage treatment works.
- 3.31 Given the nature of some industrial uses, there can be a risk of chemical pollutants being unintentionally absorbed into the ground and surface water runoff. To mitigate any potential risk to the environment, pollution control measures should be implemented.
- 3.32 Due to the size of the site, the County Archaeologist requires that a condition relating to archaeological investigation is attached to any planning permission.

Policy BEC1

Land south of Benacre Road at Ellough Airfield, Ellough, (14.01ha), is allocated for industrial use. The site will be developed in accordance with the following site specific criteria:

- **The site should be developed for a mix of B1 (Business, Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses.**
- **Development should be appropriately landscaped to avoid an exposed edge.**
- **A Transport Assessment should be carried out.**
- **The site should have two points of access.**
- **A financial contribution should be made towards the provision of the Beccles Southern Relief Road.**
- **A financial contribution should be made towards the provision of a cycle route linking industrial development in Ellough to Beccles.**
- **Pollution control measures should be implemented wherever possible.**
- **The surrounding public rights of way should be protected and linkages enhanced as appropriate.**
- **A survey should be undertaken prior to the submission of any planning application to assess the biodiversity value of the site, and identify any appropriate mitigation measures that may be required.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 3.33 The site will be delivered by a developer(s) and should be developed throughout the plan period.

BEC2 - Land off Gresham Road, Beccles

Allocation: Housing and Customer Access Centre



Context

- 3.34 This brownfield site comprises of an area of land left undeveloped following the development of the Tesco supermarket. It is currently used as a private car park for Tesco employees. The site is in close proximity to the town centre with a large Tesco supermarket and car park located to the northwest. Adjacent to the southwest of the site is a bowling green and to the north of the site is a petrol station. The access road to the Tesco supermarket is located directly to the north of the site and will be the main access for the site. To the east and south of the site are residential dwellings which can be characterised as two storey terraced houses.
- 3.35 The central location of the site with respect to the town centre enables good access to community facilities and public transport. Nearby, George Westwood Way provides one of the main road links in and out of the town. Gresham Road and Gaol Lane, to the east and south of the site respectively, are very narrow and provide for limited vehicular movement in the local area. The majority of the site is level with Gresham Road, although there is a steep embankment to the west of the site. The top of the embankment is level with the car park. The site is landscaped with trees and shrubs.

Proposed Development

- 3.36 The site is allocated for residential development and a Customer Access Centre. The surrounding density suggests the site could accommodate approximately 70 dwellings per hectare. A range of dwelling sizes will reflect the current demand for family housing as identified in the Waveney Housing Market Assessment (2007). Within the development 10 affordable homes should be delivered. This requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower number of affordable homes are needed to ensure the site remains financially viable when taking into account unforeseen development costs.
- 3.37 The site is in close proximity to existing residential dwellings therefore any potential impact on existing residents will need to be taken into consideration during the scheme design. For example, the height of new buildings should be restricted to avoid overlooking existing properties.
- 3.38 The proposed Customer Access Centre will provide a central point of contact where the public can gain access to community information. This would be run by public and voluntary services. It is envisaged this will be delivered as part of the housing development through the occupation of two ground level units with the floors above used for residential purposes. To reduce traffic in the development area, the opportunity to share parking with the adjacent Tesco store, including 2 parking spaces for disabled people, should be explored.
- 3.39 Access will be gained from the north side of the site from George Westwood Way via the Tesco access road. Infrastructure improvements including the enhancement of the pedestrian and cycle network links to the town centre will be secured through developer contributions.
- 3.40 The County Archaeologist has stated there is potential for archaeological remains to be present on site, therefore an archaeological condition should be attached to any planning permission.

Policy BEC2

Land at Gresham Road, Beccles, (0.41ha), is allocated for approximately 28 dwellings and a Customer Access Centre. The site will be developed in accordance with the following site specific criteria:

- **The site is to be developed at a density of approximately 70 dwellings per hectare.**
- **A mix of different dwelling sizes and tenures should be provided.**
- **10 affordable dwellings should be provided with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **Design and landscaping should minimise the impact of the development on neighbouring residents.**
- **A Customer Access Centre will be delivered using the ground floors of two of the residential dwellings.**
- **The opportunity of providing shared car parking for the Customer Access Centre with the adjacent Tesco store, (including 2 parking spaces for disabled people).**
- **Linkages to the existing pedestrian and cycle networks will be provided to improve links to the town centre and the railway station.**
- **The current road access at the frontage of the site should be widened.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**

Implementation

- 3.41 Development of residential dwellings and the Customer Access Centre are to be brought forward by the developer in collaboration with Waveney District Council and partners. The site is expected to be developed in the early stages of the plan period. Further dialogue will need to be undertaken with the landowner to ensure quality of delivery, explore car parking possibilities and road access.

¹ Sites Viability Study (Beccles, Bungay, Halesworth and Reydon) (2010) and Sites Financial Viability Background Paper (2010)

BEC3 - Land at Cucumber Lane / Oak Lane

Allocation: Housing and Allotments



Context

- 3.42 This is a greenfield site located in the south of Beccles on the edge of the existing built up area. The site is flat grassland with scattered trees and shrubs. The site is roughly triangular in shape and is surrounded on two sides by existing residential development. There is open farmland to the south.
- 3.43 Located a little more than one mile from the town centre, public bus services in the area provide links with the town centre and surrounding areas. The main vehicular access to the site is via the residential area to the north, with much more limited access available from the rural roads of Cucumber Lane and Oak Lane to the south.

Proposed Development

- 3.44 There are limited opportunities to allocate brownfield sites for residential development in or on the edge of the built up area. Therefore, the land at Cucumber Lane/Oak Lane in the south of Beccles, has been allocated for housing as the next best available site, despite being classified as greenfield. To meet the needs identified in the Waveney Housing Market Assessment (2007), that identifies Beccles as having

higher levels of housing need than the other market towns, BEC3 has been allocated for 100% affordable housing.



View south from northern boundary

- 3.45 The surrounding density suggests the site could accommodate 19 dwellings at a density of 30 dwellings per hectare. However, a need for allotments has been identified in the Allotments, Cemeteries and Churchyards Needs Assessment (2007). Site BEC4 has been allocated for allotment use to assist in meeting this need. However, allotments in this location would better serve the community in the local vicinity. Therefore, the site has been allocated for 15 dwellings, with an area of 0.15 ha allocated for allotments.
- 3.46 Access to the site will be gained from either Cucumber Lane or Oak Lane with street design and layout to be further discussed with the Highway Authority. Road improvements will be required to accommodate any increase in local traffic including widening of the highway.
- 3.47 Anglian Water has stated the sewerage treatment network in Beccles has sufficient capacity to cater for the development. However, there is a need to improve the foul sewerage network in the area.
- 3.48 Suffolk Wildlife Trust considers the site to be in a semi-natural state with high potential for the presence of reptiles. Slow worms have been recorded nearby. Therefore a wildlife survey (including a vegetation and reptile survey) will be required prior to any land clearance and prior to the submission of a planning application.
- 3.49 The County Archaeologist has confirmed the land has not previously been surveyed therefore an archaeological condition should be attached to any planning permission.

Policy BEC3

Land at Cucumber Lane/Oak Lane, Beccles, (0.65ha), is allocated for 15 affordable homes and allotments. The site will be developed in accordance with the following site specific criteria:

- **The site will be developed at a density of 30 dwellings per hectare with a total of approximately 15 affordable homes, subject to viability, with the type and size to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer.**
- **The site will need to be developed with appropriate design and landscaping to limit the impact on the neighbouring residents.**
- **0.15ha of land will be provided for allotment use.**
- **Linkages to the existing pedestrian and cycle network will need to be provided.**
- **Road improvements will need to be carried out to the satisfaction of Suffolk County Council Highways Authority.**
- **A survey should be undertaken prior to the submission of any planning application, and prior to any vegetation clearance, to assess the biodiversity value of the site and identify any appropriate mitigation measures. This should include a vegetation and reptile survey.**
- **A condition relating to archaeological investigation will need to be attached to any planning permission.**

Implementation

- 3.50 Development of residential dwellings is to be brought forward by the developer. The site is expected to be developed in the early stages of the plan period. Further dialogue will be required between Suffolk County Council Highways and Anglian Water with regard to improvements to the local transport network and the foul sewerage network.

BEC4 - Land south of Nicholson Drive, Beccles

Allocation: Allotments



Context

3.51 The site is on greenfield land, to the south of Nicholson Drive in the south of Beccles. The land is adjacent to the edge of the built up area and outside the built up area of the town. Located to the north and west of the site are residential dwellings. To the east and south the landscape is open grassland with a gentle downward slope. Nicholson Drive stops at the northeast corner of the site which provides the main access to the land.

Proposed Development

3.52 The site is allocated for allotments to help meet the needs of the community and deliver Policy CS14: Culture of the Core Strategy. The Allotments, Cemeteries and Churchyards Needs Assessment (July



Looking west over site from eastern boundary

2007) identified a deficiency in allotment provision in south Beccles. The study suggested that a 2-acre site of allotments behind Nicholson Drive could serve the south of Beccles and address the current lack of accessibility to allotments in this part of the town.

- 3.53 The site is accessible by local people arriving on foot or cycle. A small number of parking spaces will be provided on-site, primarily for less-mobile and disabled drivers, to avoid the need to park on Nicholson Drive.
- 3.54 Suffolk Wildlife Trust considers the site to be in a semi-natural state with high potential for the presence of reptiles. Slow worms have been recorded nearby. Therefore a wildlife survey (including a vegetation and reptile survey) will be required prior to any land clearance and prior to the submission of a planning application.

Policy BEC4

Land south of Nicholson Drive, Beccles, (0.77ha), is allocated for allotments. The site will be developed in accordance with the following site specific criteria:

- **Access to the site and surrounding agricultural land shall be maintained.**
- **On-site parking should be provided for 3 vehicles, with priority for disabled drivers.**
- **A survey should be undertaken prior to the submission of any planning application, and prior to any vegetation clearance, to assess the biodiversity value of the site and identify any appropriate mitigation measures. This should include a vegetation and reptile survey.**

Implementation

- 3.55 This site can be brought forward in the early part of the plan period and will rely on dialogue between the landowner, the Town Council and a community body representing allotment users.

4. Bungay Area

Introduction

4.1 Bungay is located in the northwest corner of the District. The town is surrounded by some of the most beautiful countryside within the District, with the River Waveney to the north and east and gently rolling agricultural landscape to the south. The character of the town is enhanced by large areas of open grazing land and other open areas, such as the castle grounds and the allotment land in St. John's Road, which prevents the feeling of urban confinement felt in many towns of a similar size. Bungay has a population of 5,090 (2007).

4.2 The main part of the built-up area and historic core of Bungay, together with Outney Common, lie within a meander of the River Waveney which forms the boundary between Norfolk and Suffolk. The town is a typical historic market town providing shopping, business services, educational and recreational facilities which cater not just for the town but for a number of villages in the rural hinterland, including Earsham and Ditchingham on the Norfolk side of the River Waveney.



Bungay Town Sign

4.3 Bungay historically dates back to pre-Norman times. Holy Trinity Church is 1000 years old and the Priory Church of St. Mary dates back to 1160. Bungay castle dates back again to Norman times and is a reminder of the strong defensive position in which Bungay lies. Much of the town was rebuilt in 1688 after being destroyed by fire; the town contains many fine Georgian buildings because of this rebuilding programme. The 17th century Butter Cross in the Market Place provides an excellent focal point to the town centre, which still retains a characteristic medieval street pattern. The historic nature of the town centre has led to its protection through the attainment of Conservation Area status.

4.4 Bungay has been forced to grow in a southward direction because of the natural barrier of the River Waveney and its adjacent areas of low lying land. Since the war, housing estates have been built fronting onto Beccles Road, Flixton Road and south of Hillside Road. In recent years new estates have located on Annis Hill and St. Johns Hill, with further expansion to the south of Hillside Road West. Much of this area is very exposed and further expansion southwards could be to the detriment of both the existing townscape and the surrounding countryside. Therefore, any future development would need to implement measures to minimise visual and landscape impact. The new estates to the south of the town have reached their natural topographical limits and further extensions into open countryside would not be desirable.

4.5 These environmental constraints will continue to play a significant role in shaping future development in Bungay. To the east and west of the town, areas are at significant level of flood risk, classified as Flood Risk Zone 3b in the Strategic Flood Risk Assessment (2008).

Delivering the Core Strategy Vision for the Bungay Area

4.6 The Core Strategy has highlighted several issues in the Bungay area that need to be addressed. These include the provision of employment land, housing and community facilities in order to increase its ability to meet its own needs and those of the surrounding villages. Public consultation on the preparation of the Site Specific Allocations document has assisted in identifying how these needs can be met as part of the long-term development plan.

Residential Development

4.7 Policies CS01: Spatial Strategy and CS11: Housing of the Core Strategy indicate that Bungay will be able to accommodate a limited proportion of the total housing growth in the market towns to 2025. Previously developed land will be the priority for housing development.

- 4.8 A number of brownfield sites that are known to exist in Bungay are small sites that cannot otherwise be allocated for housing development in this DPD. An allowance was therefore made in Core Strategy Policy CS11: Housing for an annual supply of windfall dwellings within the market towns. A proportion of future housing growth in Bungay is likely to be delivered on windfall sites in the later stages of the plan period.
- 4.9 The area around Bungay is mainly open countryside with some scattered rural communities. No housing development has been allocated in these areas, however, there is some potential for windfall development to meet local needs. Opportunities to deliver rural affordable housing will be considered against the criteria set out in Development Management Policy DM22: Housing Development in the Countryside.
- 4.10 The Council has made good progress towards meeting the target for housing delivery in the District. Locations for 98 new homes have already been identified in the Bungay area for the period 2001 to 2009, with 52 completed and 46 with planning permission.
- 4.11 This document allocates land for approximately 51 additional dwellings. Two small brownfield sites are to become available close to Bungay town centre. These are sites BUN2 and BUN3. In addition, a limited amount of housing has been allocated adjacent to the southern boundary of Bungay to enable the delivery of employment land (BUN1).
- 4.12 The School Organisational Review is currently being undertaken by Suffolk County Council. This may present future opportunities for residential development and other uses in Bungay. The re-use of school sites will be considered against Development Management Policy DM26: Re-Use of Vacant School Buildings and Playing Fields.

Employment

- 4.13 Employment in Bungay is catered for in the town centre through retail and tourism, however, a deficiency of industrial land (B1, B2 and B8 uses) and particularly light industrial, has been identified in the Employment Land Study (2006). There is also an identified need for small and medium sized units to enable the growth of new businesses. These new businesses will ideally be supported by business start up units linked with the allocation of a new community centre. The employment strategy as set out in Policy CS07: Employment includes the need to deliver up to 5 hectares of industrial land in the town.



- 4.14 Currently there are small industrial estates located within the built up area of Bungay, with Richard Clay Printing being the largest employer in terms of premises and employees. The environmental constraints are compounded by the medieval street pattern that is not conducive to modern vehicular traffic. Considering these issues, the potential for employment land is very limited, however, site BUN1 to the south of the built up area has been allocated for employment use.
- 4.15 The development of employment land could have implications for increased HGV traffic travelling through the town centre along the A144. Access to the south towards Halesworth will pose no significant threat to rural communities, however, when heading north to gain access to the A143 which links into wider parts of the District and surrounding areas, all traffic will pass through the town centre. Traffic considerations will need to be taken into account prior to any planning proposal.

Community Facilities

- 4.16 The provision of community facilities in Bungay includes two primary schools, one in Wingfield Street and another in St. Mary's Street, Bungay Middle School and Bungay High School. There are also primary schools located in several surrounding rural communities. Bungay also has a library in the town centre, a medical centre in the middle of town and a swimming pool to the south of the built up area.

- 4.17 The community centre, on Upper Olland Street, is in a state of disrepair and is one of the most pressing community facilities needed by local residents. Within the community centre is a well used children's nursery. This facility is an important community asset and will need to be relocated in conjunction with the delivery of a new community centre. The existing community centre is close to the town centre and historic residential areas. However, as the town has grown, residential growth has taken place to the south, some distance from the town centre. To address this shortfall, site BUN4 is allocated for a community centre which incorporates an indoor leisure area, children's nursery, business start up units and customer access centre. The whole site will be developed comprehensively, including the enhancement of the remaining open space as a play park.
- 4.18 A District Council Customer Service Centre is currently located in the town centre. This facility is in need of refurbishment to meet the needs of the community. The development of a new community centre provides the opportunity to develop a central, modern facility that can be used for public and voluntary sector service provision.
- 4.19 The Allotments, Cemeteries and Churchyards Needs Assessment (2007) identified a shortfall of allotments. Located in an area accessible by foot, cycle and public transport, site BUN5 was protected for allotment use in the Waveney Interim Local Plan (2004). This site was in use some time ago but has since become privately owned and no longer in use. This site needs to be brought back into use to meet a growing community demand. The site also has an important role in the local green infrastructure, as mature trees and shrubs provide habitat for birds and form part of a wildlife corridor through the town.
- 4.20 Core Strategy Policy CS14: Culture highlights the need for additional burial land. Estimates indicate the current Bungay Cemetery will reach its capacity around 2017. Therefore, site BUN6 has been allocated as an extension to the existing cemetery. The nature of cemeteries also means that this site can continue to provide a habitat for local wildlife.
- 4.21 There is a shortfall of open space in the general area of Bungay. Opportunities will be taken to increase open space through development proposals. There may also be opportunities through the School Organisational Review.
- Transportation and Accessibility**
- 4.22 The main road passing through the town centre of Bungay is the A144. This road connects the town to the surrounding hinterland and outlying areas. The historic town centre is not suitable for the modern HGV traffic and is a major issue in the town. Possible future traffic management options are being discussed with Suffolk County Council Highways and Bungay Town Council.

Bungay Area Site Allocations



Site No.	Location	Allocation
BUN1	Land to west of A144, St. John's Road, Bungay	Industrial and Housing
BUN2	Telephone Exchange, Lower Olland Street, Bungay	Housing
BUN3	Community Centre, Upper Olland Street, Bungay	Housing
BUN4	Land at Old Grammar Lane, Bungay	Community Centre / Customer Access Centre / Open Space
BUN5	Land off Wingfield Street, Bungay	Allotments / Open Space
BUN6	Land adjacent to Bungay Cemetery, Bungay	Cemetery Extension

BUN1 - Land to west of A144, St. John's Road, Bungay

Allocation: Industrial and Housing



Context

- 4.23 This site is currently a large arable field, open in nature and raised from the road. The site is undulating with a pronounced slope downhill from north to south and west to east. Residential dwellings are located to the north and further agricultural land to the south and east. Bungay High School playing fields lie to the west. Bungay Pool and Gym is located adjacent and to the south-east of the site, set into the land.
- 4.24 Existing residential development has a vista over the site and an unofficial footpath has formed at the northern edge of the site joining St. John's Road and Ethel Mann Road. This site is located close to a bus stop and has a wide pavement in good condition to the east. This pavement currently provides access to the pool and gym.

Proposed Development

- 4.25 While the site is greenfield and outside the built up area of Bungay it is consistent with Core Strategy Policy CS07: Employment. The policy identifies a need for approximately 5ha of industrial land for B1 (business and light industrial), B2 (general industrial) and B8 (storage/distribution) uses, but in particular

B1 (light industrial). It also recognises that in some cases development will need to take place on greenfield land. The element of housing that has been allocated is to support the delivery of the industrial land and hence, should constitute a minor secondary role in the development.



Looking north west from Bungay Pool

- 4.26 A mix of small and medium sized units should be provided. To minimise traffic impact on the town centre, the majority of the site should accommodate B1 and B2 uses, as these types of uses are less likely to generate heavy goods traffic. B8 (storage and distribution) uses will only be acceptable subject to traffic generation considerations, including the potential impact on the town centre.
- 4.27 The site is adjacent to an existing residential development therefore to minimise impact on residents any new residential development should be located on the northern part of the site. To minimise impact on new residents the industrial development should be designed to ensure that only B1 business and light industrial uses are located closest to new housing. The potential for live-work units should be considered. Situated between the industrial and residential areas, these will act as a buffer between the two different land uses.
- 4.28 The traffic flows to Bungay and to surrounding areas is along the A144. There is an access from the A144 for the swimming pool and gym, however, this is too small to accommodate a new development. A Transport Assessment will be required to assess how traffic patterns may be affected by this development. A new access point will be required to accommodate local vehicular traffic. Any new road network should make use of the potential road connections in the existing residential area adjacent to the site.
- 4.29 Footpath and cycle links should be provided through the site and link to the existing network. In particular, direct links should be made between the existing residential development to the north and the swimming pool.
- 4.30 Anglian Water has confirmed there is capacity in the Bungay sewerage treatment works, however, improvements are required to the foul sewerage network.
- 4.31 The nature of industrial uses and the unintentional release of chemical pollutants is always a risk in terms of absorption into the ground and surface water runoff. To mitigate any potential risk to the environment, pollution control measures should be implemented.
- 4.32 A key consideration in developing this site is visual impact and impact on the landscape. It will be particularly important that the site is excavated to an appropriate level and that a structural landscaping scheme is prepared and implemented early in the development of the site. The quality of the overall design should also be of the highest standard and respect this sensitive landscape, including views across the river valley.
- 4.33 To protect the local environment, the hedge to the west of the site should be retained and potentially extended as part of any development. A dry pond is located at the southwest corner of the site. Ponds are a national and local Biodiversity Action Plan habitat, and future landscaping may offer the opportunity for restoring this feature. This pond will require a flood risk assessment to consider surface water disposal.
- 4.34 There is no known archaeology on the site, however a post-consent archaeological condition is required due to the size of the site, to allow for archaeological investigation.

Policy BUN1

Land west of St. John's Road, Bungay, (4.97ha), is allocated for industrial use and housing (about 35 units). The site will be developed in accordance with the following site specific criteria:

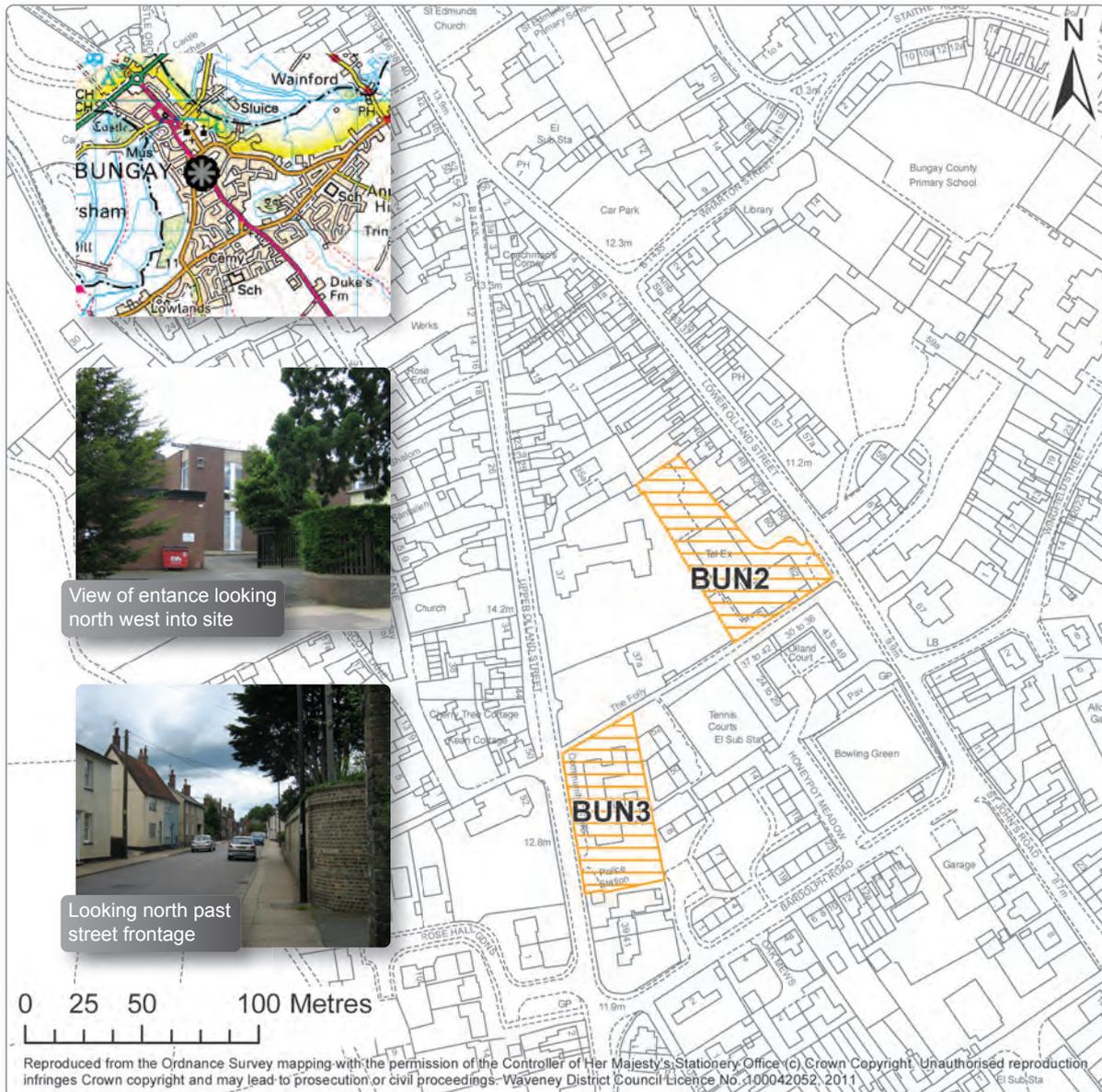
- The site should provide a mix of small and medium sized B1 (business and light industrial) and B2 (general industrial) units.
- B8 (storage and distribution) uses will only be acceptable subject to their generation of traffic (in particular heavy good vehicles) and the impact on the town centre.
- The number of dwellings on the site will be limited to that necessary to achieve the industrial use (about 35 units) at a density of approximately 35 dwellings per hectare.
- The housing development will need to include a mix of housing types and tenures that is in accordance with the requirements of the Development Management Policies.
- The housing development should be located at the north of the site, with industrial uses located to the south of the site.
- A suitable buffer should be provided between the residential area to the north and the industrial units. Delivery of the industrial land will be brought forward prior to or at the same time as the delivery of the residential land.
- Pollution control measures should be implemented wherever possible.
- Use of materials should be sensitive to the location.
- The site should be excavated to an appropriate level, to minimise impact of development in the landscape.
- Layout and design should be low rise to help contain development in the landscape and take into account the siting of the adjacent leisure facilities and residential developments.
- A structural landscaping scheme will be required, with early implementation, to limit the visual impact of development.
- A Transport Assessment is required and the main access should be off the A144.
- Provision should be made for pedestrian and cycle links through the site, including a direct link between the existing residential development, the swimming pool and new industrial units.
- A condition relating to archaeological investigation should be attached to any planning permission.
- Improvements to the foul water sewerage network will need to be completed to the satisfaction of Anglian Water.
- A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.

Implementation

- 4.35 This site will be delivered by the landowner in conjunction with potential developers.
- 4.36 To bring the industrial land forward, a component of housing is required to enable the development. The level of housing on the site has been limited to that necessary to achieve the industrial use (about 35 units) to ensure consistency with the Core Strategy. To further assist in the provision of industrial land at site BUN1, grant funding opportunities will be investigated.
- 4.37 The site is expected to be developed throughout the plan period. However, delivery in the short-term is unlikely due to the current economic climate.

BUN2 - Telephone Exchange, Lower Olland Street, Bungay

Allocation: Housing



BUN2

Context

- 4.38 This site is located within the built up area of Bungay close to the town centre. It comprises a large two-storey office building which is currently in use as a telephone exchange. Set back from St. John's Road, the site is surrounded by residential dwellings - a mixture of family homes (to the north and east) and residential care homes/sheltered housing to the south and west. Vehicular access is from the east of the site via a drive leading from/onto St. John's Road.
- 4.39 This site is currently in employment use, and is operating as a telephone exchange, but has the potential for residential use in the longer term. It was allocated for residential use in the Waveney Interim Local Plan (site H1.5) for an estimated 8 dwellings and is being carried forward.
- 4.40 The site is close to the town centre and within walking distance of local schools and medical facilities.

Proposed development

- 4.41 The site is allocated for residential development. The surrounding development suggests that 8

dwellings on this site would be appropriate with 3 of these being affordable homes. This requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower number of affordable homes are needed to ensure the site remains financially viable when taking into account unforeseen development costs. The size of dwellings should reflect the findings of the Waveney Strategic Housing Market Assessment (2007).



View of site entrance looking west from Lower Olland Street

- 4.42 Any development should be sensitively designed to avoid overlooking of adjacent properties and links should be made with the existing pedestrian and cycle network.
- 4.43 Part of the site is within 'The Ollands', part of Bungay Conservation Area. Key features of this location are the view of St. Mary's Church tower and the lower density of dwellings compared to areas closer to the town centre. Medieval finds have been located adjacent to this site and the County Archaeologist therefore requires that an archaeological condition relating to archaeological investigations is attached to any planning permission.

Policy BUN2

Land at the Telephone Exchange, Lower Olland Street, Bungay, (0.26ha), is allocated for housing (8 dwellings). The site will be developed in accordance with the following site specific criteria:

- **An appropriate design and layout in keeping with the Bungay Conservation Area, including retaining the vista to St. Mary's Church.**
- **The height/layout of development should be sensitively designed to avoid overlooking the rear of existing residential properties and over dominating the smaller properties in Lower Olland Street. This should include screening along the boundaries to minimise overlooking.**
- **Three affordable dwellings will be included in the development with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **A linear form of development is preferable to reflect the character of the area.**
- **The site should link into existing pedestrian and cycle routes.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**

Implementation

- 4.44 Development of residential dwellings is to be brought forward by the developer. The delivery of the dwellings is expected in the later phases of the Plan period.

¹ Sites Viability Study (Beccles, Bungay, Halesworth and Reydon) (2010) and Sites Financial Viability Background Paper (2010)

BUN3 - Community Centre, Upper Olland Street, Bungay

Allocation: Housing



Context

- 4.45 This site is previously developed land, located within the built up area of Bungay and close to the town centre. Situated on Upper Olland Street, the site is currently in use as a community centre, including a children's nursery. The centre comprises two single storey buildings, a car park and a recycling area. The site is in a residential area of Bungay with bungalows to the rear and large detached homes opposite and adjacent.

Proposed Development

- 4.46 This site will become available for development when the community centre is relocated to land at Old Grammar Lane (BUN4). The surrounding residential uses and proximity to the town centre make this a suitable site for a small residential development. The density of development in the locality indicates that 8 dwellings can be delivered on this site with 3 being affordable homes. This requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower number of affordable homes are

¹ Sites Viability Study (Beccles, Bungay, Halesworth and Reydon) (2010) and Sites Financial Viability Background Paper (2010)

needed to ensure the site remains financially viable when taking into account unforeseen development costs. Family sized accommodation should be provided, reflecting the findings of the Waveney Housing Market Assessment (2007).

4.47 Access to the site is off Upper Olland Street, with potential pedestrian access from the pedestrian walkway adjacent to the north of the site, known as 'The Folly'. The site is located close to local services being walking distance from the town centre, bus stops and local schools.



Looking east at community centre from Upper Olland Street

4.48 The site is in close proximity to the Bungay Conservation Area. Therefore, the potential impact of the design of any future development on the historic environment will be an important consideration.

4.49 This site is within the area of Bungay's post-medieval town and has high archaeological potential therefore, extensive archaeological excavation is likely to be required. The County Archaeologist will require an archaeological condition to be attached to any planning permission.

4.50 Given the shortfall in allotment provision in Bungay, development on this site should also make a financial contribution towards the bringing forward additional allotments in the town.

Policy BUN3

Land at the Community Centre, Upper Olland Street, Bungay, (0.23ha), is allocated for housing (8 dwellings). The site will be developed in accordance with the following site specific criteria:

- **Development should not take place until a suitable alternative site for relocating the Community Centre is identified and secured.**
- **Any future development should be of an appropriate design and layout in keeping with the Bungay Conservation Area and adjacent single storey dwellings.**
- **Three affordable dwellings will be included in the development with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **A financial contribution should be made towards the provision of allotments in Bungay.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**

Implementation

4.51 This site will be delivered by a developer. Development of the site is dependent on the relocation of the existing community centre to an alternative site. The site is expected to be developed in the early phases of the plan period.

BUN4 - Land at Old Grammar Lane, Bungay

Allocation: Community Centre / Customer Access Centre / Open Space



Context

- 4.52 This site is currently a well-maintained area of flat amenity green space with a tree-lined footpath to the north of the site. It is the remaining half of the former grammar school playing field, following development of the northern half of the site for the medical centre. A skate park and youth club lie adjacent to the site, with the fire station to the south. To the east, on the other side of St. John's Road, is an open expanse of semi-natural greenspace, Ollands Plantation.

Proposed Development

- 4.53 This site is allocated for a community centre, customer access centre and open space. It is less central than the existing community centre on Upper Olland Street (BUN3). However, it is within walking distance of the main residential areas and has good access to public transport and the town centre.
- 4.54 This allocation will provide much needed, modern facilities in the town, enhancing opportunities for community involvement, interaction and activity. The replacement community centre is likely to include an indoor leisure area, children's nursery, business start-up units and a customer access centre for

improved public and voluntary sector service delivery. As a comprehensive development of the whole site, the opportunity can be taken to improve the quality of the remaining open space and enhance it as a 'play park'. The relocation of the nursery from the existing site and the proposed business units should assist the long term financial viability of the scheme.



- 4.55 The main issue with the allocation of this site has been the further loss of open space in Bungay. The Open Space Needs Assessment (2006) identifies Bungay as having a shortfall of 0.92ha of amenity open space. However, the importance of the need for a replacement and enhanced community facility has been reinforced through consultation feedback. Feedback indicated that the wider benefits to the town through the proposal, including improved access to indoor and outdoor facilities and the enhancement of the remaining playing field area as a play park, outweigh the actual quantitative loss in open space. However, the loss of open space should be minimised by ensuring any built development is only a subsidiary part of the site. In addition, if the open space cannot be enhanced to a satisfactory standard, replacement provision should be provided elsewhere.
- 4.56 The community building should be located on the west side of the site, to maximise the retention of the open character of this part of Bungay.
- 4.57 The County Archaeologist has stated that the site is within the area of Bungay's post-medieval town and has high archaeological potential. As such, any development on this site is likely to require extensive archaeological excavation in mitigation, therefore an archaeological condition should be attached to any planning application.

Policy BUN4

Land at Old Grammar Lane, Bungay, (0.65ha), is allocated for a community centre, customer access centre and enhanced open space. The site will be developed in accordance with the following site specific criteria:

- **The open space outside the footprint of the new community building should be enhanced in terms of usage, amenity and range of facilities. If open space cannot be enhanced to a satisfactory standard replacement provision should be provided elsewhere.**
- **The community centre will be located on the west side of the site closest to Old Grammar Lane.**
- **The footprint of the buildings should be subsidiary to the main use as open space.**
- **On-site trees should be retained.**
- **The footpath along north perimeter of site should be protected.**
- **A condition relating to archaeological investigation should be attached to any planning permission.**

Implementation

- 4.58 This site will be brought forward by Waveney District Council and partners in the early part of the plan period.

BUN5 - Land off Wingfield Street, Bungay

Allocation: Allotments/Open Space



Context

- 4.59 This site is a greenfield site close to the town centre and within walking and cycling distance for many residents of the town. The land is currently overgrown but was formerly in use as allotments. The pavement appears to be in a relatively good condition and there is access to public transport. The site has three potential access points from Wingfield Street, St. John's Road and Pilgrims Way. Improvements need to be made to allow the allotments/open space to be fully functional and accessible.

Proposed Development

- 4.60 The site has been protected for allotment use and as an important open space in the built up area, for many years. However, in recent years, changes in land ownership and pressure for development has resulted in the site becoming disused. The Allotments, Cemeteries and Churchyards Needs Assessment (2007) identifies a deficiency of allotments in Bungay and the need to bring this site back into use. This site is therefore allocated as a positive step to bring it back into use. It could be reused in a variety of ways, including allotments, a community orchard and open space.

4.61 As part of the sustainable transport strategy set out in Policy CS15: Sustainable Transport of the Core Strategy and Policy DM02: High Quality and Sustainable Design of the Development Management policies, there is a need to improve connectivity within and between built up areas. This site has road access from Wingfield Street to the north and pedestrian access to St. John's Road to the west and Pilgrims Way to the south. However, links could be improved by the provision of a cycleway to St. John's Road and a footpath to the play area and Garden Close to the east of the site.



Looking north onto site

4.62 There are several environmental constraints associated with the site. According to the Strategic Flood Risk Assessment (2008), most of the site falls within an area of medium flood risk (flood zone 2), taking into account climate change. While this does not prevent use of the site for open space or allotments, it does mean that any structures put on the site should be secured to withstand rising water levels.

4.63 In the southeast of the site, trees and hedgerows are present that form a good wildlife corridor for smaller bird species. The wildlife corridor will be protected and care should be taken when clearing the site for nesting birds.

4.64 The site has not been part of a systematic archaeological investigation. Therefore, if there is any built development required in association with the use of the site, a condition relating to archaeological investigation should be attached to any relevant planning permission.

Policy BUN5

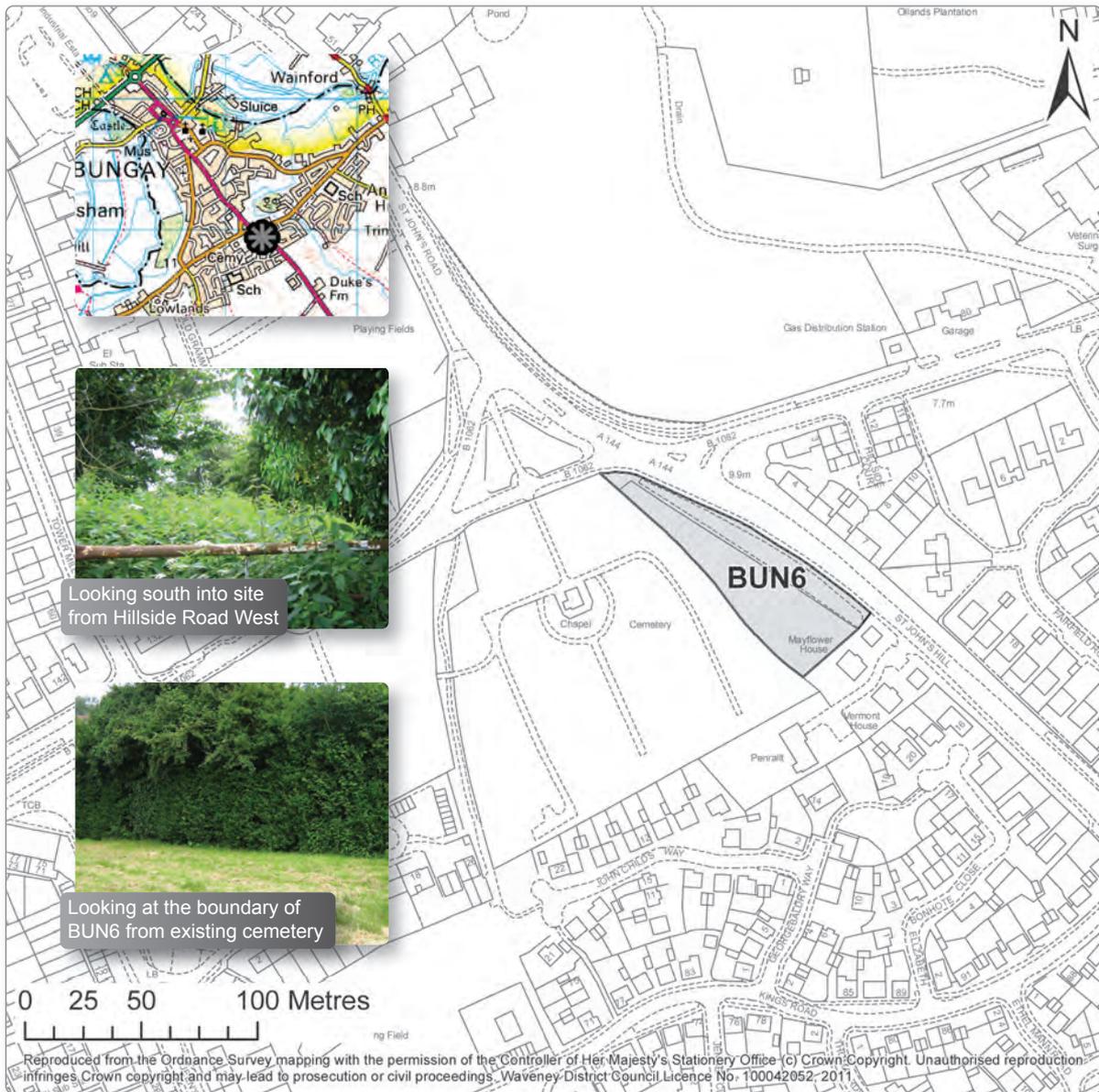
Land at Wingfield Street, Bungay, (1.02ha), is allocated for allotments. The site will be developed in accordance with the following site specific criteria:

- **Any structures put on the site should be secured to withstand rising water levels associated with flood risk.**
- **Accessibility to the site should be improved through the provision of a cycle track to St. John's Road and cycle/footpath access from Wingfield Street, the play area and Garden Close.**
- **The wildlife corridor should be protected on the southern boundary of the site.**
- **Clearance of the site should avoid the bird nesting season.**
- **A condition relating to archaeological investigation should be attached to any relevant planning permission.**

Implementation

4.65 This site will need to be implemented through discussion with the landowner, local community groups / allotment association / Town Council and Waveney District Council.

BUN6 - Land adjacent to Bungay Cemetery, Bungay
Allocation: Cemetery Extension



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Context

4.66 This site is an area of land between the existing cemetery and the main road, St. John's Road. Access to the site will be gained through the existing burial land. Site BUN6 is currently overgrown with trees, dense hedges and shrubbery. The site slopes from south to north and west to east.

Proposed Development

4.67 The provision of burial land will address the limited availability of burial plots in the town. Access to the site will be from the current Bungay Cemetery. There is an overgrown hedge along the edge of the site that will require an access cut through to link the two sites.



Looking south onto site

- 4.68 Common lizard and slow worms, both protected species, have been recorded at Bungay Old Cemetery. The Suffolk Wildlife Trust recommend that areas of uncut or semi-natural grass are retained and the present hedges are preserved to maximise the benefits for reptiles. Any clearance of land will require a reptile survey.

Policy BUN6

Land adjacent to Bungay Cemetery, Bungay, (0.33ha), is allocated for burial land. The site will be developed in accordance with the following site specific criteria:

- **A reptile survey should be carried out (to include assessment for common lizard and slow worms), prior to any clearance taking place.**
- **If protected species are found, further work should be carried out to assess and mitigate against any potential impact. Future management of the site should retain and enhance suitable habitat (such as margins of longer grass for reptiles) to protect and enhance species populations.**
- **Existing hedgerows will need to be protected.**

Implementation

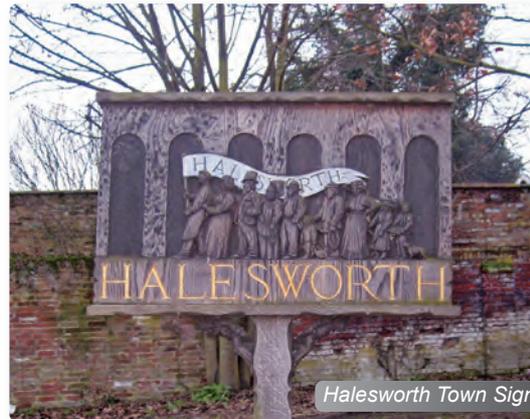
- 4.69 The site will be brought forward by Waveney District Council and partners throughout the plan period.

5. Halesworth Area

Introduction

5.1 Halesworth is located on the southern boundary of the District, on a tributary to the River Blyth. It is surrounded by gently rolling agricultural land. Halesworth serves as a small market town and shopping centre for a large rural hinterland. The population of the town is 4,870 (2007).

5.2 To the east of Halesworth is the larger village of Holton with a population of 820 (2007). Within the village are limited services and facilities, however, the gradual expansion of Halesworth has led to an almost continuous built up area between the two centres.



Halesworth Town Sign

5.3 The historic core of the town is dominated by the pedestrianised Thoroughfare and the Market Place. The remainder of the town is largely residential in character. The historic town centre is part of the Conservation Area which places limitations on future development in the centre of the town. This townscape has evolved over time since the Saxon era and its development has led to a street layout that does not easily accommodate vehicular traffic.

5.4 The linear growth pattern of the town has been shaped by environmental constraints. To the west is the Tin River and its tributaries. The area is also prone to flooding as has been identified in the Strategic Flood Risk Assessment (2008).

5.5 The town has the busy A144 London Road running through its centre, which connects the town to the A12 in the south and Bungay in the north. Regular buses run along this road, providing links to both Lowestoft, Southwold and surrounding villages. The B1123 also links Halesworth to the A12 at Blythburgh. Halesworth is also connected to Lowestoft and Ipswich by a train service. Trains currently depart in each direction every two hours. An hourly service to both of these destinations will be introduced once the Beccles rail loop has been completed.

Delivering the Core Strategy Vision for the Halesworth Area

5.6 The Core Strategy vision for Halesworth is for the town to become more self-contained. This means that the town will increasingly be able to meet the needs of the local community and some of the surrounding villages in Waveney, Suffolk Coastal and Mid Suffolk districts. As part of this vision, the town will experience some employment, residential and retail development. Improved playing field and community facility provision are also a key part of achieving the vision.

5.7 Public consultations undertaken during the preparation of the Site Specific Allocations documents have been crucial in identifying local issues and addressing how these can be met over the life of the Local Development Framework.

Residential Development

5.8 Policies CS01: Spatial Strategy and CS11: Housing of the Core Strategy indicate that Halesworth will accommodate a relatively large proportion of the total housing growth in the market towns from 2001 to 2025, due to the brownfield development opportunities. Previously developed land will be the priority for housing development.

5.9 A number of the brownfield sites that are known to exist are small sites or sites that can otherwise not be allocated for housing in this Development Plan Document. A proportion of the housing growth in the District is therefore expected to be delivered on these windfall sites. The Core Strategy makes an allowance for an annual supply of windfall sites in the later phases of the plan period for the market towns.

- 5.10 The Waveney Strategic Housing Market Assessment (2007) suggests a general need for smaller dwellings in the Halesworth area, in particular 2 and 3 bedroom terraced properties and flats. There is also an unmet need for 2 and 3 bedroom affordable homes plus a small number of 3 and 4 bedroom properties.
- 5.11 As identified in Core Strategy Policy CS01: Spatial Strategy, smaller settlements in the Halesworth area, including the larger village of Holton, may be appropriate locations for small developments of affordable housing where a local need is demonstrated. At the current time, no local housing needs assessments have been undertaken to demonstrate a local need for affordable housing in these villages. As a result, it is not proposed that specific sites are identified or allocated.
- 5.12 The Council has already made good progress towards meeting the target for housing delivery in the District. Locations for 245 new homes have already been identified, with 175 completed, in Halesworth between 2001 and 2009. A further 13 new dwellings have been identified in Holton during this period.
- 5.13 This document allocates land for approximately 90 additional dwellings in Halesworth for the period to 2025 through two sites. Dairy Hill (HAL3) is allocated for housing and development on this site will help to fund improved playing field provision at an alternative location. The location for new playing fields has yet to be determined due to difficulties in identifying an accessible and available site. Dairy Farm (HAL4) will provide housing close to the town centre and well connected to existing shops and facilities. It is envisaged that housing development here will contribute to new community facilities on the northern half of this site.



- Industrial Development**
- 5.14 Halesworth is a significant centre of employment for the surrounding area. The town has two industrial estates: one at Blyth Road to the southeast of the town, the other to the west of the Norwich Road (A144) on the northern edge of the town.
- 5.15 Core Strategy Policy CS07 identifies a shortage of industrial land, reflecting the findings of the Employment Land Study (2006). There are limited opportunities for industrial development close to the town centre. As a result, industrial land allocations will be located at the edge of the town. HAL1 (2.62 hectares) is part of an existing allocation carried over from the Waveney Interim Local Plan (May 2004), while HAL2 (9.63 hectares) is located directly to the north, bordering the A144 Norwich Road. Together, these will form an extension to the existing Norwich Road Industrial Estate.

- Retail Development**
- 5.16 Halesworth is a small retail centre with a range of mostly independent shops selling food and everyday items to residents and those from surrounding areas. The Halesworth Town Centre Retail Needs and Opportunity Sites Assessment (January 2010) identified capacity for limited retail development over the course of the current plan period to 2021. However, encouraging a greater level of self containment for the town and attracting residents who normally travel elsewhere to shop in Halesworth, would increase local demand and need for retail development. The findings of the assessment indicate that a small supermarket (i.e. up to approximately 1000 sqm net) adjacent to the main shopping area could act as an anchor to attract customers to the town, who would then visit existing shops in the Thoroughfare. This approximate figure reflects the flexibility to respond to changing economic circumstances recommended in the Halesworth Needs Assessment and required in PPS4 (Planning for Sustainable Economic Growth, 2009). There might also be capacity for retail outlets selling comparison (non food) items, although the exact type and nature of these outlets will be subject to market demand during the life of the Local Development Framework.
- 5.17 To have a beneficial effect on the town centre, new retail development should be located within or very close to the town centre. The Retail Needs and Opportunity Sites Assessment identified the site

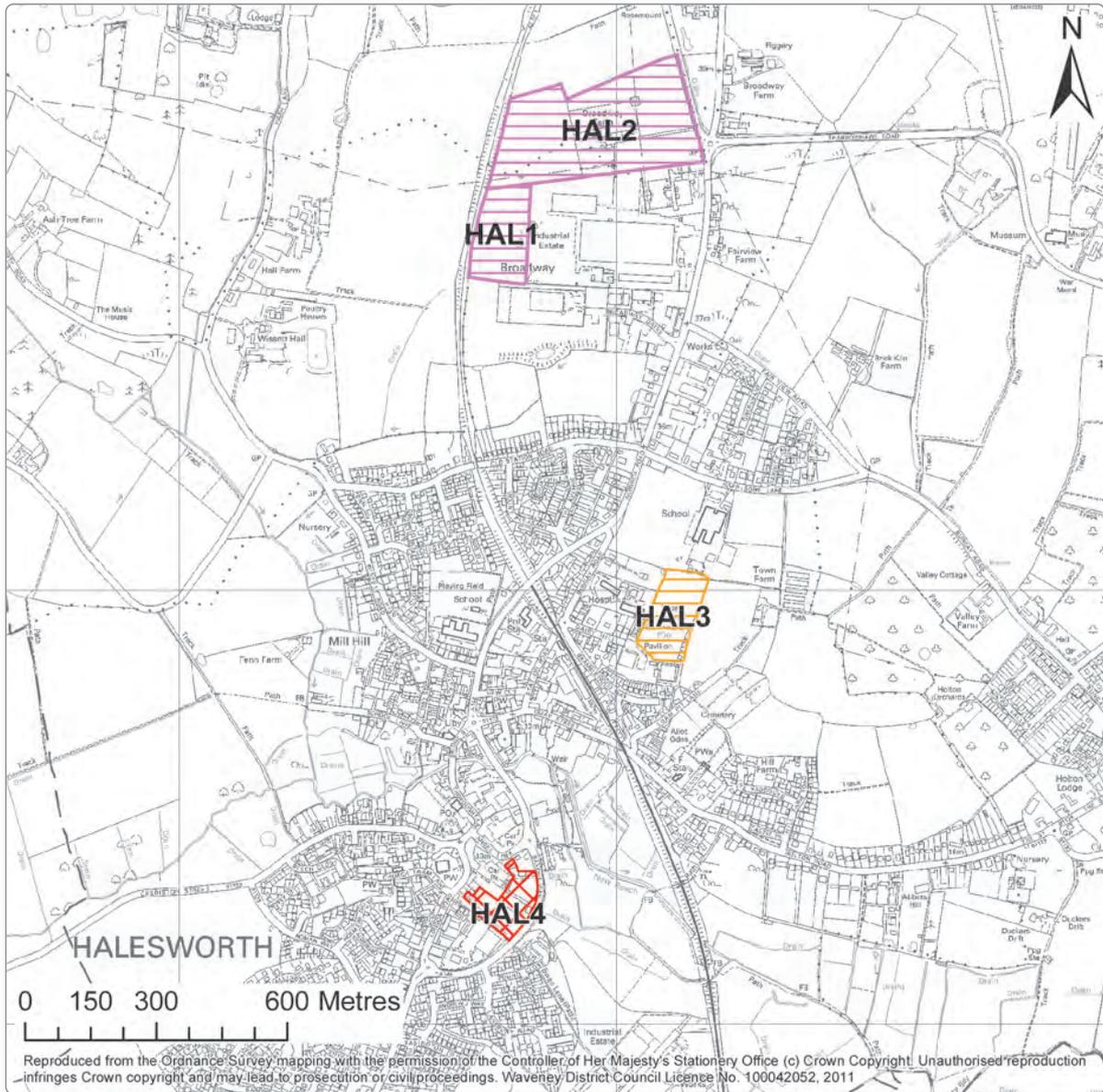
between the Thoroughfare and Saxons Way as the sequentially preferable site for future retail development. Delivery on this site should therefore be fully investigated before considering alternative sites for retail use.

- 5.18 There is already an extant outline planning permission for a retail food store, with a gross internal area floorspace that shall not exceed 2000m², on the site between the Thoroughfare and Saxons Way which has not yet been developed. The site lies in part within flood zone 3. Development of this site will require further discussions with the Environment Agency to ensure that any development proposals are compliant with Planning Policy Statement 25: Development and Flood Risk.
- 5.19 The site is situated within the Halesworth Conservation Area. New retail development on this site must therefore be of a high quality and respect the character of the surrounding historic townscape.

Community Facilities

- 5.20 The vision for Halesworth, as reflected in Core Strategy Policies CS14: Culture and CS04: Infrastructure, refers to the need for additional playing fields and a community centre/multi-agency Customer Access Centre in Halesworth. Both Halesworth Playing Fields Association and the District Council, through the Pitch and Non-Pitch Sport Assessment (2002) have drawn attention to serious shortages of playing pitches in the town. For example, local sports clubs are concerned about having to train and play matches at locations outside Halesworth, often as far away as Kirkley in Lowestoft and Beccles. Halesworth serves a wide area in terms of community and recreation facilities. However, consultation responses, as well as other surveys of local residents, have indicated a high level of dissatisfaction with both community facilities and sports field provision. Residents have clearly stated that the condition of the Rifle Hall is unsatisfactory and that a more modern and adaptable facility is required. There is also the need for improved buildings to accommodate Council offices and voluntary organisations operating in the Halesworth area.
- 5.21 The following two Site Specific Allocations are designed to enable improved provision of both community facilities and sports fields. HAL4, land at Dairy Farm is allocated for housing and community facilities. It is expected that housing development on the south of this site will help to fund the provision of a new community centre, which will include a Customer Access Centre for voluntary and public sector services.
- 5.22 HAL3 is the location of the current Dairy Hill Playing Fields. The swimming pool, tennis courts, bowling green, play area and Kuk Sool Won School will remain on the southern half of this site, while the playing fields on the north of this site will be allocated for housing. Development on the playing fields is on the strict proviso that development contributes towards the provision of new and improved playing fields at an alternative location. One possible interim solution is that the Halesworth Playing Fields Association extend their playing field use onto the middle school site playing fields to the north, should that become available through the School Organisation Review.

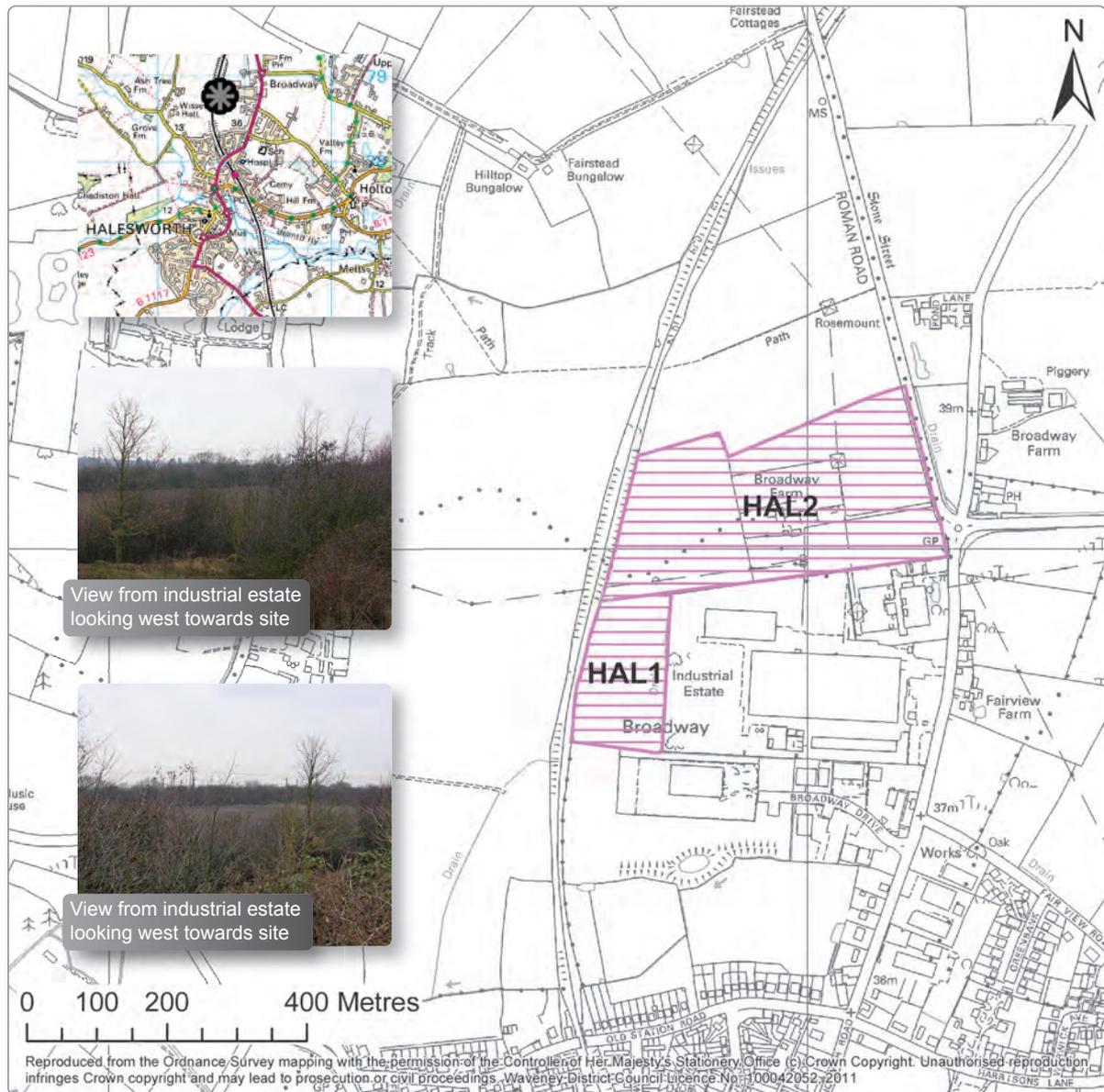
Halesworth Area Site Allocations



Site No.	Location	Allocation
HAL1	Land west of Broadway Drive, Halesworth	Industrial
HAL2	Broadway Farm, west of A144 Norwich Road, Halesworth / Spexhall	Industrial
HAL3	Dairy Hill Playing Fields, Halesworth	Housing and Allotments
HAL4	Dairy Farm at Saxons Way, Halesworth	Housing and Community Centre / Customer Access Centre for public sector / voluntary service provision

HAL1 - Land west of Broadway Drive, Halesworth

Allocation: Industrial



Context

- 5.23 Site HAL1 is a small field that sits between the railway line to the west and the Norwich Road Industrial Estate to the east. Hedges surround this site on all sides and it forms a steep slope towards the railway line embankment to the west.
- 5.24 This site is reasonably close to Halesworth town centre but there are currently no public roads or public rights of way leading directly to site HAL1.

Proposed Development

- 5.25 This site is allocated for industrial uses (B1, B2 and B8). It will assist in providing a range and choice of sites to meet employment needs in Halesworth. Site HAL1 could serve as the location for a large single business operation, or a number of smaller ones.
- 5.26 Development on this site will form a natural extension to the existing industrial estate. However, it will also extend development beyond the existing built up area of the town. As such buildings on this site

should be of a scale and design that minimises their impact on the countryside and views across from the west. Existing trees and hedges on this site should also be retained for the same reason.

- 5.27 The Highway Authority states that traffic could access this site via site HAL2 to the north, also proposed for employment use, or via an appropriate access point through the existing industrial estate.
- 5.28 Footpath and cycle provision should be provided to link with the wider network and in particular the proposal to continue the National Cycle Network route 1 southwards along the Norwich Road corridor. Development on this site should make a financial contribution to assist in delivering part of this route.
- 5.29 The County Archaeologist has confirmed that this site covers a large area, which has not been the subject of systematic archaeological investigation. Therefore, the size of the site, together with the close proximity of known archaeological remains, requires that an archaeological condition is attached to any planning permission for the site.
- 5.30 Suffolk Wildlife Trust have advised that there is a high risk that reptiles, and possibly other protected species, may be present on site, and wildlife surveys will therefore be required before the site is cleared.

Policy HAL1

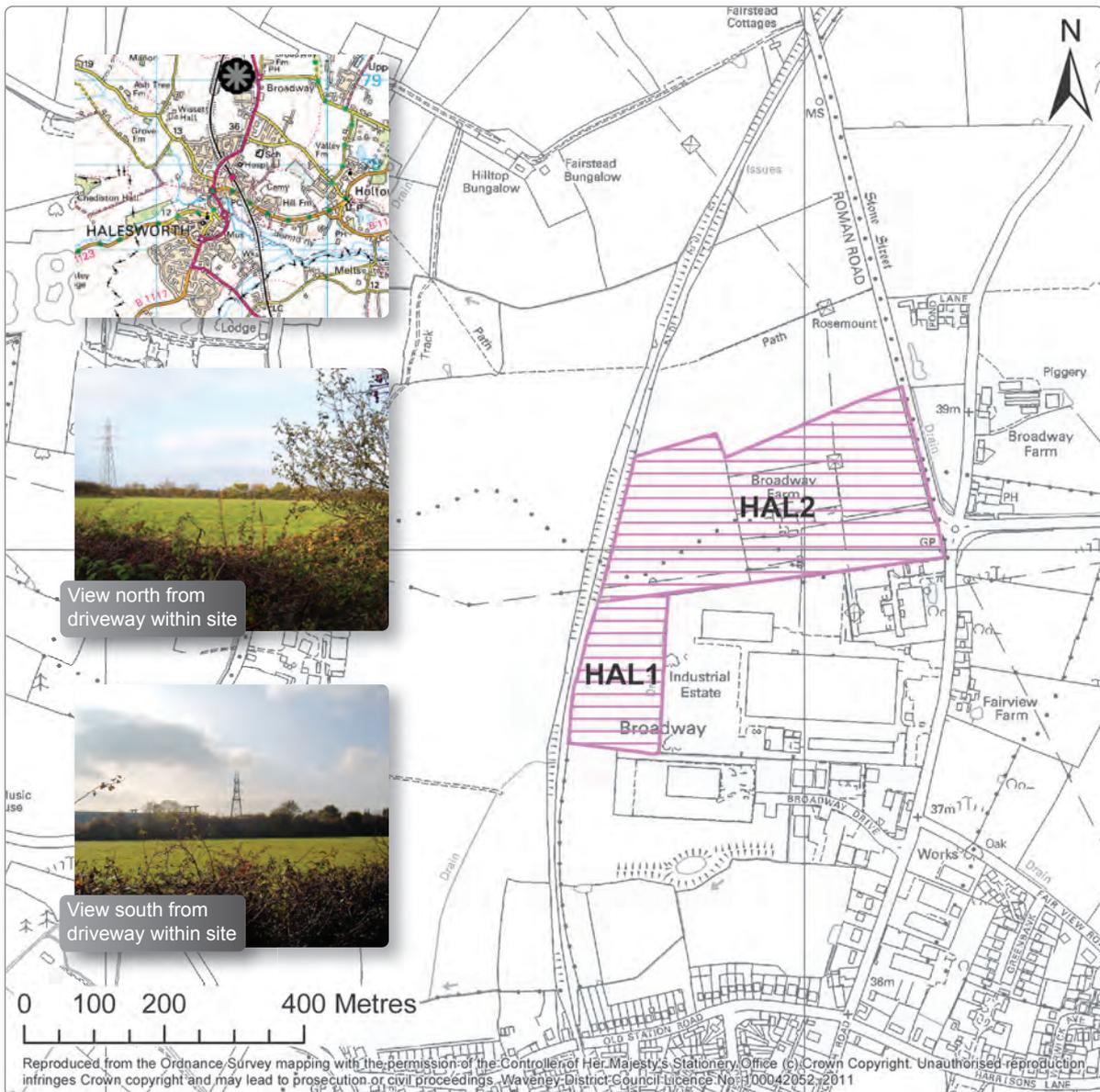
Land west of Broadway Drive, Halesworth, (2.62 ha), is allocated for industrial use. The site will be developed in accordance with the following site specific criteria:

- The site could accommodate a single occupier or a mix of small or medium scale B1 (light industrial/business), B2 (general industrial), or B8 (storage and distribution uses).
- Development shall be of a scale and appearance that minimises its visual impact on the surrounding countryside and if possible does not rise above the level of surrounding trees and hedges.
- A structural landscaping scheme will be required with early implementation to limit visual impact on the surrounding countryside.
- Vehicular access will be required through the existing industrial estate or via the industrial allocation to the north.
- Provision should be made for cycle and pedestrian access to and from this site and in particular to link with the National Cycle Network route 1 southwards along the Norwich Road corridor. A financial contribution should be made to assist in the delivery of part of this route.
- An archaeological condition must be attached to any planning permission granted on this site.
- A floristic survey and protected species survey (including amphibians, reptiles and badgers) must be completed prior to the submission of any planning application. No vegetation clearance should take place until these surveys are complete and appropriate mitigation measures are put in place.
- A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.

Implementation

- 5.31 Development of this site will be progressed by the landowner and future developers. Industrial development of this site will be progressed over the life of the plan period. It is likely that most development will take place over the medium term as demand in the economy strengthens.

HAL2 - Broadway Farm, west of A144 Norwich Road, Halesworth / Spexhall Allocation: Industrial



Context

- 5.32 This is a greenfield site to the north of Norwich Road Industrial Estate on the north side of the town. The land comprises part of Broadway Farm. The farmhouse and associated buildings are located in the middle of this site. A large arable field lies to the west and the rest of this site is made up of smaller fields that are used for pasture. Trees and hedges line all of these fields and there is an area of slightly rougher ground to the north of the farm buildings. Much of the site is flat, except for the southwest corner, which dips down towards the railway line. Electricity pylons run across the site from north to south. The A144 Norwich Road runs along the eastern boundary.

- 5.33 This site is within easy reach of Halesworth town centre and residential areas by a range of transport modes.

Proposed Development

- 5.34 Industrial development on this site would form a natural extension to existing industrial land to the south and complement development on the adjacent allocation to the west (HAL1). The site could

accommodate either one large business or a number of smaller ones. In keeping with developments to the south these will include a mixture of B1 (light industrial/business), B2 (general industrial) and B8 (storage and distribution) uses.

- 5.35 The allocation fronts onto the A144 and any development on this site will require a remodelling of the existing roundabout to access the site. This must be provided to a standard that allows articulated lorries to access and exit the site and should include the provision of street lighting.
- 5.36 Footpath and cycle provision should be provided to link with the wider network and in particular the proposal to continue the National Cycle Network route 1 southwards along the Norwich Road corridor. Development on this site should make a financial contribution to assist in delivering part of this route.
- 5.37 Landscaping measures are needed to minimise the impact of any development on the surrounding landscape. As part of any landscaping scheme the hedgerows and mature trees should be retained for their screening and biodiversity value.
- 5.38 A Suffolk Wildlife Trust survey has also 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. Any clearance of the traditional farm buildings should be done with care and outside the bird nesting season of March to the end of July. The Trust recommend that part of this site be set aside for species that prefer thick hedge and bramble scrub. Ecological surveys, including for bats, breeding birds, newts and reptiles should also be undertaken.
- 5.39 The County Archaeologist has advised that a ditch on this site is thought to be the remains of a Bronze Age burial mound. This site has not been the subject of systematic investigation, but it is thought to contain a high potential for archaeological remains given existing discoveries and the size of this site. Archaeological evaluation should be undertaken prior to any planning permission being granted on the site. There are also a group of historical farm buildings on this site, which were recorded on the First Edition OS Map. There should be early recording of these buildings to establish their importance and potential for alteration.

Policy HAL2

Land at Broadway Farm, Halesworth, (9.63ha), is allocated for industrial use. The site will be developed in accordance with the following site specific criteria:

- **The site could accommodate a single occupier or a mix of small, medium or large scale B1 (light industrial/business), B2 (general industrial), or B8 (storage and distribution uses).**
- **One point of access should be provided onto the roundabout that links the A144 with Sparrowhawk Road.**
- **Significant remodelling to the roundabout between Sparrowhawk Road and the A144 is required to provide adequate access.**
- **Street lighting must be provided over the site frontage.**
- **Provision should be made for cycle and pedestrian access to and from this site and in particular to link with the National Cycle Network route 1 southwards along the Norwich Road corridor. A financial contribution should be made to assist in the delivery of part of this route.**
- **A structural landscaping scheme will be required, with early implementation to limit visual impact on the surrounding countryside. This should include the retention of existing trees and hedges.**
- **Before development is permitted, a further survey of this site should be carried out to check for the presence of great crested newts and other wildlife.**
- **The farm buildings should be subject to historic building recording prior to development that may affect them being permitted.**
- **An archaeological evaluation should be undertaken prior to development being permitted to allow for the presence in situ of any sites of national importance to be investigated.**

- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 5.40 Development of this site will be progressed by the landowner and future developers. Industrial development of this site will be progressed over the life of the plan period. It is likely that most development will take place over the medium to long term, given the need for highway works and as demand in the economy strengthens.

HAL3 - Dairy Hill Playing Fields, Halesworth

Allocation: Housing and Allotments



Context

- 5.41 This site allocation comprises the playing pitches (2.1 hectares), that form part of a larger sport and recreation site in the heart of Halesworth. Access to the site is from the west via Dairy Hill, located at the southern end of the site. Just to the north of the entrance is the swimming pool. A play area, bowling green, changing pavilion and tennis courts lie to the south.
- 5.42 The swimming pool (currently disused), tennis courts, changing pavilion, play area and bowling green lie outside the allocated site and the uses will be retained. Halesworth Playing Fields Association plans to redevelop the swimming pool as an indoor facility, along with the provision of a gym and cafeteria. These facilities are best located centrally where they provide good accessibility to the surrounding community and to those who may wish to reach the facilities by public transport.
- 5.43 Agricultural fields flank the site to the east. Residential development is located to the south. The Patrick Stead Hospital and residential development border the site to the west, while Halesworth Middle School lies to the north.

Proposed Development

- 5.44 There has been a long standing need to enhance the sports provision in Halesworth and the playing fields at Dairy Hill cannot meet the needs of local sports teams. Current playing field provision at Dairy Hill is comprised of just two football pitches, one adult pitch and one junior pitch. The Halesworth Playing Fields Association along with the Town and District Council have been seeking to identify an appropriate alternative site for many years. Halesworth Playing Fields Association is currently seeking to deliver a new site of approximately 10.5 hectares in size. This will include football, rugby and hockey pitches, as well as a cricket ground. Alternative provision could include land at the middle school, were that to become available, as an interim measure.
- 
- 5.45 The development of these playing fields needs to be balanced against the benefits of developing increased and improved facilities. This site is only being progressed as an allocation for housing on the strict condition that a greater area of open space is provided in the form of playing pitches in another accessible location. Profits from the sale of the land for housing should contribute towards funding this improved facility, but housing development should not take place on site HAL3 until an alternative location for playing pitches has been agreed and delivered.
- 5.46 The site is well located for housing development, in terms of access to local employment, shops and services, and for walking to the railway station. In terms of size and type of dwellings, the Housing Market Assessment (2007), suggests a mix of housing but with the focus on the provision of smaller 2 and 3 bedroom flats and terraced properties.
- 5.47 Dairy Hill sits in a prominent position overlooking the south of Halesworth. Therefore, development on this site requires sympathetic design that will not have an adverse impact on the character of Halesworth.
- 5.48 The Highway Authority has indicated that road access via Dairy Hill can service a development of no more than fifty dwellings. A Transport Assessment may indicate that more dwellings could be accommodated but there could be an adverse impact on the character of the area. Development of 50 houses at a density of 30 dwellings per hectare will cover 1.6 hectares of this site. This level of density is consistent with the density of surrounding housing and reflects the site's edge of centre, suburban location. 35% of dwellings should be affordable. This percentage requirement was established through a site specific viability assessment which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.
- 5.49 The remaining 0.5 hectares of land will be allocated for allotments, over and above the open space provision required as part of the housing development. Locating the allotments at the southern end of the site would provide good accessibility for existing and future residents and enable shared parking provision with the sports facilities to the south, if required.
- 5.50 The Suffolk Wildlife Trust have identified that existing hedgerows are being used by a number of birds and these should be safeguarded. Also, banks should be retained as rough areas and an invertebrate survey undertaken for the bank to the north of the site.
- 5.51 The County Archaeologist has confirmed that there is no known archaeological content on this site, but due to the size of the site a condition should be attached to any planning permission relating to archaeological investigation.

Policy HAL3

Land at Dairy Hill, Halesworth, (2.1ha), is allocated for housing development (50 dwellings) and allotments. The site will be developed in accordance with the following site specific criteria:

- **Development of this site shall not take place until a replacement location for the provision of playing pitches in the Halesworth area has been agreed and delivered.**
- **Part of the playing pitches (1.6 ha) should be developed for a mix of 2 and 3 bedroom dwellings. The total density of dwellings should be approximately 30 dwellings per hectare. 35% of dwellings should be affordable. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **The remaining land (0.5 hectares) at the southern end of the site should be set aside for allotments.**
- **The design will need to take into account the prominent location of this site and views towards this site from the south.**
- **Existing hedgerows should be protected and banks retained as rough areas.**
- **There should be no more than 50 dwellings on this site unless a Transport Assessment indicates otherwise and the character of the area is not adversely affected.**
- **An archaeological condition should be attached to any planning permission.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 5.52 Development of this site will be progressed by Halesworth Playing Fields Association (who own this site) developers, Halesworth Town Council and Waveney District Council. This site cannot be delivered until alternative playing field provision is delivered. New playing field provision could include the land at the middle school site as an interim measure, if that becomes available through the School Organisation Review.

HAL4 - Dairy Farm at Saxons Way, Halesworth

Allocation: Housing and Community Centre / Customer Access Centre for public sector / voluntary service provision



Context

- 5.53 Site HAL4 lies to the rear of properties on London Road, with the Rainbow Supermarket bordering the site to the southwest. Saxons Way bounds this site to the east. The site is partially overgrown with grass, bushes and some trees, particularly in the southwest corner. A public right of way separates this site from the Rainbow Superstore. The location of this site, adjacent to the town centre, makes it within walking distance of the Thoroughfare, the Rainbow Supermarket and accessible to surrounding residential areas. Part of the site lies within Halesworth Conservation Area. A bus route runs along Saxons Way, with a bus stop near the Town Park. There is a pavement along the eastern edge of Saxons Way for the entire length of the road.

Proposed Development

- 5.54 Site HAL4 is of considerable importance because it is one of the last remaining development opportunities in close proximity to the town centre. Its central location makes the site a good opportunity for housing and community development, with residents able to access a range of shops, services and

facilities on foot. They will also have good access to public transport facilities.

- 5.55 A comprehensive approach to the development of the site, for both housing and community use, will be required. Housing should be located on the southern part of the site (approx. 0.8ha). Based on surrounding densities and the site location, the site should be developed for approximately 40 dwellings at a density of 48 dwellings per hectare. The mix of houses should be in accordance with the requirements of the Development Management Policies.
- 5.56 Housing development on this site will be required to make a financial contribution towards the community centre. The community centre will provide for a range of facilities, including a modern customer access centre for public and voluntary sector service delivery, to replace the District Council's existing facility. This will be located on the north part of the site (approx. 0.4ha), close to the town centre, in order to maximise accessibility.
- 5.57 Development of both housing and the community centre should be of a scale and size that respects the Conservation Area, adjacent listed buildings and sensitive landscape of the Blyth river valley. In particular, views from the south towards St. Mary's Church should be protected.
- 5.58 The County Archaeologist has advised that an archaeological condition should be attached to any planning permission for this site, to allow for archaeological investigation.
- 5.59 Good footpath and cycle provision should be provided through the site, linking development with the town centre and the wider rights of way network. Road access to this site should be agreed with Suffolk County Council Highway Authority to ensure that the safety of pedestrians, cyclists and local residents is not compromised.
- 5.60 Suffolk Wildlife Trust has advised that three protected species of reptile have been recorded on this site, as well as UK BAP Priority Species of birds. Any future development must take account of wildlife and include suitable mitigation measures.

Policy HAL4

Land at Dairy Farm, Halesworth, (1.2ha), is allocated for both housing (40 dwellings) and community centre/customer access centre. This site will be developed in accordance with the following site specific criteria:

- A comprehensive approach to the development of the site should be taken including both residential and community uses. The northern portion of the site (0.4 hectares) should be developed for community use.
- Housing development should take place on the remainder of this site (0.8 hectares). Approximately 40 dwellings will be accommodated at a density of 48 dwellings per hectare.
- Developers should provide a mix of housing types and tenures that is in accordance with the requirements of the Development Management Policies.
- Housing development on this site should help to finance a Community Centre / Customer Access Centre for public sector/voluntary service provision.
- Development shall respect the historic character of surrounding buildings and preserve the view from the south towards St. Mary's Church. Both residential and community development must respect the Conservation Area, as well as the sensitive landscape of the Blyth river valley.
- Vehicular access points to the site will need to be agreed with the Highway Authority.
- A condition relating to archaeological investigation should be attached to any planning permission.
- 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.
- No vegetation clearance should take place until mitigation measures are in place for the protection of slow worm, grass snake and common lizard. Clearance of scrub should be undertaken outside of the bird breeding season and any loss of BAP species habitat

should be compensated for.

- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

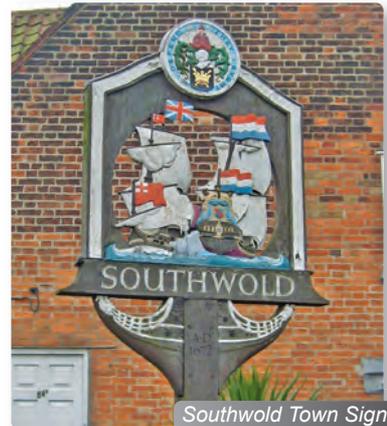
Implementation

5.61 HAL4 will be delivered by developers, Waveney District Council and other public sector and voluntary organisations. Housing development is expected to be brought forward in the short term. Community facilities will be developed once funding has been secured from various sources, including contributions from housing on this site and sale of the Council's existing Customer Service Centre.

6. Southwold and Reydon Area

Introduction

6.1 Southwold and Reydon are located on the coast approximately 20 kilometres south of Lowestoft. The main road access from the A12 is along the A1095 to the west and Lowestoft Road to the north. There are bus connections from Southwold to Halesworth, Wangford and Lowestoft. Neither Southwold nor Reydon are connected to the rail network. Southwold is a specialist shopping centre, serving the needs of tourism and local people. Reydon is the location for much of the residential community. The population of Southwold in 2007 was 1,220 and Reydon 2,610.



6.2 Southwold is situated on a hill which rises gently from the Blyth Valley. The River Blyth to the south and Buss Creek to the north form the natural boundaries to the town. Southwold lies totally within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and the Suffolk Heritage Coast. In addition, large areas of land on the outskirts of the town have been designated as County Wildlife Sites; namely Buss Creek, Southwold Town Marshes, Southwold Denes and Walberswick Saltmarsh. The marshes around the common have also been designated as a Site of Special Scientific Interest. It is these designations that have determined the planning policy approach to Southwold in the past, in terms of the need to conserve the natural beauty of the area.

6.3 Southwold has a rich heritage stretching back to Roman times. The town began as a small fishing community and prospered until much of the town was damaged by fire. When rebuilt, this gave rise to some of the town's most distinctive features, the greens. The town later became fashionable during the Victorian period.

6.4 A large part of the town lies within the Conservation Area to protect the townscape which reflects this Victorian character. The character of the built up area provides a focal point for the tourism industry in the south of the District which compliments the natural attractions of the landscape. However, during the summer months Southwold experiences traffic congestion and lack of parking due to the high number of tourists visiting the resort. This can detract from the special qualities of the built and natural environment of the town.



6.5 Reydon is located to the northwest of Southwold, on the opposite side of Buss Creek. As with Southwold the whole village and its surrounding area is situated within the AONB. County Wildlife Sites lie on the southwest and southeast boundaries of the village. The surrounding countryside is flat farmland, with arable farming to the west and pig farming to the north. Much of this land takes the form of large open fields divided up by mature hedgerows. This village is the largest population centre in the Southwold/Reydon area. As such, nearly the entire village is residential and much of the housing is of a suburban style and character. The A1095 is the main road, which runs south through the village connecting Southwold with the A12 at Blythburgh.

6.6 There are two larger villages in the area. West of Southwold and Reydon is Wangford, home to 640 people and to the north is Wrentham with a population of 940. These villages are located on the A12 and have some services and facilities. Therefore, some small scale development in the future may be permitted.

6.7 There are significant constraints associated with development in the Southwold Area. Along with the aforementioned conservation area and designated landscapes, climate change and coastal erosion will play an increasingly important factor in future development in Southwold. Shoreline Management Plans are prepared by the Council in conjunction with neighbouring local authorities and the Environment Agency to address the issues of coastal erosion along the coast.

- 6.8 There are significant flood risk issues in the area of Buss Creek which flows between Southwold and Reydon. This has been identified in the Strategic Flood Risk Assessment (2007). The Blyth Estuary Strategy (2009) also has flooding implications for Southwold harbour and the wider area.

Delivering the Core Strategy Vision for the Southwold / Reydon Area

- 6.9 The Core Strategy has identified several local needs in the area. There is a need for some small-scale housing development in the future and particularly affordable housing. Existing undeveloped employment land in the area should continue to be protected and enhanced playing field provision is needed in Reydon to support local teams. In addition, there is a need to accommodate a new doctors surgery/healthy living centre and the Council would like to provide a Customer Access Centre to improve engagement between the community and public/voluntary service provision.
- 6.10 Public consultations have had an important role in helping to identify land allocations in the area and how they should be developed.

Residential Development

- 6.11 Policies CS01: Spatial Strategy and CS11: Housing indicate that both Southwold and Reydon will experience only very limited, small-scale development due to the shortage of brownfield sites.
- 6.12 House prices in Southwold and Reydon are much higher than the national average and those found in other parts of Waveney. A local needs assessment conducted by Suffolk ACRE in 2006, for Southwold Town Council, indicated a need for affordable housing for local people, including a hidden need for both smaller and family-sized accommodation. This is reflected in the findings of the Waveney Housing Market Assessment (2007).
- 6.13 The Council has already made considerable progress in delivering the housing requirement for the District to 2025. Southwold/Reydon have seen 169 dwellings completed between 2001 and 2009 and another 98 have planning permission. Over the same period a total of 80 dwellings have either been completed or have permission in Wrentham and 19 in Wangford.
- 6.14 Given the amount of housing already developed or with planning permission, only modest further housing development is proposed for the Southwold/Reydon area. The additional housing proposed is primarily 'enabling' development, to achieve wider community benefits. The former Eversley School playing field is allocated (SOU2) for housing as part of a mixed use site but with the primary purpose of enabling the delivery of additional playing fields at the former Reydon High School site and providing a focal point for Reydon in the form of a village green.

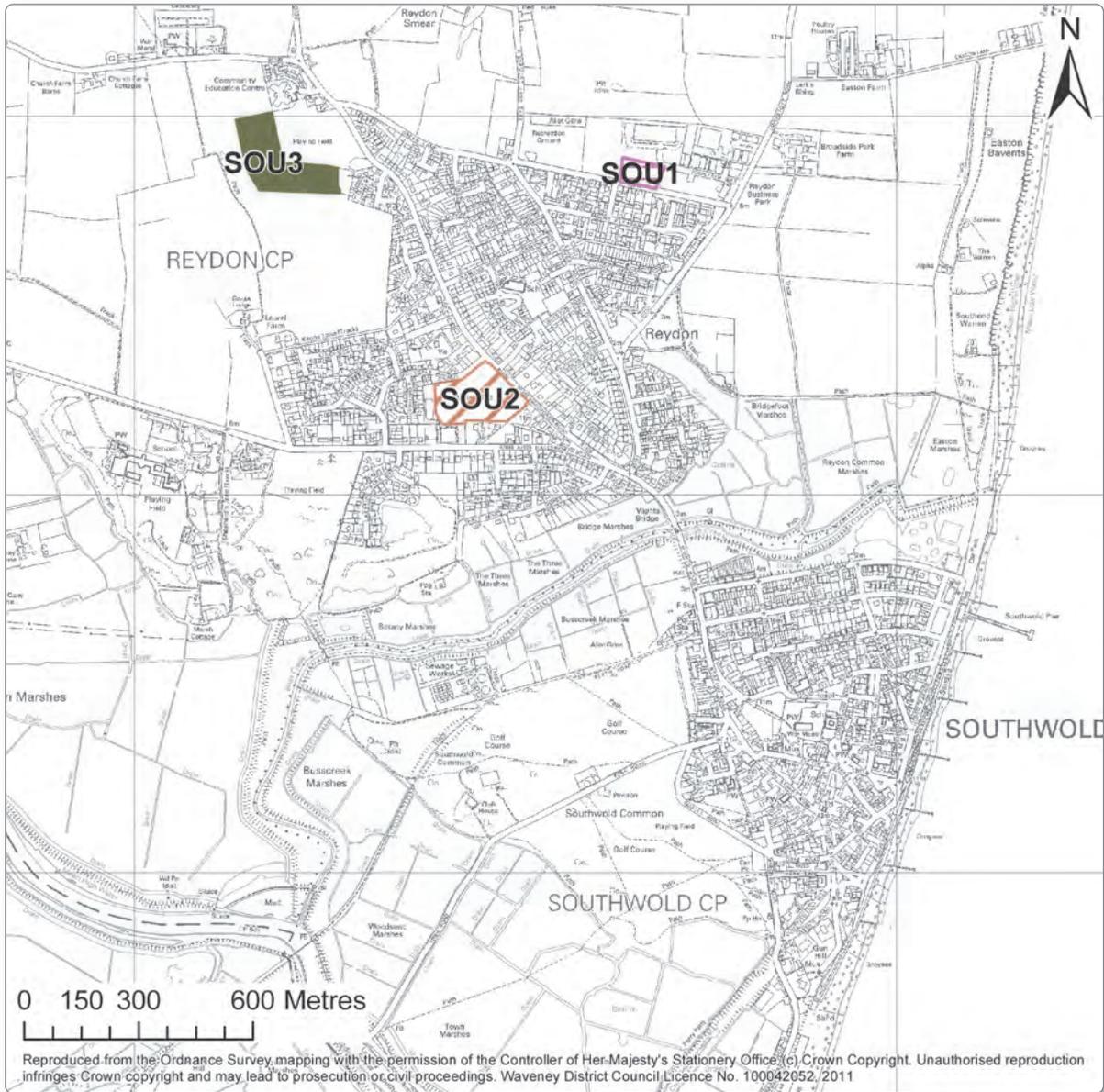
Industrial Development

- 6.15 The Waveney Employment Land Study (2006) revealed a good take-up of land at the Reydon Business Park, Fountain Way and that further employment land may need to be allocated to accommodate future needs. The study recommended the retention of the Waveney Interim Local Plan (May 2004) allocation at Fountain Way. This land is therefore, allocated for industrial development to meet the accommodation needs of a range of businesses in the period to 2021 (SOU1).

Community Facilities

- 6.16 The Reydon and Southwold Recreational Development Council has identified a need for improved sports provision to serve the communities of Southwold and Reydon. A quantitative deficiency in playing pitch provision in the area was also demonstrated in the Waveney Playing Pitch Assessment (2002). Additional junior and adult football pitches are required, plus a new pavilion to provide improved changing and social facilities for teams. Land is therefore allocated at the former Reydon High School site (SOU3).
- 6.17 There is also a need in the Southwold area for a new doctors surgery/healthy living centre, which could be co-located with a customer access centre for other public sector/voluntary service delivery. Identifying these uses on the former Eversley School playing field site will provide a central location for the provision of services in the local area (SOU2).

Southwold and Reydon Area Site Allocations



Site No.	Location	Allocation
SOU1	Fountain Way Industrial Estate, Reydon	Industrial
SOU2	Former Eversley School Playing Field, Wangford Road, Reydon	Housing, Doctor's Surgery/Healthy Living Centre, Customer Access Centre for public/voluntary sector services and village green
SOU3	Land at Wangford Road, Reydon	Sports pitches

SOU1 - Fountain Way Industrial Estate, Reydon
Allocation: Industrial



Context

6.18 Site SOU1 is located on flat land in the southwest corner of Fountain Way Industrial Estate. The industrial estate encloses this site to the north and east, while Cox's Lane and the village of Reydon border it to the south. As a result, the site is enclosed in the landscape, but with a clear view towards the recreation ground to the west. The site is covered by long grass, with a hedgerow and trees separating it from Cox's Lane. Access can be gained off Fountain Way.

Proposed Development

6.19 This site has been carried forward as an allocation from the Waveney Adopted (November 1996) and Interim (May 2004) Local Plans, as recommended in the Employment Land Study (2006). It will assist in meeting future need for B1 (business and light industrial), B2 (general industry) and B8 (storage and distribution) in the Southwold and Reydon area. The site is surrounded by the existing industrial estate which, reduces its impact on the landscape.

6.20 Given its location in the Area of Outstanding Natural Beauty, existing natural features should be

protected and adequate landscaping should be provided to reduce the visual impact of any development. Being in proximity to residential properties in Cox's Lane, care will be needed in the type and siting of uses close to the southern boundary of the site. Suffolk Wildlife Trust have surveyed this site and noted several species of birds including Biodiversity Action Plan Species such as house sparrow, dunnock and skylark. There were also whitethroat and swallow, both amber listed birds of conservation concern. Although a reptile survey was not carried out, Suffolk Wildlife Trust have advised that reptiles may be present on this site or in the surrounding area.



- 6.21 The County Archaeologist has not surveyed this site, but there may be moderate potential for archaeological finds due to the size of this site and finds on adjacent sites. An archaeological condition should therefore be attached to any future planning permission.
- 6.22 To encourage future employees on this site to travel to work in a sustainable way, future developers should contribute towards the provision of adequate cycle and pedestrian links to Reydon and Mights Bridge.
- 6.23 This site is classified as being within Source Protection Zone 1 of the Environment Agency's groundwater protection policy. The site is also situated upon a principal aquifer of crag geology and has a high vulnerability rating. Therefore, to prevent the pollution of groundwater, any development must be carefully planned and managed.
- 6.24 Pre-application consultation with the Environment Agency is strongly advised as some restrictions will apply to development of this site. These include, but are not limited to, the following:
- only clean water from roofs may be discharged to ground provided all down-pipes are sealed against pollutants entering the system from surface run-off, effluent disposal or other forms of discharge;
 - all trade effluent or significantly contaminated discharges must be discharged to the foul sewer and adequate pollution control measures be in place to prevent accidental contamination;
 - there must be no underground storage of hazardous substances;
 - the development of the site for use as vehicle dismantlers and metal recyclers (scrap yards), incinerators, transfer stations and waste treatment facilities is not appropriate.

Policy SOU1

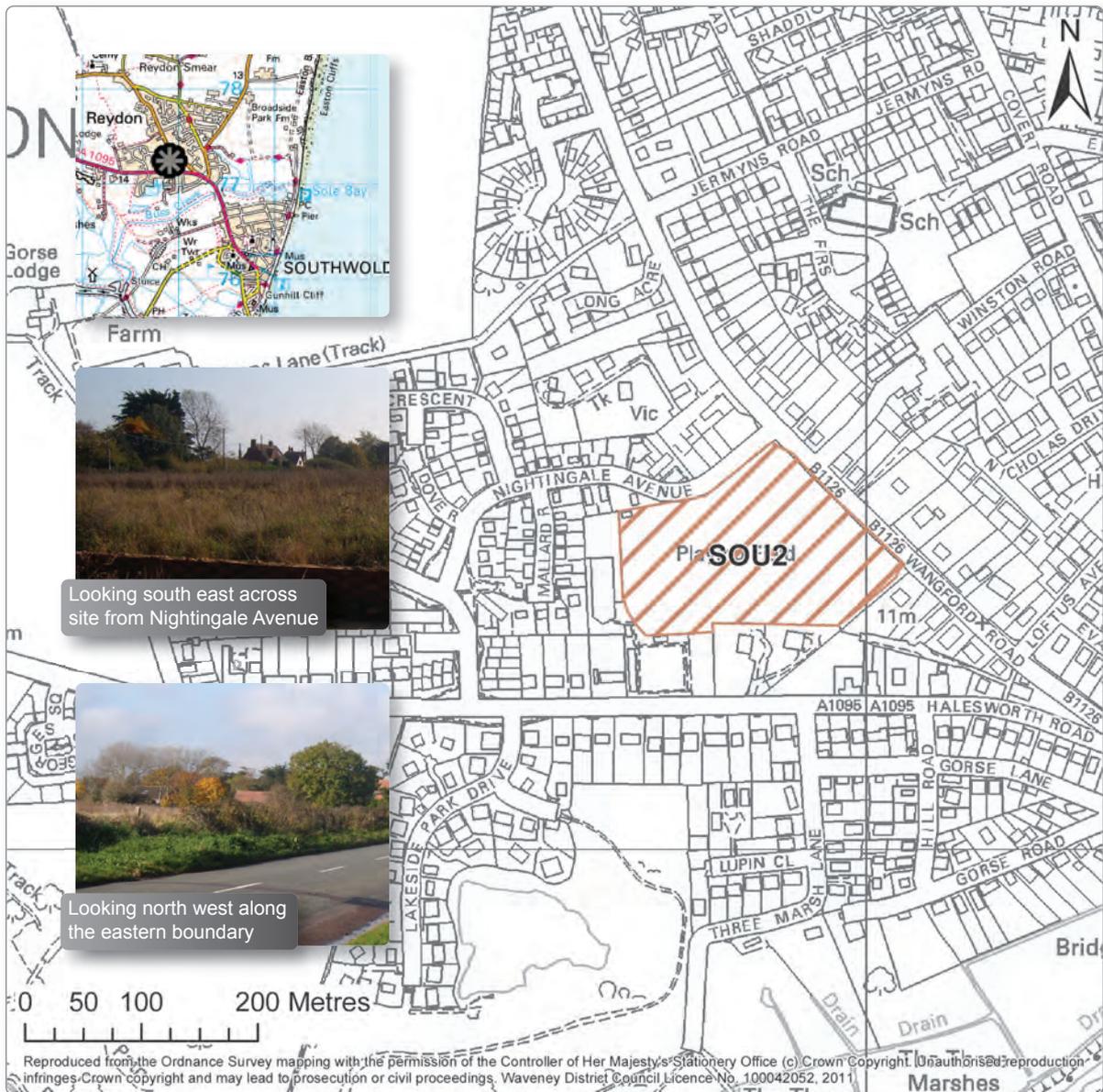
Land at Fountain Way Industrial Estate, Reydon, (0.7ha), is allocated for industrial use. The site will be developed in accordance with the following site specific criteria:

- **The site should contribute towards the provision of a mix of B1 (business and light industrial), B2 (general industry) and B8 (storage and distribution) uses.**
- **The layout of the site should minimise the impact on nearby residents.**
- **Landscaping should be provided to minimise the visual impact of new development on the AONB.**
- **Existing hedges and trees surrounding this site should be protected in the interests of biodiversity, to minimise the visual impact of new development and protect the amenity of nearby residents.**
- **This site should be cleared by hand to minimise the risk of damage to reptiles living here.**
- **An archaeological condition should be attached to any future planning permission.**
- **A contribution should be made to the provision of adequate pedestrian and cycle links from the surrounding built up area.**
- **Adequate pollution control measures must be implemented to protect groundwater.**

Implementation

- 6.25 SOU1 will be delivered by the landowner, developers and future employers who locate to this site. It is anticipated that this site will be delivered throughout the plan period.

SOU2 - Former Eversley School Playing Field, Wangford Road, Reydon
Allocation: Housing, Doctor's Surgery/Healthy Living Centre, Customer Access Centre for public/voluntary sector services and village green

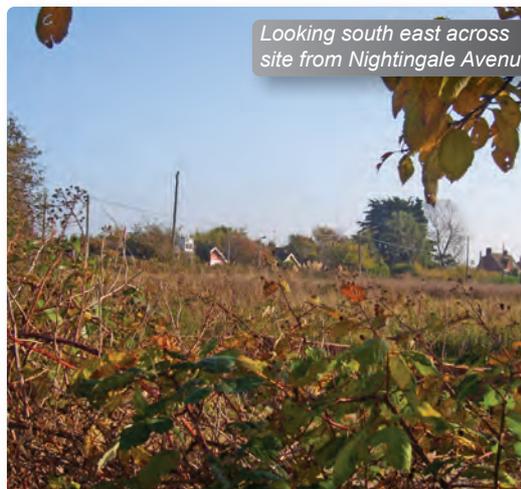


Context

- 6.26 This site is a flat, overgrown and disused playing field. A fence with a hedge growing next to it surrounds this site to the north and west, with hedges and tall trees to the south. This site is undeveloped, except for the remains of former changing rooms on the northwest edge of this site.
- 6.27 The site is located in the centre of Reydon and has good access along fairly wide roads with pavements. Although there are no cycle lanes, all surrounding roads are fairly quiet. Reydon has a primary school, shop and pub, all of which are within easy walking distance of this site.
- 6.28 This site is the former Eversley School playing field, which closed several years ago. The site is in private ownership and although not accessible to the public or used as playing fields, it provides an important open space in the centre of Reydon.

Proposed Development

- 6.29 This site is allocated for housing, a healthy living centre, customer access centre and village green. Development on this site provides the opportunity to meet a variety of community needs.
- 6.30 This site also provides the opportunity to deliver a replacement doctor's surgery for the area, with other health care facilities, as part of a healthy living centre. The site for the healthy living centre will occupy approximately 1.03 hectares of this site. This will include associated car parking. The possibility of delivering a customer access centre for public sector/voluntary service delivery should also be explored as part of any future development. This could be a space within the healthy living centre complex or a space the size of the ground floor of one of the residential units.
- 6.31 Approximately 1 hectare of this site is allocated for housing. Housing development on this site should provide a mix of types and tenures but particularly 2 and 3 bed units. This will help to meet the need for small and family-sized accommodation identified in the Housing Market Assessment (2007). Development should take place at approximately 30 dwellings to the hectare, in keeping with the suburban character of the surrounding area. 35% of dwellings should be affordable. This percentage requirement was established through a site specific viability assessment¹ which took into account known abnormal costs and site specific requirements. The requirement for affordable housing will only be reduced in exceptional circumstances where it can be demonstrated that a lower percentage of affordable housing is needed to ensure the site remains financially viable when taking into account unforeseen development costs.
- 6.32 A village green should be designed within the development to provide a useable focal point, including for community events such as summer fetes. This should account for approximately 0.6 hectares of the site. This is just above the minimum recommended national standard of 0.4 hectares for a local park. The additional space reflects the wider population catchment of Reydon that the village green would serve.
- 6.33 Safety and accessibility are key concerns when considering the location of public open space. Many public spaces are underused because people do not feel safe in them. Often this is due to these open spaces being remote from residential areas or being bordered by high walls and hedges, giving the impression that they are unwatched, isolated and unsafe. The design and relationship of the village green to adjacent housing should also create a sense of place. Adjacent housing should therefore be designed to relate to and overlook the village green, and ensure it can be easily and safely accessed and used.
- 6.34 The Suffolk Wildlife Trust have surveyed this site and consider it has a low biodiversity value. There were no rare or endangered species recorded during this visit, but the Trust has recommended a reptile survey be undertaken on this site prior to development.
- 6.35 There are no known archaeological finds on the site, but there is some potential for archaeology owing to the size of the site. An archaeological condition should therefore be attached to any future planning permission relating to archaeological investigation.
- 6.36 Reydon has experienced considerable housing development in the recent past and so the primary purpose of this allocation is not to deliver more housing. Housing is the enabling development that will assist in delivering enhanced playing field provision at the Reydon High School site and a focal point for Reydon in the form of a publicly accessible village green.
- 6.37 Replacement provision for the loss of playing fields should be made at the former Reydon High School site, where there is a need to extend the existing facilities, particularly for football. Development should



Looking south east across site from Nightingale Avenue

¹ Sites Viability Study (Beccles, Bungay, Halesworth and Reydon) (2010) and Sites Financial Viability Background Paper (2010)

not commence until a site to extend the playing fields at the former Reydon High School site has been agreed and delivered. Housing development must make a financial contribution towards improved playing fields at the former Reydon High School site (SOU3).

Policy SOU2

Land at the Former Eversley School Playing Field, Reydon, (2.63ha), is allocated for Housing, Doctor's Surgery/Healthy Living Centre, Customer Access Centre for public/voluntary sector services and village green. The site will be developed in accordance with the following site specific criteria:

- **Development on this site must compensate for the loss of playing fields through additional provision on site SOU3. Development on this site shall not commence until the additional playing fields have been delivered.**
- **Approximately 1 hectare of this site should be developed at a density of approximately 30 dwellings per hectare.**
- **A mix of house types and tenures should be provided and particularly 2 and 3 bedroom dwellings. 35% of the dwellings should be affordable homes with the mix to be based on the findings of the Strategic Housing Market Assessment and agreed with the District Council Housing Officer. The affordable housing requirement will only be reduced in exceptional circumstances to ensure the site remains financially viable when taking into account unforeseen development costs.**
- **Approximately 0.6 hectares of the site should be laid out as a village green to act as a focal point for the local community.**
- **Housing should be designed to overlook the village green, to create a sense of place and ensure that it is visible, safe and easily accessible.**
- **Approximately 1.03 hectares of this site should be developed as a doctor's surgery/healthy living centre.**
- **Provision should be made for a space for a customer access centre, either as part of the health facilities or the housing development.**
- **Provision for cyclists and pedestrians should be made along the Wangford Road corridor to Mights Bridge.**
- **A reptile survey should be undertaken prior to planning permission and mitigation measures implemented, as necessary, prior to the site being developed.**
- **An archaeological condition should be attached to any planning permission.**
- **A Flood Risk Assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.**

Implementation

- 6.38 This site will be delivered by developers, the Great Yarmouth and Waveney NHS Trust, The Practice Based Commissioners, local voluntary organisations and Waveney District Council. It is anticipated that the housing will be delivered by 2011 but this will depend on the delivery of the playing fields. The health facilities need to be delivered within the next two years.

SOU3 - Land at Wangford Road, Reydon

Allocation: Sports pitches



Context

- 6.39 Site SOU3 is situated on the edge of Reydon village, in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The site covers 2.78 hectares to the west and south of the existing playing fields at the former Reydon High School Site. The playing fields are currently mown grass, but the site itself is currently part of a large, flat open field that borders the playing fields to the west and south. The residential conversion and redevelopment of the Reydon High School occupies the land to the north east of this site and very sheltered accommodation for the elderly overlooks the playing fields.
- 6.40 Mature hedges with trees border the site to the east and along the northern boundary where it abuts the existing playing fields. Another mature hedge to the west of the site runs parallel in a north south direction and also follows the route of a footpath. Access to the site is off Wangford Road, the B1126, via the former Reydon High School site.

Proposed Development

- 6.41 Provision of additional playing fields in this location will assist in meeting the improved sports provision,

particularly for football, needed at the former Reydon High School site. The allocation will provide additional space for the playing fields. Any additional buildings required should be sited within the boundary of the existing playing field site and ideally adjacent to existing buildings close to the access and car parking.

- 6.42 The Landscape Character Assessment (2008) characterises this site as Blyth and Wang Tributary Valley Farmland, which is gently undulating agricultural land interspersed with hedgerows. This landscape is described as very tranquil. Suffolk Coast and Heaths Area of Outstanding Natural Beauty Unit attaches considerable importance to the visual impact of this development on the surrounding landscape. The Unit support playing field development on this site provided that existing mature trees, hedges and shrubs are retained as part of the playing fields and protected while construction work is underway. Borders to the extension of the playing fields should be marked by fences, with hedges just behind so as to reduce the impact of the fences on the landscape. The boundaries of the site have been aligned to blend in with the existing field pattern and to be as unobtrusive as possible. Measures should also be undertaken to restrict the use and impact of floodlighting on local residents and the surrounding countryside.
- 6.43 The Highway Authority requires a transport assessment to ensure that access and traffic generation to this site is adequately assessed and mitigated as necessary. Provision for cyclists and pedestrians should be made along the Wangford Road corridor to Mights Bridge.
- 6.44 The County Archaeologist requires that an archaeological condition is attached to any planning permission on this site because of its moderate potential to contain archaeology.

Policy SOU3

Land at Wangford Road, Reydon, (2.78ha), is allocated for playing fields. The site will be developed in accordance with the following site specific criteria:

- **Existing trees, hedges and shrubs shall be retained. Borders of the new site will be marked by hedgerows, which will reduce the impact of any fences on the landscape. Fences will sit on the boundary, with the hedges just behind to avoid disputes about future maintenance. The design of the site borders will blend in with the existing field network.**
- **The location and design of any buildings associated with the playing fields (for example a pavilion, toilets and changing rooms) shall be located within the boundary of the existing site and positioned to minimise impact on the landscape and nearby residents. This includes the use and design of floodlighting.**
- **A Transport Assessment is required.**
- **Provision for cyclists and pedestrians should be made along the Wangford Road corridor to Mights Bridge.**
- **An archaeological condition should be attached to any planning permission.**

Implementation

- 6.45 Allocation SOU3 will be delivered by Reydon and Southwold Recreational Development Council. Funding for the playing fields will be provided by a contribution from housing development at Site SOU2. The Reydon Trust is also expected to make a financial contribution. It is anticipated that development will be brought forward in the short term, as soon as development is permitted at site SOU2.

Appendices

Appendix 1 - Delivery Framework

Central to the plan making system is the issue of deliverability. In order to be effective Development Plan Documents must be deliverable. The deliverability of the sites allocated in this document have been thoroughly tested and there is a strong prospect all sites will be delivered in a timely fashion. A key aim of the Site Specific Allocations DPD is to deliver the objectives of the Core Strategy, therefore the sites allocated need to be in conformity with Core Strategy and contribute towards its aims. The following monitoring section of this document outlines how the performance of the site allocations in achieving Core Strategy aims will be monitored.

The delivery of all the Site Specific Allocations is not solely the responsibility of the Council. A number of third parties including, developers, service providers and other tiers of local government will be responsible for delivering the allocations on the ground. As such there are inherent risks to delivery. The following table highlights the responsible parties for the delivery of each allocation together with risks to delivery and proposed mitigation and contingency measures.

The Core Strategy seeks to improve the balance between the provision of housing and jobs. The number of dwellings allocated in this DPD is relatively low and the sites are generally small. The sites are also distributed across the District, as are the employment land allocations and subject to specific dependencies, both will be delivered throughout the plan period. Therefore, it has not been considered necessary to impose any additional controls over the phasing or timing of delivery of any of the sites, to ensure a balance is achieved. However, the situation will be monitored and reviewed, as necessary.

Table 2 - Delivery Framework

Site Specific Allocation Policies	Timescale for Delivery	Responsible Bodies	Dependencies	Risks	Contingencies / Mitigation
LOW1		Suffolk County Council	Whether this site is required depends to some extent on the rate of delivery of the Woods Meadow, Oulton permission for 800 dwellings, including a primary school for the area.	None.	This site may be needed in the short term if implementation of the Woods Meadow development takes longer than expected.
LOW2	2011-2021	Developer	None.	None.	N/A
LOW3	2012-2021	Waveney District, Developer	Masterplan for redevelopment. Partially depends on the identification of an alternative site to relocate District Council staff to.	Limited as part of the site has already been vacated. There are potential viability concerns. However, these are dependant upon the exact mix of uses.	A degree of flexibility as to the overall mix of this site is provided in the Policy, therefore risks to delivery are minimal. Further viability modelling work will likely be required in the detailed masterplanning of the site. In the worst case scenario the allocation will need to be reviewed.
LOW4	2012 for housing delivery	Developer	None.	None.	N/A

Site Specific Allocation Policies	Timescale for Delivery	Responsible Bodies	Dependencies	Risks	Contingencies / Mitigation
LOW5	2011	Developer	None as site has already been vacated.	None.	N/A
LOW6	2013-2015	Developer	Remediation.	Contamination issue is unresolved, or holds up development.	There is currently an over-delivery of housing 2001-2025, so non-delivery of this site in isolation will not effect overall objectives for housing in Waveney. Review of allocation.
LOW7	2013-2015	Developer, Lowestoft and Yarmouth Rugby Club	Relocation of Lowestoft and Yarmouth Rugby Club.	Lowestoft and Yarmouth Rugby Club do not relocate.	There is currently an over-delivery of housing 2001-2025, so non-delivery of this site in isolation will not effect overall objectives for housing in Waveney. The Council continue to work with the Rugby Club to identify an appropriate site. LOW11 has been allocated for sport and leisure use that may provide them with an opportunity to relocate. Review of allocation.
LOW8	2014-2016	Developer, CEFAS	Relocation of CEFAS. Public Sector Funding.	CEFAS do not relocate.	The site will only come available for development provided that CEFAS find alternative accommodation in the town. If CEFAS do not relocate, the scope for redevelopment will be reduced, but there may still be options for developing tourist uses on the site. There is currently an over-delivery of housing 2001-2025, so non-delivery of housing on this site in isolation will not effect overall objectives for housing in Waveney. Review of allocation.
LOW9	2011-2013	Developer, Waveney District Council	Relocation of Nursery staff. Possibly remediation of contamination.	Relocation is slower than expected and contamination issue unresolved.	There is currently an over-delivery of housing 2001-2025, so non-delivery of housing on this site in isolation will not effect overall objectives for housing in Waveney. Review of allocation.
LOW10	2012-2021	Waveney District Council, Kessingland Parish Council and Landowner	Landowner's continued support. Funding to deliver.	Landowner position changes and funding not available.	Review of allocation.
LOW11	2012-2021	Waveney District Council, Local sports clubs and associations and Landowners	Masterplan. Funding to deliver. Partnership working.	Lack of funding.	None.
BEC1	2012-2021	Developer	None.	None.	N/A
BEC2	2012 for housing delivery	Developer, Waveney District Council	Funding to deliver Customer Access Centre.	Lack of funding.	Review of community side of allocation.
BEC3	2011	Housing Association, Waveney District Council, Developer	None.	None.	N/A
BEC4	2012	Waveney District Council, Allotment Holder Association/Local community/Beccles Town Council	Landowner's continued support. Funding.	Support withdrawn and no funding available.	Review allocation.

Site Specific Allocation Policies	Timescale for Delivery	Responsible Bodies	Dependencies	Risks	Contingencies / Mitigation
BUN1	2014	Developer	Levelling of site prior to development. Landowner support.	Support withdrawn.	Delete allocation and accept that it may not be possible to deliver a new employment allocation in Bungay. In this instance, the formulation of a more flexible criteria based Development Management policy for employment development in Bungay could be considered.
BUN2	2020 onwards	Developer	Vacation of BT from site.	Not vacated.	There is currently an over-delivery of housing 2001-2025, so non-delivery of housing on this site in isolation will not effect overall objectives for housing in Waveney. Review of allocation.
BUN3	2012 onwards	Developer, Bungay Community Partnership	Relocation of community centre. Delivery of allocation BUN4.	Community centre does not relocate.	There is currently an over-delivery of housing 2001-2025, so non-delivery of this site in isolation will not effect overall objectives for housing in Waveney. An alternative site for a community centre has been allocated as BUN4.
BUN4	2012 onwards	Bungay Community Partnership, Waveney District Council	Adequate enhancement of existing open space or replacement open space.	Enhancement or replacement open space not provided.	BUN5 allocates land for allotments/open space which will help deal with the existing deficit of open space in Bungay.
BUN5	2012 onwards	Waveney District Council, Landowner Allotment holders association/local community/Bungay Town Council	Landowner unwilling to release the land.	Shortage of allotment space not resolved.	Continue to protect the site as open space/allotments. Seek to identify an alternative site.
BUN6	2012 onwards	Waveney District Council	None.	None.	None.
HAL1	2012 onwards	Developer	Access via existing industrial estate or via HAL2. Potential need for subsidies/grants for servicing.	Development of site delayed. Viability of the site jeopardised.	Review allocation.
HAL2	2014 onwards	Developer	Remodelling of roundabout between Sparrowhawk Road and the A144 to provide access. Potential need for subsidies/grants for servicing.	Development of site delayed. Viability of the site jeopardised.	Review allocation.
HAL3	2016-2018	Developer, Halesworth Playing Field Association, Waveney District Council	Alternative site found for playing fields.	Alternative site for playing fields is not delivered.	There is currently an over-delivery of housing 2001-2025, so non-delivery of this site in isolation will not effect overall objectives for housing in Waveney.
HAL4	2012 onwards	Developer, Waveney District Council, Town Council, Halesworth Partnership and other public sector and voluntary organisations in Halesworth	Community facilities will be dependent on contributions from housing development and sale of existing District Council local office.	Insufficient funding to deliver community facilities.	Explore grant aid with the community.

Site Specific Allocation Policies	Timescale for Delivery	Responsible Bodies	Dependencies	Risks	Contingencies / Mitigation
SOU1	2012	Developer	None.	None.	N/A
SOU2	2010/11 for housing delivery	Developer	Playing fields delivered at the former Reydon High School site (SOU3).	Playing fields not delivered.	There is currently an over-delivery of housing 2001-2025, so non-delivery of this site in isolation will not effect overall objectives for housing in Waveney.
SOU3	2010/11	Reydon and Southwold Recreational Development Council	Financial contributions from various sources, including Football Association and housing development at SOU2.	Financial contributions from one or more parties do not materialise.	Sports field provision may still be possible, albeit on a reduced scale. It may also be necessary to seek alternative sources of funding.

Appendix 2 - Housing Trajectory

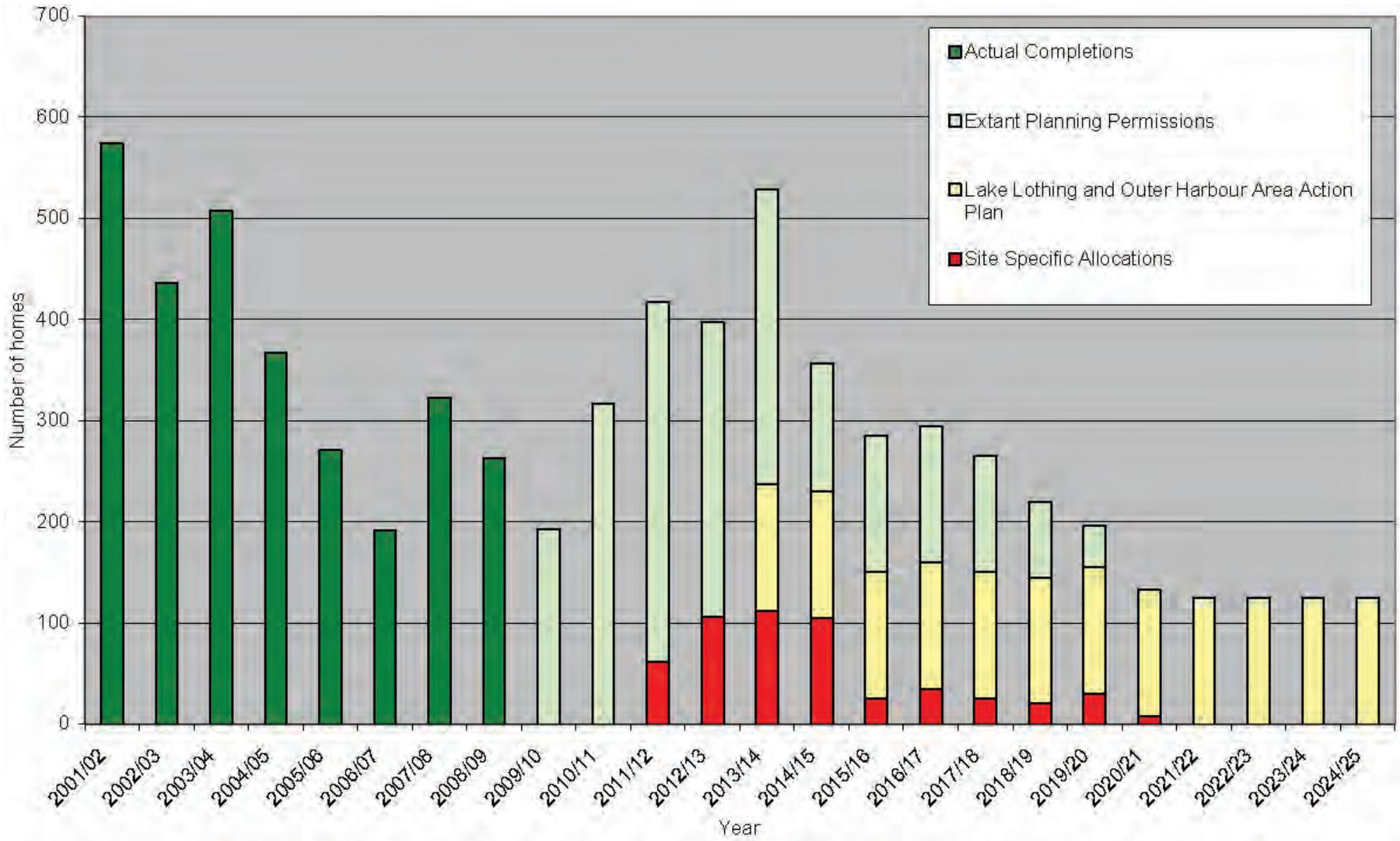
Allocations in the Site Specific Allocations DPD will make an important contribution to the delivery of the overall housing requirement for Waveney. The following table identifies the sites allocated for housing in this document and when they will be delivered. Figure 3 - Housing Trajectory shows how these allocations contribute to the overall delivery of housing up to 2025. The supply of housing and performance against the housing trajectory will be monitored annually and reported in the Council's Annual Monitoring Report.

Table 3 - Housing Trajectory

Allocation	Location	Greenfield / Brownfield	Number Allocated	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25
LOW3	Lowestoft	Brownfield	16	0	0	7	0	0	9	0	0	0	0	0	0	0	0	0	0
LOW4	Lowestoft	Brownfield	34	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0
LOW5	Lowestoft	Brownfield	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0
LOW6	Lowestoft	Brownfield	76	0	0	0	0	38	38	0	0	0	0	0	0	0	0	0	0
LOW7	Lowestoft	Greenfield	60	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0
LOW8	Lowestoft	Brownfield	50	0	0	0	0	0	0	0	0	0	20	30	0	0	0	0	0
LOW9	Lowestoft	Brownfield	48	0	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0
BEC2	Beccles	Brownfield	28	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0
BEC3	Beccles	Greenfield	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0
BUN1	Bungay	Greenfield	35	0	0	0	0	0	0	25	10	0	0	0	0	0	0	0	0
BUN2	Bungay	Brownfield	8	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0
BUN3	Bungay	Brownfield	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0
HAL3	Halesworth	Brownfield	50	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0
HAL4	Halesworth	Greenfield	40	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0
SOU2	Reydon	Greenfield	30	0	0	10	20	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL			528	0	0	62	106	112	105	25	35	25	20	30	8	0	0	0	0

Erratum May 2011. Typological error for Table 3 page 100 'Housing Trajectory'. Greenfield / Brownfield for HAL3 should read 'Greenfield' and not 'Brownfield'.

Figure 3 - Housing Trajectory



Appendix 3 - Monitoring Framework

An important part of the Local Spatial Planning system is monitoring the performance and implementation of adopted policies. A key test of the effectiveness of a Development Plan Document is whether it can be monitored. The Site Specific Allocations DPD is an important tool in the delivery of the aims and objectives of the Core Strategy. Therefore the performance of the Site Specific Allocations DPD needs to be monitored regularly.

The following table identifies which Site Specific Allocation Policies will deliver what Core Strategy Policies and the relevant indicators to measure performance. These indicators will be reported in the Council's Annual Monitoring Reports each December.

Table 4 - Monitoring Framework

Core Strategy Policy	Strategic Objectives	Site Specific Allocation Policies	Core Strategy Indicators	Site Specific Indicators	Targets
CS07 - Employment	<p>10.Meeting the jobs growth target for the District</p> <p>14.Making the most efficient use of land and giving priority to the redevelopment of previously used land</p>	<p>LOW2</p> <p>LOW3</p> <p>LOW4</p> <p>BEC1</p> <p>BUN1</p> <p>SOU1</p> <p>HAL1</p> <p>HAL2</p>	<ul style="list-style-type: none"> • Number and percentage of employees by employment division • Unemployment rate • Long-term unemployment • Proportion of lone parents and long term ill who are economically active • Average earnings • Number and percentage of businesses by size (number of employees) • Number and percentage of businesses by main industry type • Business formation rate • Business start up and closures • Net change in total number of VAT registered businesses • Amount and percentage of new employment floorspace on previously developed land 	<ul style="list-style-type: none"> • Floorspace permitted • Floorspace completed • Employment Land Available 	<p>5000 additional jobs by 2021</p> <p>60% of development on previously developed land</p> <p>Completion of development on allocations</p>
CS09 - Knowledge Economy	<p>1. Promoting the regeneration and renaissance of the Lowestoft sub-regional area (with Great Yarmouth), in particular the central area in and around Lake Lothing and the harbour, and the market towns of Beccles, Bungay, Halesworth and Southwold</p> <p>4. Addressing low educational achievement and aspiration</p> <p>10. Meeting the jobs growth target for the District</p>	<p>LOW1</p> <p>LOW3</p>	<ul style="list-style-type: none"> • Unemployment rate • Long-term unemployment • Average earnings • Number and percentage of businesses by size (number of employees) • Number and percentage of businesses by main industry type • Business formation rate • Business start up and closures • Net change in total number of VAT registered businesses • Number and percentage of employees by employment division • % of year 11 pupils gaining 5+ A*-C grades at GCSE • Average point score per student at A and AS level • Proportion of the population with no qualifications • Proportion of the population with NVQ level 4 or higher 	<ul style="list-style-type: none"> • Redevelopment of Town Hall 	<p>Improved perception of Lowestoft</p> <p>Increasing the vitality and viability of Lowestoft and the market towns</p> <p>Improve the skills and education levels of the local population</p> <p>5000 additional jobs by 2021</p>

Core Strategy Policy	Strategic Objectives	Site Specific Allocation Policies	Core Strategy Indicators	Site Specific Indicators	Targets
CS10 - Retail, Leisure and Office Development	<p>8. Improving access to services and facilities, especially for those people living in rural areas</p> <p>10. Meeting the jobs growth target for the District</p> <p>12. Promoting sustainable tourism and the cultural development of the District</p> <p>13. Supporting our town centres as sustainable locations for a mix of uses</p> <p>16. Achieving sustainable transport, and in particular increasing cycling, walking and use of public transport and so reducing reliance on the car for travel</p>	LOW3 LOW4	<ul style="list-style-type: none"> Distance to key services New retail floorspace in town centres Number and percentage of employees by employment division Unemployment rate Long-term unemployment Number of visitors to Waveney % of town centre units with A1 shop uses Vacant units in town centres 	<ul style="list-style-type: none"> Floorspace permitted Floorspace completed 	<p>5000 additional jobs by 2021</p> <p>Improved access to services and facilities</p> <p>Increase the economic benefits of tourism in a sustainable way</p> <p>Increased vitality and viability of town centres</p> <p>Completion of development on allocations</p>
CS11 - Housing	<p>6. Promoting balanced and mixed communities through housing provision and in particular addressing the need for affordable housing</p> <p>8. Improving access to services and facilities, especially for those people living in rural areas</p> <p>14. Making the most efficient use of land and giving priority to the redevelopment of previously used land</p> <p>16. Achieving sustainable transport, and in particular increasing cycling, walking and use of public transport and so reducing reliance on the car for travel</p>	LOW3 LOW4 LOW5 LOW6 LOW7 LOW8 LOW9 BEC2 BEC3 BUN1 BUN2 BUN3 HAL3 HAL4	<ul style="list-style-type: none"> Homelessness Housing Stock Housing Land Availability Affordable housing Special needs housing House types and sizes Average property price to income ratio Percentage of unfit dwellings Number of vacant dwellings Distance to key services % of journeys to work undertaken by sustainable modes % of school children travelling to school by sustainable modes Dwellings per hectare of net developable area Number and percentage of new dwellings completed on previously developed land Number and percentage of existing housing commitments on previously developed land % of all new residential development taking place in major towns, other towns and elsewhere 	<ul style="list-style-type: none"> Number of dwellings completed Number of affordable dwellings completed Number of dwellings remaining Density 	<p>Deliver an average of 290 dwellings per annum including a mix that meets the needs of the community including a minimum of 30% of affordable housing.</p> <p>Improve access to services and facilities for those living in rural areas</p> <p>Achieve a target of 60% of development on previously developed land</p> <p>Increase the proportion of journeys undertaken by sustainable modes</p> <p>Completion of development on allocations in a timely fashion that is consistent with the phasing outlined in this document.</p>

Core Strategy Policy	Strategic Objectives	Site Specific Allocation Policies	Core Strategy Indicators	Site Specific Indicators	Targets
CS13 - Tourism	<p>8. Improving access to services and facilities, especially for those people living in rural areas</p> <p>10. Meeting the jobs growth target for the District</p> <p>12. Promoting sustainable tourism and the cultural development of the District</p> <p>16. Achieving sustainable transport, and in particular increasing cycling, walking and use of public transport and so reducing reliance on the car for travel</p>	LOW8	<ul style="list-style-type: none"> Distance to key services Number and percentage of employees by employment division Unemployment rate Long-term unemployment Number and percentage employed in tourism Number of visitors to Waveney 	<ul style="list-style-type: none"> Commencement of tourism use of former Grand Hotel 	<p>Improve access to services and facilities for those living in rural areas</p> <p>Increase the economic benefits of tourism in a sustainable way</p> <p>5000 additional jobs by 2021</p> <p>Increase the proportion of journeys undertaken by sustainable modes</p> <p>Re-use of the Grand Hotel for tourism uses.</p>
CS14 - Culture	<p>3. Improving the health of the population and in particular reducing health inequalities</p> <p>8. Improving access to services and facilities, especially for those people living in rural areas</p> <p>12. Promoting sustainable tourism and the cultural development of the District</p> <p>13. Supporting our town centres as sustainable locations for a mix of uses</p> <p>16. Achieving sustainable transport, and in particular increasing cycling, walking and use of public transport and so reducing reliance on the car for travel</p>	<p>LOW9</p> <p>LOW10</p> <p>LOW11</p> <p>BEC4</p> <p>BUN4</p> <p>BUN5</p> <p>BUN6</p> <p>HAL3</p> <p>HAL4</p> <p>SOU3</p>	<ul style="list-style-type: none"> Obesity in the population Change in amount of accessible natural green space Change in provision of open space % of footpaths and other rights of way which are easy to use by members of the public New cultural facilities in town centres Distance to key services Number of visitors to Waveney Number of visits to/uses of Council funded or part-funded museums per 1000 population Change in amount of open space (including children's play space, outdoor play space and accessible natural green space) 	<ul style="list-style-type: none"> Hectares of open space developed Hectares of burial land developed Provision of community centre 	<p>Reducing health inequalities</p> <p>Reduce mortality rates from heart disease, strokes and related diseases by 40% in people under 75 (LAA)</p> <p>Increase the Disability Adjusted Life years in people who are overweight or obese</p> <p>Improve access to services and facilities for those living in rural areas</p> <p>Increase the economic benefits of tourism in a sustainable way</p> <p>Increase participation in cultural activities</p> <p>Increase the proportion of journeys undertaken by sustainable modes</p> <p>Increase the vitality and viability of town centres</p>

Appendix 4 - Glossary

Affordable Housing

Housing that is provided, with subsidy, for people who are unable to resolve their housing needs in the local private sector market because of the relationship between housing costs and incomes. Affordable Housing normally consists of social rented housing or intermediate housing which is normally provided by a Housing Association. The official national definition of affordable housing for the purposes of Town and Country Planning is found in Planning Policy Statement 3.

Annual Monitoring Report (AMR)

It is a requirement of the Planning and Compulsory Purchase Act 2004 for local planning authorities to monitor and review progress towards the delivery of the local development documents. Progress is set down in an Annual Monitoring Report which has to be prepared by the December following the end of the previous financial year.

Archaeological Condition

This is usually a condition attached to a planning permission allowing reasonable access to a nominated archaeologist - either to hold a "watching brief" during the construction period or specifically to carry out archaeological investigation and recording in the course of the permitted operations on site.

Area Action Plans

These are used to provide a planning framework for areas of significant change or conservation. They are part of the Development Plan.

Area of Outstanding Natural Beauty (AONB)

Environmentally sensitive land designated under the National Parks and Access to the Countryside Act 1949 for its special landscape value. The Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area for future generations. Suffolk Coast and Heaths is one of the 41 AONBs which cover 15% of England and Wales. The District Council has a statutory duty under Sec 85 of the Countryside and Rights Of Way Act 2000 to have regard to the AONB in performing its functions.

Biodiversity

The variety of plant and animal species, plus the groups of species which make up particular habitats. These help to maintain a balanced environment at all levels, from local to global.

(The) Broads Authority Area

This area, which includes parts of Waveney District outside the area covered by the Waveney Local Development Framework, has status equivalent to a national park. The Broads Authority is the local planning authority for the area, and has the statutory duties of conserving and enhancing its landscape, wildlife and cultural heritage; promoting opportunities for the understanding and enjoyment of its special qualities by the public; and protecting its navigation.

Brownfield Land

See previously developed land.

Conservation Area

An area, designated by a local authority, of special architectural or historic interest within towns and villages, which has been given special status to ensure its protection and enhancement.

County Wildlife Site

Areas of county-wide wildlife interest as defined using the following criteria:

- 'Woodland sites are selected using a number of criteria; ancient status, well developed structure and diverse ground flora;
- Grasslands are selected on the basis of unimproved status, floral diversity and presence of rarities;
- Other habitats which are regionally or nationally scarce, e.g. heathland, vegetable shingle or open water are also represented;

- Any sites which support a population of one or more species listed in Schedule 5 or 8 of the Wildlife and Countryside Act or the Red Data book are included.'

Taken from 'A Register of County Wildlife Sites in Suffolk' (1991 and updates), compiled by Suffolk Wildlife Trust and Suffolk County Council.

Density

In the case of residential development, a measurement of the number of dwellings per hectare. Net housing density excludes for example structural landscaping.

Design and Access Statement

A statement accompanying a planning application that lays out the design principles on which a development proposal is based, including how disabled people, older people and very young children, will be able to use the development.

Development

Defined in Section 55 (1) of the Town and Country Planning Act 1990 as 'the carrying out of building, engineering, mining and other operations in, on, over or under land, or the making of any material change in the use of any buildings or land'.

Development Management Policies

These are criteria based policies which will be applied to ensure that all development meets the overall vision and strategic policies set out in the Core Strategy. To a greater or lesser extent these policies will need to be taken into account in the determination of the majority of planning applications including those planning applications for the development of sites in this DPD. The Development Management Policies form part of the Development Plan.

Economic Development

Development that creates new, or safeguards existing jobs.

Evidence Base

Information and data gathered by the Council to justify the 'soundness' of the policy approach set out in Local Development Documents.

Flood Risk Assessment

A site specific assessment of all types of flood risk to the proposed development itself and to others in the locality. All planning applications for development of 1 hectare or greater in any flood zone are required to include a Flood Risk Assessment. All planning applications for development in Flood Zones 2 and 3 require Flood Risk Assessments.

Geodiversity

The natural diversity of geological features (rocks, minerals, fossils and structures), geomorphological features (landforms and processes) and soil features that make up the landscape. This includes their assemblages, relationships, properties, interpretations and systems.

Greenfield

Land which has not been previously developed i.e. fields, woods, meadows, or land that has no recent history of development.

Heritage (built and architectural)

Historical, architectural and archaeological features, buildings and monuments that are of local, regional or national interest.

Heritage Coast

An area of coastline protected and promoted by Natural England in association with local authorities for the enjoyment of the coast whilst protecting its natural beauty, nationally important wildlife and landscape features and improving the quality of inshore waters and beaches.

Highway Authority

Looks after local roads (non-trunk roads) Responsible for preparing a Local Transport Plan and commenting on the impact of development proposals on local roads. The Highway Authority for Waveney is Suffolk County Council.

Highways Agency

Government agency that is responsible for operating, maintaining and improving the strategic road network (Trunk Roads). The Highways Agency will make comments on the impact of development proposals on the safe and efficient operation of trunk roads.

Listed Building

A building or structure designated by the Secretary of State for the Department of Culture, Media, and Sport as being of special architectural or historical interest.

Local Development Documents

The collective term used in the Planning and Compulsory Purchase Act 2004 for Development Plan documents, Supplementary Planning Documents and the Statement of Community Involvement, Local Development Scheme and the Annual Monitoring Report.

Mixed Use Development

A term used to refer to a variety of types of development on a particular site.

Open Space

Covers a broad range of open spaces as defined in the annex to PPG17: Planning for Open Space, Sport and Recreation (2002).

Planning Obligations and Agreements

A legal agreement between a planning authority and a developer ensuring that certain extra work related to a development are undertaken or contributions made to the provision of infrastructure or facilities, for example the provision of highways. Sometimes called a Section 106 Agreement.

Planning Policy Guidance Note (PPG)

National policy guidelines issued by the Department of Communities and Local Government on a range of subjects affecting the use and development of land.

Planning Policy Statements (PPS)

Statements of the government's national policies on a range of topics. Now issued by the Department for Communities and Local Government (CLG) and formerly by the Office of the Deputy Prime Minister (ODPM).

- PPS1 Delivering Sustainable Development
 - Supplement to PPS1 Planning and Climate Change
 - Supplement to PPS1 Eco-towns
- PPG2 Green Belts
- PPS3 Housing
- PPS4 Planning for Sustainable Economic Growth
- PPS5 Planning and the Historic Environment
- PPS7 Sustainable Development in Rural Areas
- PPG8 Telecommunications
- PPS9 Biodiversity and Geological Conservation
- PPS10 Planning for Sustainable Waste Management
- PPS12 Local Spatial Planning
- PPG13 Transport
- PPG14 Development on Unstable Land
- PPG17 Planning for Open Space, Sport and Recreation
- PPG18 Enforcing Planning Control
- PPG19 Outdoor Advertisement Control
- PPG20 Coastal Planning

Good Practice Guide on Planning for Tourism

PPS22 Renewable Energy

PPS23 Planning and Pollution Control

PPG24 Planning and Noise

PPS25 Development and Flood Risk

Supplement to PPS25: Development and Coastal Change

Previously Developed Land (PDL)

Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition includes defence buildings but excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision has been made for restoration through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds, and allotments which, although it may feature paths, pavilions and other buildings, has not previously been developed; land that was previously developed but where the remains of the permanent structure of fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed. (Source: PPS3 Housing)

Proposals Maps

Ordnance Survey maps which identify the areas to which policies and proposals in the development plan documents relate.

Ramsar sites

Wetlands of global importance, listed under the Convention on Wetlands of International Importance (signed in Ramsar, Iran).

Regional Spatial Strategies

These set out the region's policies in relation to the development and use of land. It forms part of the statutory development plan, however in May 2010 the Secretary of State announced the intention to abolish Regional Spatial Strategies.

Regeneration

Regeneration centres on the physical development of land, buildings and new transport systems. It also seeks to capture and maximise benefits for the people through economic and social regeneration in terms of skills, social and economic inclusion, prosperity, education, housing, health, community development and the environment. It is closely aligned to neighbourhood renewal.

Regionally Important Geological/Geomorphological Sites (RIGS)

Sites of regional and local importance for geodiversity. RIGS may be designated for their value to Earth science or to Earth heritage in general including as cultural, educational, historical and aesthetic resources.

Renewable & Low Carbon Energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass. Low-carbon technologies are those that can help reduce carbon emissions. Renewable and/or low-carbon energy supplies include, but not exclusively, those from biomass and energy crops; CHP/CCHP (and micro-CHP); waste heat that would otherwise be generated directly or indirectly from fossil fuel; energy-from-waste; ground source heating and cooling; hydro; solar thermal and photovoltaic generation; wind generation.

'Saved' Policies

Under the Planning & Compulsory Purchase Act 2004, policies in the Waveney Adopted Local Plan (1996) were saved for 3 years from 28th September 2004. The Secretary of State can make a direction to save policies for a further period beyond this date, but they were otherwise due to expire on 27th

September 2007. The Council had to submit an assessment of Adopted Policies that it wished to save beyond 27th September 2007 and the Secretary of State's Direction lists the Adopted Local Plan policies that have been extended beyond 27th September 2007. Local Plan policies are gradually being replaced by policies contained within development plan documents once they are adopted. The saved policies are listed on the Council's website.

Section 106 Planning Obligation

A legal agreement which provides a means of ensuring that developers contribute towards the infrastructure that is required to make a development acceptable in planning terms.

Site Investigation Report

A detailed report that examines the extent and risk of ground contamination on a site. A site investigation report is a requirement of Planning Policy Statement (PPS) 23. It must be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. It must detail all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy.

Shoreline Management Plans (SMPs)

SMPs provide a large-scale assessment of the risks associated with coastal processes and present a long term policy framework to reduce these risks to people and the developed, historic and natural environment in a sustainable manner.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. It includes policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Areas of Conservation (SACs)

Sites of European importance for nature conservation designated under the Conservation of Natural Habitats and Wild Flora and Fauna Directive.

Special Protection Areas (SPAs)

Sites of European importance for nature conservation designated under the Conservation of Wild Birds Directive.

Statement of Community Involvement

This sets out the methods local authorities will use to involve local communities in the preparation of Local Development Documents and development control decisions. The Statement is not part of the Development Plan but it is subject to independent examination.

Strategic Housing Land Availability Assessment

A comprehensive assessment of sites that could deliver housing in a District over 5, 10 and 15 year periods.

Strategic Housing Market Assessment

An assessment which estimates local or sub-regional housing need and demand in terms of affordable and market housing.

Structure Plans

These were county wide strategic planning documents. They formed part of the development plan alongside Local Plans, but have now been superseded.

Suffolk Biodiversity Action Plans (BAPS)

The local version of the national biodiversity action plan concentrating on those species and habitats particularly relevant to Suffolk.

Sustainable Development

Sustainable development is an approach towards development that aims to ensure people satisfy their basic needs and enjoy a good quality of life without compromising the quality of life for future generations. The Government will try to achieve that through five principles: Living within environmental limits, Ensuring a strong, healthy and just society, Achieving a sustainable economy, Promoting good governance and using sound science responsibly.

Sustainable Drainage Systems

System where surface water (i.e. rainwater) drains naturally back into the underground water system rather than to waste water treatment works.

Transport Assessment

An assessment that illustrates accessibility to a site by all modes and the likely modal split of journeys to and from the site. It should give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal and to mitigate transport impacts.

Travel Plan

A plan of measures produced by occupiers of new commercial and public buildings to encourage staff and visitors to travel to it via alternatives to single-occupancy car-use. Such a plan for example, could include: car sharing schemes; a commitment to improve cycling facilities; a dedicated bus service or restricted car parking allocations. It might also promote flexible-working practices such as remote access and video conferencing.

Tree Preservation Order (TPO)

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.

Urban Regeneration Company (URC)

A private company set up specifically to promote the regeneration of a particular geographical area. Such companies were designated by the Office of Deputy Prime Minister and the Department of Trade and Industry. Representatives from the local authorities, community and private sector make up a Board of Directors.

Use Classes Order

The Use Classes Order puts uses of land and buildings into various groupings that have similar implications for the amenity of an area. The Use Classes Order permits some changes within, and between, classes although most changes of use between different classes require planning permission.

Very Sheltered Housing

Types of supported housing which provide a 'caring environment' for older people. Very Sheltered Housing often consists of specially designed self-contained housing and may have a range of communal facilities sometimes available to older people in the local community as well as the scheme. There are dedicated care teams and personal care is provided either by the housing provider or on a contract with another agency or social services. (Source: DCLG)

Waveney Local Strategic Partnership

involves a range of organisations from across the District working towards the delivery of the Sustainable Communities Strategy.

Windfall Site

A site not allocated in a plan, but which unexpectedly becomes available for development during the lifetime of the plan.

Appendix 5 - Replacement of Saved Policies

The following 'saved' policies from the Adopted Waveney Local Plan (1996) will be superseded/replaced on adoption of the Site Specific Allocations DPD.

Policy	Subject
H2	Housing Allocations – Development Briefs
H6	Housing Allocations
E1	Industrial Allocations
CF1	School Allocations
BEC1	Pedestrianisation
BEC2	Car Parking
BEC3	Old Market Environmental Enhancement
BEC4	Beccles Malting
HAL2	Retail Development, rear of Thoroughfare
HAL3	Community Centre development, off Thoroughfare

