

# Future of our towns, villages and countryside

Have  
**YOUR**  
Say!

A summary of the Waveney First Draft Local Plan



Consultation ends 22nd September 2017



[www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan)

 **Waveney**  
District Council



# Looking to the future

What does the future hold for our towns, villages and countryside?

Think forward to around 20 years time:

- What does your town or village look like?
- Are there good job opportunities?
- Does your town centre have a good range of shops?
- Can young people afford a home?

The Waveney Local Plan looks at these issues and tries to address them. The plan, which covers the period to 2036, contains planning policies which will be used to determine planning applications in the area. It will set out the level of growth which needs to be planned for, identify where that

growth should be located and how it should be delivered. We have put together a first draft plan, and we need to make sure it meets the needs and aspirations of the community. **This is where we need your help.** As this is the first draft of the plan, things can change before it is finalised. The following pages provide a brief summary of the draft strategy for future growth. The full draft plan can be found at [www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan). Copies are also available to view at the Marina Customer Service Centre in Lowestoft, and copies have been supplied to local libraries for inspection.

## We'd like to know the following from you:

- Does the plan reflect your ideas about the future of your community?
- Have we identified the most suitable sites for new homes, employment and other uses?
- Are the policies suitable to help make decisions on planning applications?

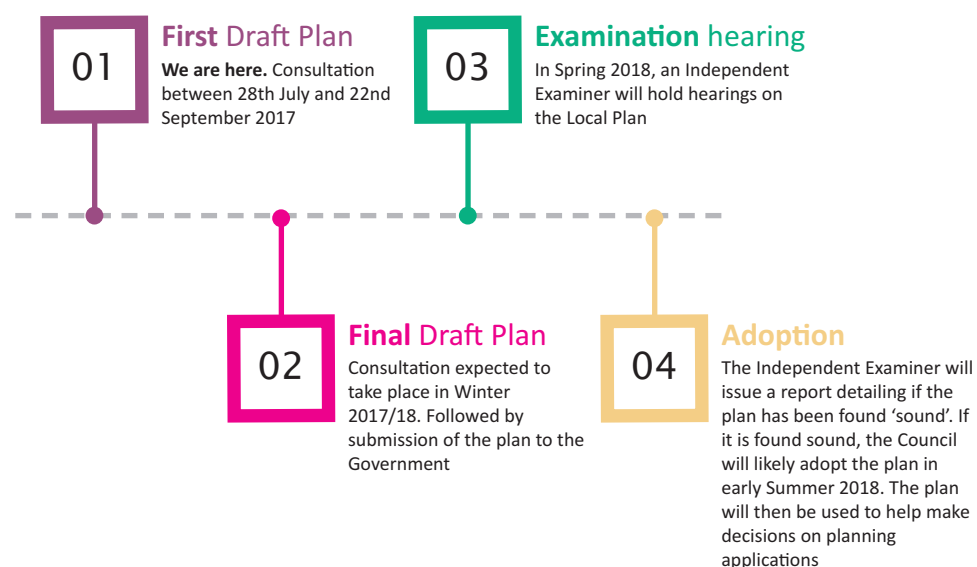


This is a great time to get involved and have your say

[www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan)

by Friday 22nd September 2017

## Timetable for the Local Plan



## What have we done so far?

We have spoken to Parish and Town Councils and service providers including health and education to see what their needs and aspirations are to 2036. We identified issues that the Local Plan needs to address and invited landowners, developers and others to submit possible sites that could be available for development within the next 20 years. These issues, aspirations and potential development sites were published in 2016 as part of a consultation 'Help Plan Our Future: Options for the new Waveney Local Plan'. This consultation asked questions on the amount and distribution of growth across the District and about things like the design of new homes, the conversion of community facilities and protecting the environment. Over 3,400 comments were received during the public consultation and the results have helped us develop an approach to plan for growth across the District over the next 20 years.



# The overall strategy

Between 2014 and 2036, we need to plan for:



9,000  
new homes



5,000  
new jobs



13,000m<sup>2</sup>  
new retail development

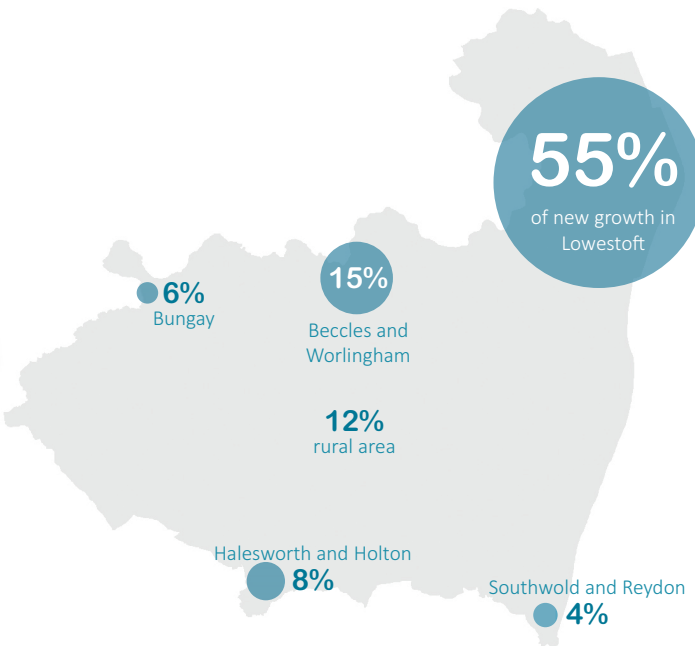
## Vision in summary

- Improve quality of life
- Create a stronger, more diverse economy
- Improve the health of the population
- Increase the supply of well-designed housing along with the necessary infrastructure
- Protect and enhance the environment

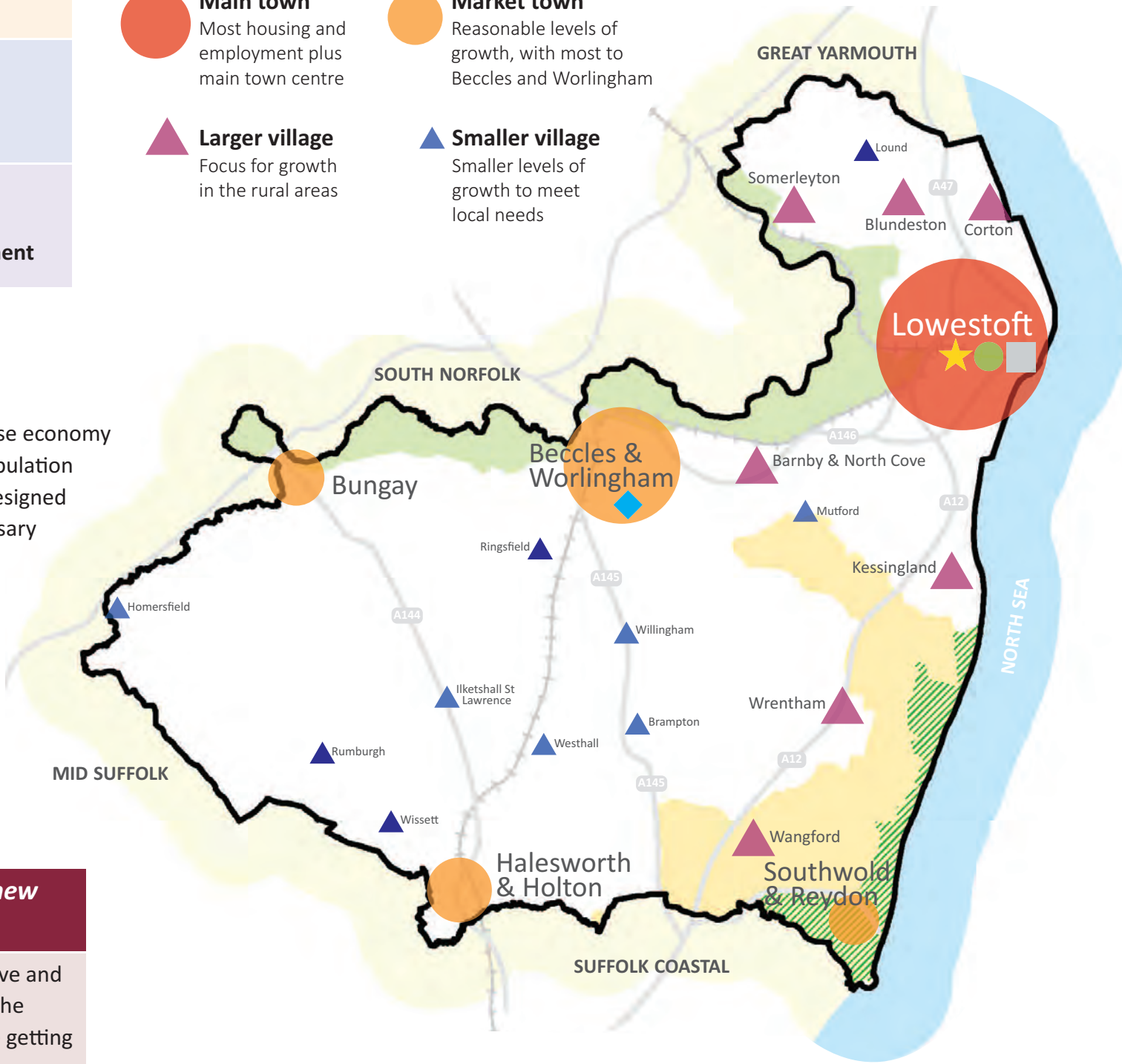
The District will have experienced significant levels of growth, but this growth will not have breached environmental limits and will have been supported by adequate infrastructure.

## Why do we need to plan for new homes?

Waveney is an attractive place to live and work and more people move into the District than leave. Households are getting smaller so even with no population growth there is a need for more housing. If demand outweighs supply, house prices will go up. By not planning for growth, there is also a risk that developments could be built in inappropriate locations.



- **Main town**  
Most housing and employment plus main town centre
- **Market town**  
Reasonable levels of growth, with most to Beccles and Worlingham
- **Larger village**  
Focus for growth in the rural areas
- **Smaller village**  
Smaller levels of growth to meet local needs



-  Central and coastal Lowestoft regeneration
-  Lake Lothing Third Crossing
-  Flood defence
-  Beccles Southern Relief Road
-  Waveney District boundary
-  Broads Authority area within Waveney District
-  Area of Outstanding Natural Beauty
-  Heritage Coast



# Strategy for Lowestoft

Lowestoft (with Carlton Colville, Oulton and Oulton Broad) is expected to accommodate the majority of the District’s development.

Regeneration in central Lowestoft will deliver a significant amount of new housing as well as new employment, retail and leisure. However, there will be a need for the town to expand outwards to accommodate new housing and employment development. The town can only grow north and south due to the North Sea to the east and the Broads to the west.

A new development to the north of the town will deliver new homes and employment land. To the south of the town another development is proposed to deliver new homes, a new, more centrally located primary school for Carlton Colville, parking for the existing primary school, a country park and a community centre to address local needs.

Key infrastructure improvements include:

- Lake Lothing Third Crossing
- Pedestrian / cycle bridge over Lake Lothing at Brooke Peninsula
- New primary schools in central Lowestoft, north Lowestoft and Carlton Colville
- Extensions to existing primary schools in north Lowestoft

- New medical centre at Woods Meadow, Oulton
- Extensions to High Street Surgery and Rosedale Surgery
- New community centre in Carlton Colville
- New sports facilities in Carlton Colville
- Lowestoft Flood Risk Management Project

New homes  
(2014 - 2036)

4,991

in the Lowestoft, Carlton Colville, Oulton and Oulton Broad area (including the parts of Corton and Gisleham bordering the built up area)



List of proposed allocations (shown on the map on the right)

Policy	Location	Proposed use
WLP2.2	PowerPark	Employment development
WLP2.3	Peto Square	Mixed use including restaurants, drinking establishments and leisure uses
WLP2.4	Kirkley Waterfront and Sustainable Urban Neighbourhood	Mixed use including 1,380 new homes, employment development, primary school, playing field and local retail centre
WLP2.5	East of England Park	Pavilion / cafe, landmark structure / sculpture and play facilities
WLP2.6	Western End of Lake Lothing	57 new homes, marine-focused employment and tourism
WLP2.7	Former Battery Green car park	Retail and leisure, such as cinema and town centre hotel
WLP2.12	North Lowestoft Garden Village	Up to 1,400 new homes, retirement community, employment development, primary school and local shops
WLP2.13	Land north of Union Lane, Oulton	140 new homes
WLP2.14	Land between Hall Lane and Union Lane, Oulton	200 new homes
WLP2.15	Land south of The Street, Carlton Colville/Gisleham	Up to 800 new homes, primary school, country park, allotments, local shops, community centre and parking for existing primary school
WLP2.16	Land at South Lowestoft Industrial Estate	Employment development
WLP2.17	Land at Mobbs Way, Oulton	Employment development
WLP2.18	Oakes Farm, Beccles Road, Carlton Colville	Tennis / netball courts, artificial pitch, athletics facilities and more



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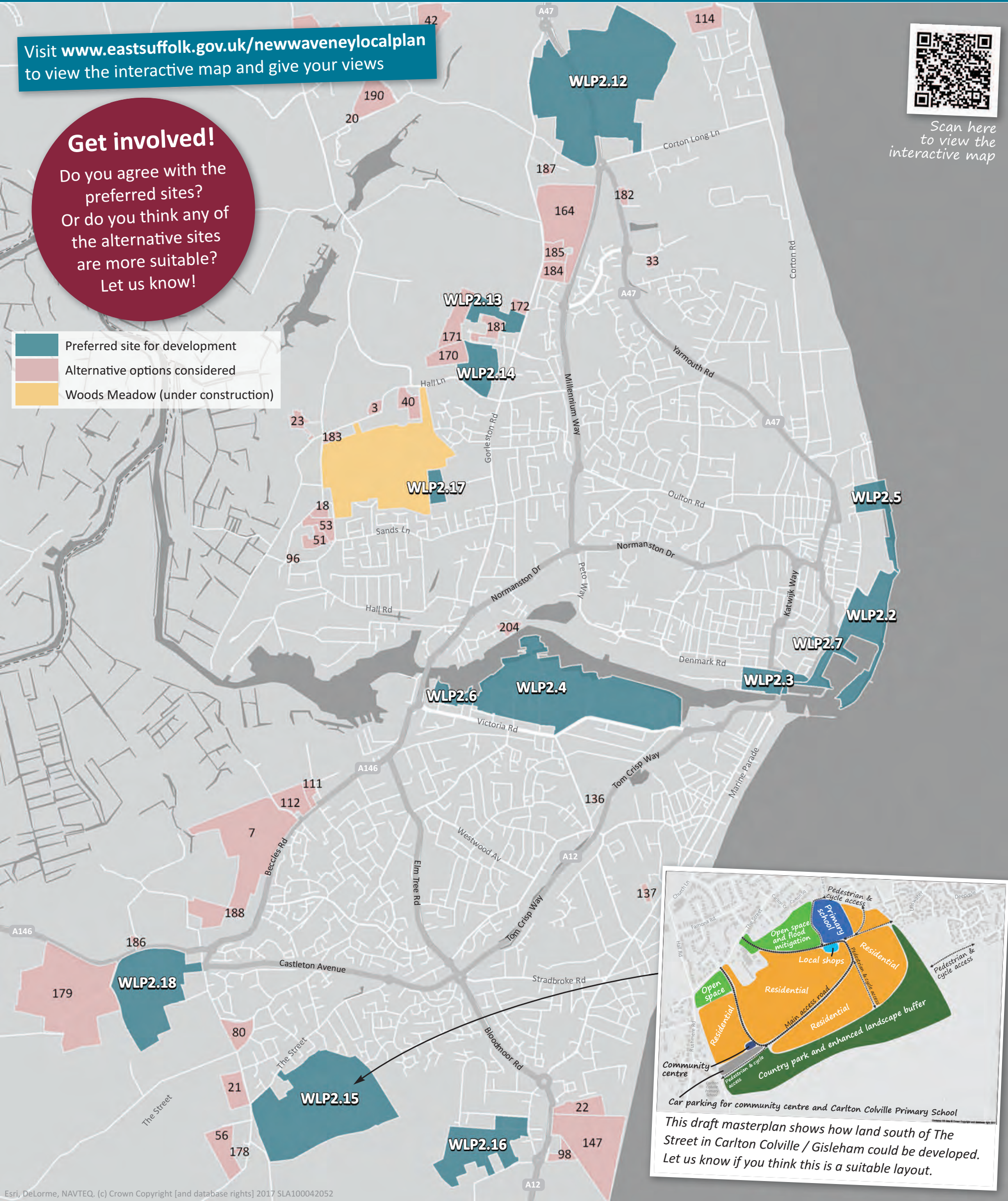
Get involved!

Do you agree with the preferred sites?  
Or do you think any of the alternative sites are more suitable?  
Let us know!

- Preferred site for development
- Alternative options considered
- Woods Meadow (under construction)



Scan here to view the interactive map



This draft masterplan shows how land south of The Street in Carlton Colville / Gisleham could be developed. Let us know if you think this is a suitable layout.



# Strategy for Beccles & Worlingham

Beccles and Worlingham will continue to fulfil their role as the second largest built up area in the District.

The growth proposed over the next 20 years is similar to that experienced by Beccles and Worlingham over the last 20 years. However, this Local Plan seeks to plan in a more strategic way to ensure a greater range of infrastructure and services are provided. In doing this the Council will seek to retain the individual identities of the two settlements. The Southern Relief Road opens up new opportunities to ease the traffic impact of new employment

development at Ellough and support new housing. Land south of Beccles and Worlingham provides a logical extension including significant areas of green space and supporting infrastructure and should be developed using garden city principles. This Local Plan also allocates an additional area of employment land at Ellough. The Beccles and Worlingham area is expected to take the second largest share of new jobs.

## Key infrastructure improvements include:

- Beccles Southern Relief Road
- New primary school, community centre, country park, allotments and sports facilities
- Extension to Beccles Medical Centre
- New parks and play spaces
- Improvements to Beccles Quay and other improvements to open space
- Improved cycle network and cycle links to Ellough Industrial Estate

New homes  
(2014 - 2036)

# 1,473

in Beccles and Worlingham  
A further 150 homes on allocated sites are expected to be delivered beyond 2036



List of proposed allocations (shown on the map on the right)

Policy	Location	Proposed use
WLP3.1	Beccles and Worlingham Garden Neighbourhood	Mixed use including up to 1,250 new homes, employment development, primary school, country park, sports fields, allotments, play areas, local shops and community centre
WLP3.2	Land west of London Road, Beccles	250 new homes and land for a cemetery extension
WLP3.3	Land south of Benacre Road at Ellough Airfield	Employment development



This draft masterplan shows how the Beccles and Worlingham Garden Neighbourhood could be developed. Let us know if you think this is a suitable layout.



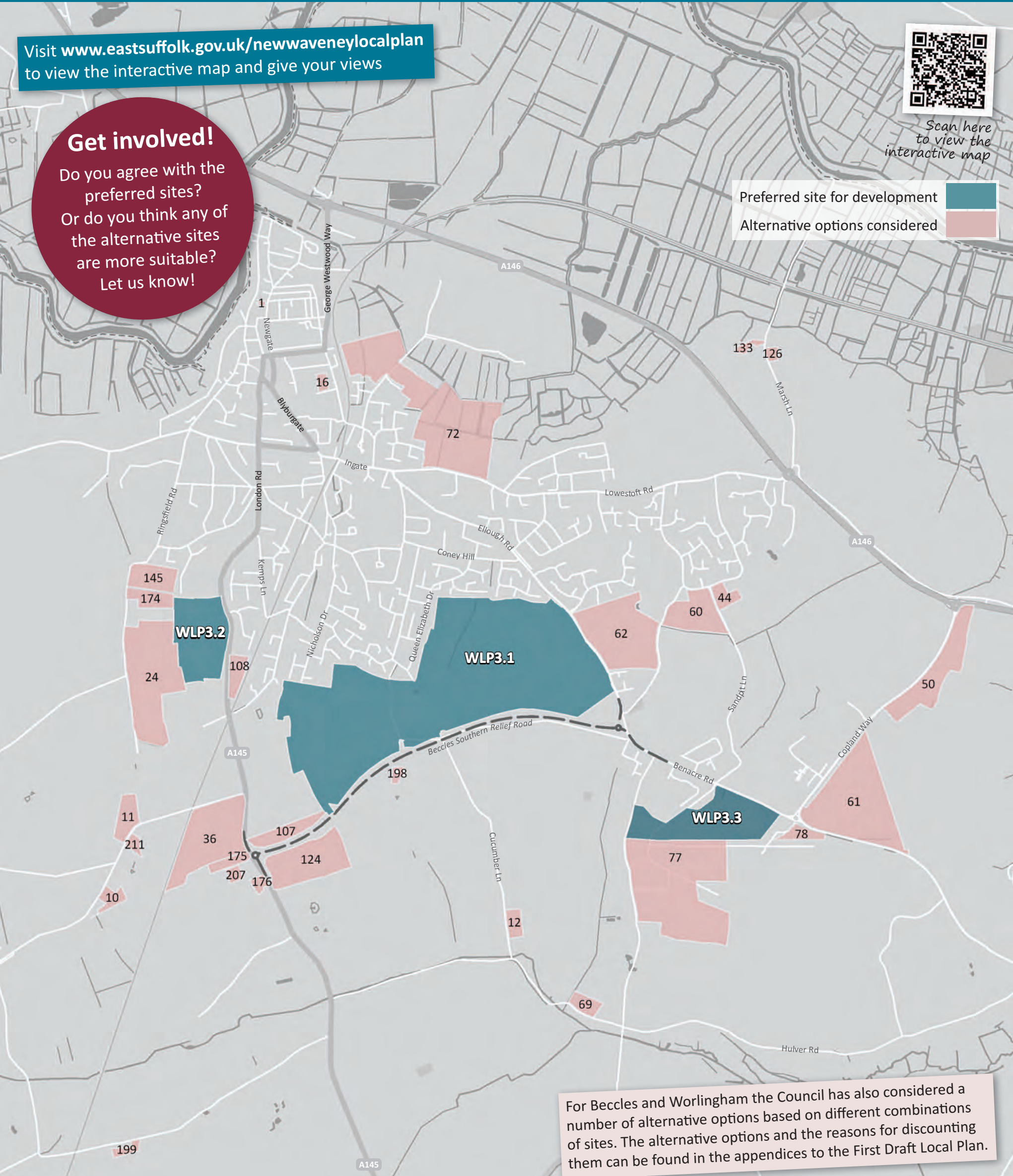
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Scan here to view the interactive map

**Get involved!**  
Do you agree with the preferred sites?  
Or do you think any of the alternative sites are more suitable?  
Let us know!

Preferred site for development  
Alternative options considered



For Beccles and Worlingham the Council has also considered a number of alternative options based on different combinations of sites. The alternative options and the reasons for discounting them can be found in the appendices to the First Draft Local Plan.



# Strategy for Halesworth & Holton

The strategy for Halesworth and Holton is to increase the level of housing which will help deliver enhanced health and sports facilities and new employment opportunities.

This will help attract younger, working age people to the town. New housing will help support the town centre and enhance its role as a service centre for Holton and other nearby villages. The Local Plan aims to protect the individual identities of Halesworth and Holton. 440 new

homes have been allocated in addition to the 300 which already have planning permission or have been completed since 2014. New employment land has been allocated north of Halesworth. For Holton, a site is allocated to provide a small amount of additional housing.

Key infrastructure improvements include:

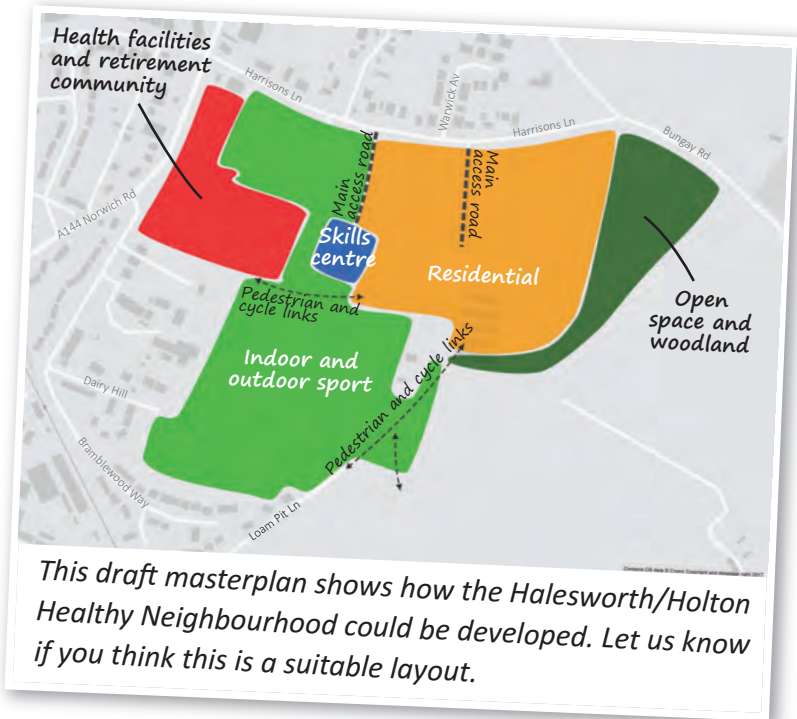
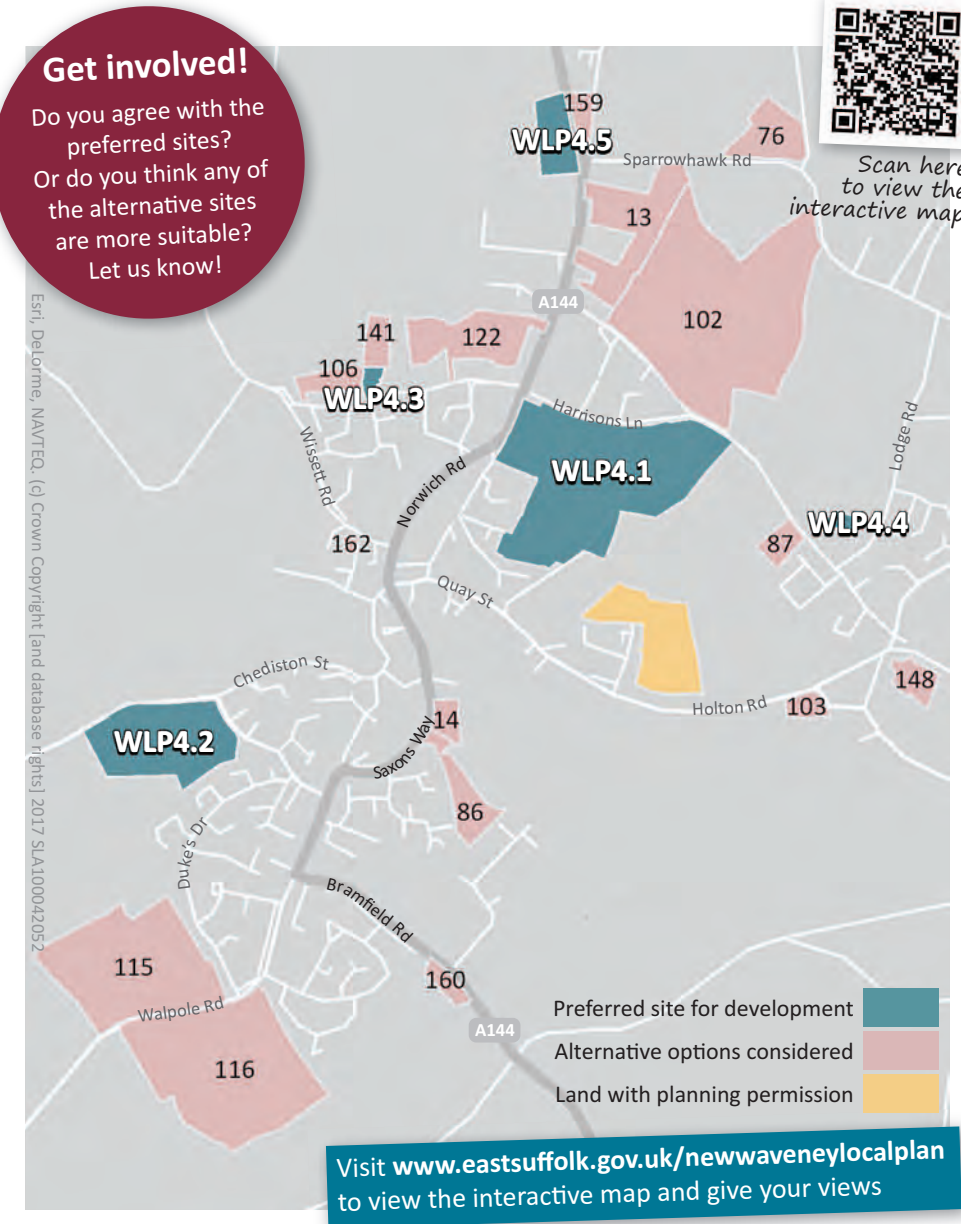
- Extensions to Edgar Sewter and/or Holton St Peter Primary School
  - Extension and improvements to North Suffolk Skills Centre
  - Extension to Cutlers Hill Surgery
  - New health facility
- New junior pitches, drainage works, new pavilion and additional parking at Dairy Hill
  - New sports hall, gym, tennis/netball courts, artificial pitch and additional grass pitches at Halesworth Campus



New homes  
(2014 - 2036)  
**740**  
in Halesworth & Holton

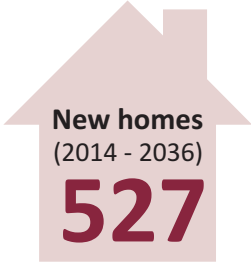
List of proposed allocations (shown on the map above)

Policy	Location	Proposed use
WLP4.1	Halesworth/Holton Healthy Neighbourhood	Mixed use including 215 new homes, health care facility and retirement community, sports pitches and education / training facility
WLP4.2	Land adjacent to Chediston Street, Halesworth	200 new homes
WLP4.3	Land north of Old Station Road, Halesworth	10 new homes
WLP4.4	Land west of Lodge Road, Holton	15 new homes
WLP4.5	Broadway Farm, Halesworth	Employment development





# Strategy for Bungay



The strategy for Bungay allows for a modest level of growth which protects the sensitive landscape around the town. New housing and employment land has already been permitted to the south of the town. The Local Plan will allocate land for 305 new

homes in addition to the 222 which already have planning permission or have been completed since 2014. New housing will support existing shops and services and help contribute to the funding of a new community centre.

Key infrastructure improvements include:

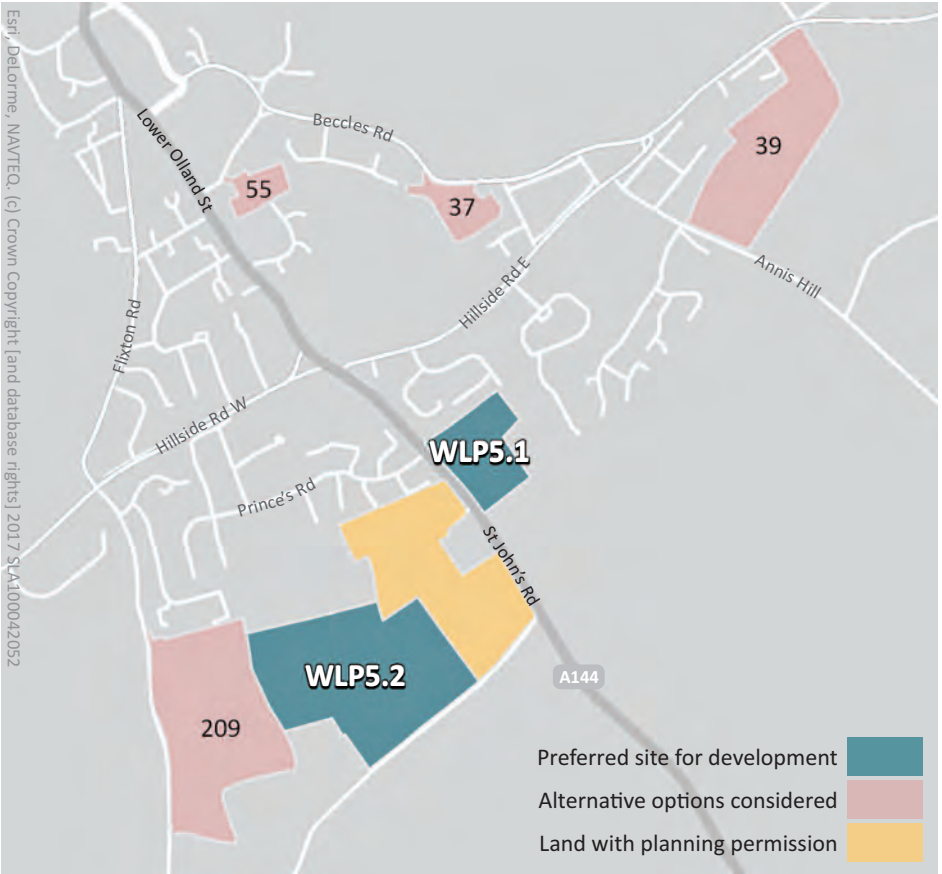
■ Extension to Bungay Medical Practice

■ A small artificial pitch at the Maltings Pavilion

■ New community centre at Old Grammar Lane

■ New allotments on land to the rear of Bungay High School

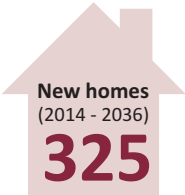
■ Extension to Bungay High School playing fields and new bus / parking area



List of proposed allocations (shown on the map above)

Policy	Location	Proposed use
WLP5.1	Land east of St Johns Road, Bungay	85 new homes
WLP5.2	Land rear of Bungay High School	220 new homes

# Strategy for Southwold



There is limited opportunity for new homes in Southwold, therefore the focus for housing is on Reydon. Reydon has limited scope to expand as it is surrounded by the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The most suitable site does not extend development further into the countryside than

existing development and presents an opportunity to deliver a significant number of homes to support Southwold and Reydon with a more limited impact on the landscape than other options. More homes, particularly affordable homes, will allow people who work in the area to live in the area.

Key infrastructure improvements include:

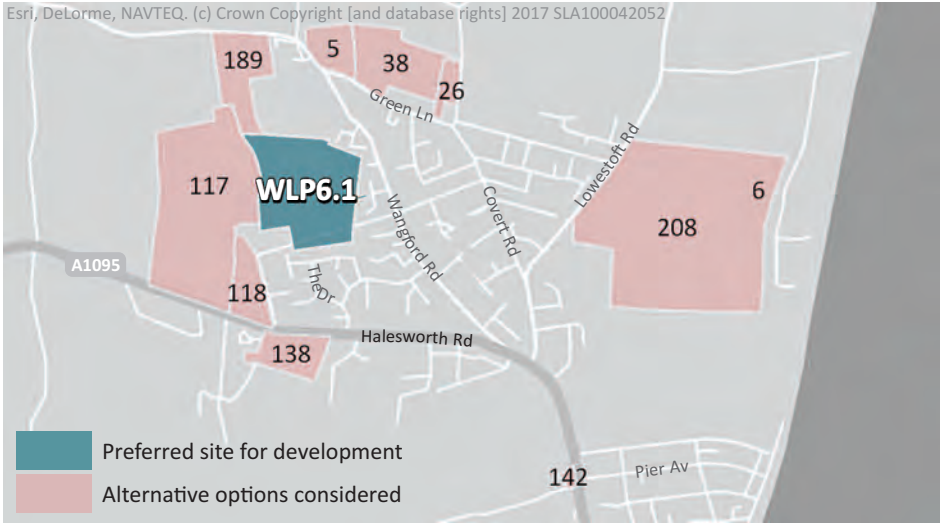
■ Improvements to the old Reydon High School playing fields

■ 2 additional wickets on the cricket pitch at Southwold Common

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Or do you think any of the alternative sites are more suitable?  
Let us know!

# & Reydon



List of proposed allocations (shown on the map above)

Policy	Location	Proposed use
WLP6.1	Land west of Copperwheat Avenue, Reydon	250 new homes

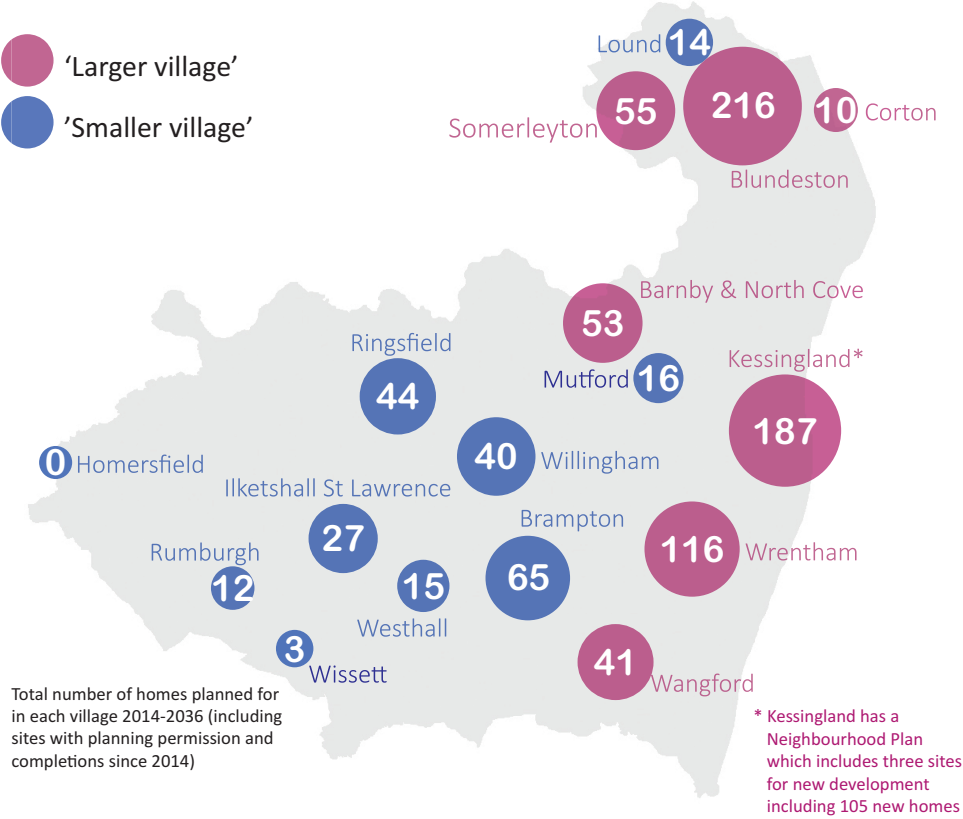


# Strategy for Rural Areas

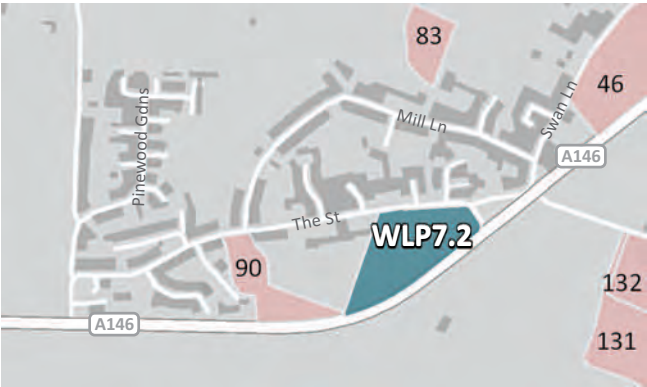
The strategy for the rural areas is to deliver approximately 12% of the District’s housing growth.

In recent years there has been limited development in the rural parts of the District. New development can support new and existing services and facilities and provide a wider choice of quality new homes where they are needed. Most housing growth

in the rural areas will be focused on larger villages which generally have better services and facilities, such as village shops and public houses. Small-scale employment, retail and leisure development will be supported in the rural areas.



## Barnby and North Cove



List of proposed allocations (shown on maps on the following pages)

Policy	Location	Proposed use
Barnby and North Cove		
WLP7.2	Land between The Street and A146	45 new homes
Blundeston		
WLP7.3	Land south of Lound Road	16 new homes
WLP7.4	Land north of Pickwick Drive	45 new homes
Brampton		
WLP7.11	Land south of Southwold Road	50 new homes, replacement village hall, open space, play area and playing pitch
WLP7.12	Land at Toodley Farm, Station Road	8 new homes
Ilketshall St Lawrence		
WLP7.13	Land south of Hogg Lane	25 new homes and play area
Lound		
WLP7.14	Land east of The Street	10 new homes
Mutford		
WLP7.15	Land south of Chapel Road	8 new homes
WLP7.16	Land north of Chapel Road	6 new homes
Ringsfield		
WLP7.17	Land north of School Road	40 new homes
Rumburgh		
WLP7.18	Land adjacent Mill Bungalow	12 new homes
Somerleyton		
WLP7.5	Land north of The Street	10 new homes
WLP7.6	Mill Farm Field	45 new homes and open space
Wangford		
WLP7.7	Land north of Elms Lane	16 new homes
WLP7.8	Land north of Wangford Road	22 new homes
Westhall		
WLP7.21	Land west of Lock’s Road	14 new homes
Willingham		
WLP7.19	Land east of Woodfield Close	10 new homes
WLP7.20	Land north of Sotterley Road	30 new homes
Wrentham		
WLP7.9	Land north of Chapel Road	60 new homes and open space
WLP7.10	Land west of London Road	22 new homes

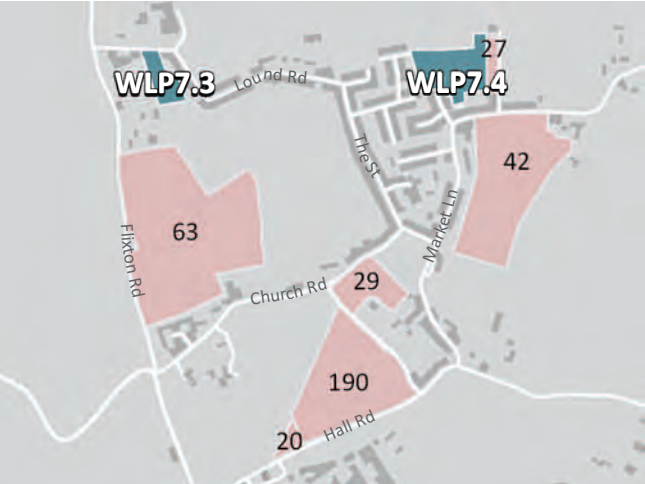


**Get involved!** Do you agree with the proposed sites? Or do you think any of the alternative sites are more suitable? Let us know! Visit [www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan) to view all sites considered for development in the rural area.

Preferred site for development

Alternative options considered

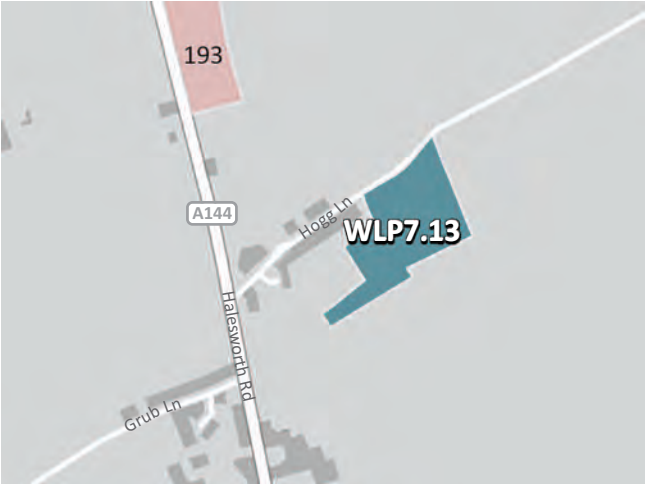
Blundeston



Brampton



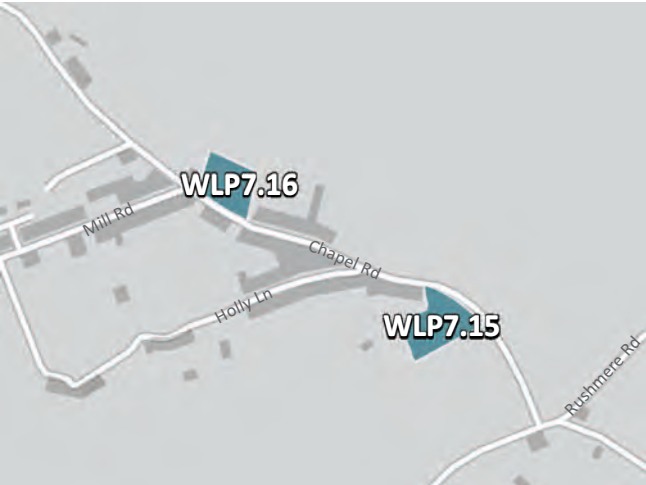
Ilketshall St Lawrence



Lound



Mutford



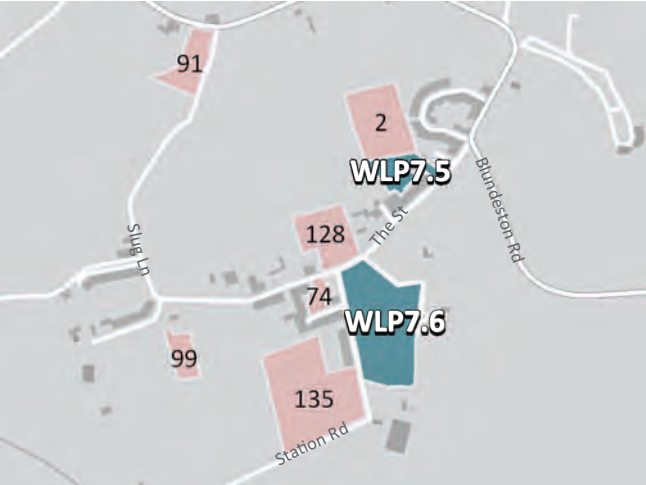
Ringsfield



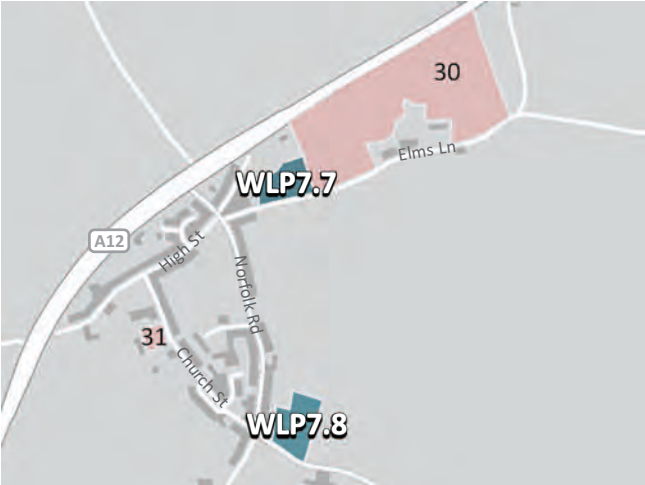
Rumburgh



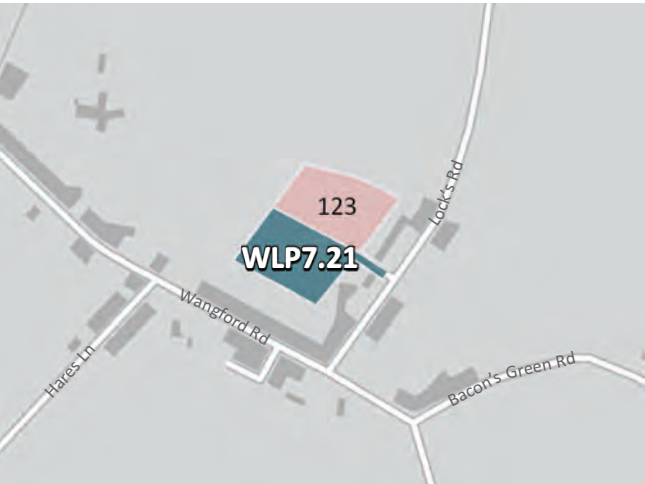
Somerleyton



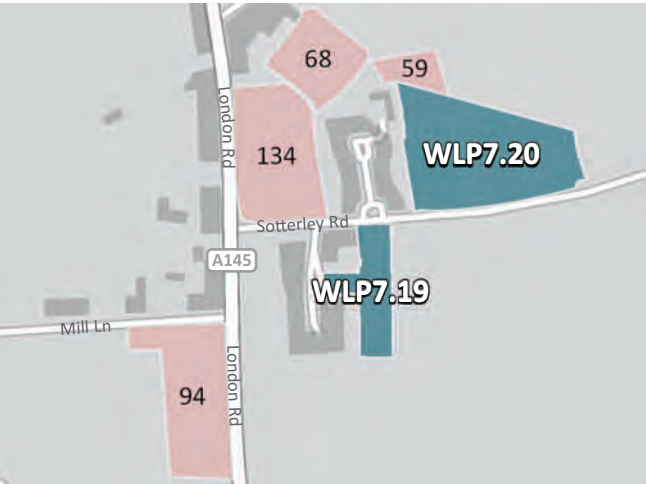
Wangford



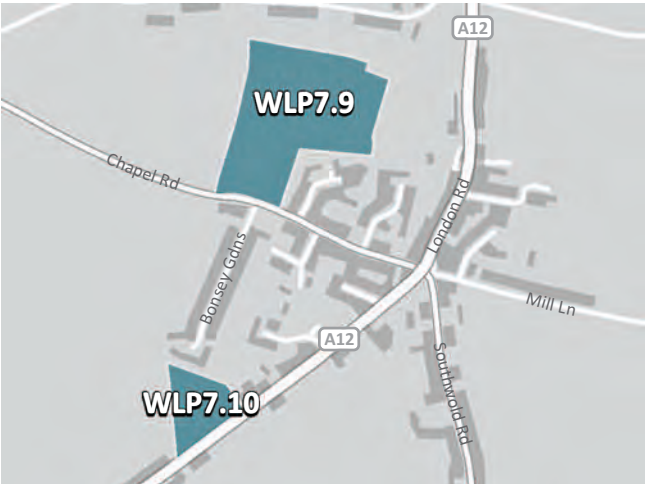
Westhall



Willingham



Wrentham





# District-wide Planning Policies

## The first draft Local Plan includes over 90 policies

The First Draft Plan includes a number of policies which could be used to determine planning applications and help deliver the overall strategy. These include:

- Housing
- Employment
- Tourism
- Sustainable transport
- Climate change
- Design
- Natural environment
- Historic environment
- Retail, leisure and town centres
- Community facilities



## Visit us at the Exhibitions

Please come and visit us at the exhibitions to talk about the first draft Local Plan.

The exhibition boards and full Waveney First Draft Local Plan can be viewed on our website at [www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan). Copies of the first draft plan are also available to view at the exhibitions listed and at the Marina Customer Service Centre

in Lowestoft town centre. Inspection copies have also been supplied to local libraries in the District. To save paper, we encourage you to view the plan online. A number of supporting documents and evidence bases are also available on our website.

Visit [www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan) to find out more

## Neighbourhood Plans

Many Parish and Town Councils are in the process of preparing Neighbourhood Plans, which sit alongside the Local Plan when making decisions on planning applications. Proposals in the Neighbourhood Plans will need to be in conformity with the Local Plan.

Location	Date	Time
<b>Beccles Public Hall</b> , Smallgate, Beccles NR34 9AD	Tuesday 8 <sup>th</sup> August	5:30pm - 7:30pm
<b>Halesworth Rifle Hall</b> , London Road, Halesworth, IP19 8LG	Thursday 10 <sup>th</sup> August	5:30pm - 7:30pm
<b>Bungay Fisher Theatre (The Gallery)</b> , 10 Broad Street, Bungay NR35 1EE	Tuesday 15 <sup>th</sup> August	5:30pm - 7:30pm
<b>Waveney District Council</b> , Riverside, 4 Canning Road, Lowestoft NR33 0EQ	Wednesday 16 <sup>th</sup> August	5:30pm - 7:30pm
<b>Reydon Village Hall</b> , Lowestoft Road, Reydon IP18 6RF	Monday 21 <sup>st</sup> August	5:30pm - 7:30pm
<b>Lowestoft Library</b> , Clapham Road South, Lowestoft NR32 1DR	Saturday 2 <sup>nd</sup> September	9:30am - 1:00pm



Call us

Planning Policy and Delivery Team  
01502 523029 / 01502 523068

Write to us



Waveney District Council  
Planning Policy and Delivery Team, Riverside  
4 Canning Road, Lowestoft, Suffolk NR33 0EQ

Email us



Planning Policy and Delivery Team  
[waveneylocalplan@eastsuffolk.gov.uk](mailto:waveneylocalplan@eastsuffolk.gov.uk)



[www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan)

