

Summary of Draft Strategic Housing and Economic Land Availability Assessment

This site is adjacent to the grade II listed Gorse Lodge. The site is considered to be important to the setting of the building, therefore development would cause substantial harm that would not easily be mitigated.

The site has high archaeological potential.

Development on this site would result in encroachment into the open countryside, which could harm the AONB as well as the urban frontage of Reydon. The Settlement Fringe Landscape Sensitivity Study identifies this site as part of an area of historic farmland. Although this landscape has a low sensitivity to development its very high value means that the landscape has a low capacity for new development. This site contributes to the landscape because of trees and hedges that surround it and its location next to a sensitive stretch of urban fringe of Reydon means that it is in an important location. As a result any future development would have to give careful consideration to design and landscaping.

Improvements to the foul sewer network would be needed prior to development.

Summary of Draft Sustainability Appraisal

The draft Sustainability Appraisal identified that development would have a significant negative effect upon the historic environment with development taking place within the setting of a grade II listed building. There would also be a significant negative impact on the landscape. Development on this site would encroach into the open countryside and would impact upon the landscape to the west. A minor negative effect is that the northern part of the site is situated within source protection zones 1 and 3.

Minor positive effects are that development is well located for local health services, open space and employment opportunities and that it will help to meet the housing needs of the local population. This site could also encourage sustainable movement patterns.

Mitigation measures include the retention of existing trees and hedges surrounding the site to reduce landscape impact and the use of low rise, high quality design. Development should provide quality play space.

Conclusion

This site is not considered suitable for development as it would likely cause substantial harm to the setting of Gorse Lodge which would be very difficult to adequately mitigate.

**Site 138 - Saint Felix School (Land between St Georges Square and Lakeside Park Drive),
Halesworth Road, Reydon**

Suggested Use: Housing

Site Area: 3.21



This site is currently in use as playing fields at St. Felix School and forms a large area of open space to the south of Reydon. The site is located within the AONB but is screened by a thick bank of trees to the north and west of the site, as well as hedges and trees to the south. The site is bounded by existing residential development to the east and west.

Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site.

Historic England cautioned that development on this site could impact upon the setting of Gorse Lodge Farm, which is a grade II listed building.

Suffolk County Council Archaeology noted that the development of this site would have an ‘Amber’ /Green’ impact.

Reydon Parish Council stated that members of the public are strongly opposed to large scale development, as evidenced in response to the 2014 Village Plan consultation and the planning application at St. Felix School. There is no need for a major housing or employment allocation given housing needs analysis and the available capacity at Reydon Business Park.

The Southwold and Reydon Society believed that this site is unsuitable for development. The site is a playing field in a prominent location in the Area of Outstanding Natural Beauty. Road access would be problematic, the sewerage network is already operating at or beyond capacity and there is no replacement for the lost sports facilities. No development on this scale is required in Southwold and Reydon if most development is to be located in Lowestoft, which the society regards as the preferable option.

Suffolk Wildlife Trust noted that this site is adjacent to the St. Felix School County Wildlife Site and may also contain species and habitats of conservation value of its own. This site should not be allocated for development unless it can be demonstrated that it will not harm any existing ecological value the site has.

No comments submitted by developers or landowners in response to this site.

Members of the public were opposed to development for the following reasons:

- incursion into the Area of Outstanding Natural Beauty and urban sprawl;
- development would set a precedent enabling the development of other sites in the area;
- potential harm to the appearance of the entrance into Southwold and Reydon, which could impact upon the tourist trade, which is supported by the setting of Southwold;
- there was opposition to the loss of a school sports field;
- there was concern about the threat to local wildlife habitats;
- site is designated as open space and so any development would be inappropriate;
- increased light pollution would also result;
- pressure on sewerage infrastructure, which is already at capacity;
- increased pressure on road infrastructure;
- site entrance is a dangerous junction with the Halesworth Road;
- local schools and healthcare facilities would be unable to cope with the additional demands placed upon them;
- new houses will be used as second homes and it is unclear how many will be starter homes;
- it is not clear where the jobs to support new residents would come from;
- given recent affordable housing developments it is not clear that any more are needed;
- the planning application on this site was made by St. Felix School for financial reasons and the School’s proceeds from the sale will not be spent on this site;
- brownfield alternatives are available in Southwold.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The main issue is that development on this site would result in the loss of playing fields. It is unclear whether these are surplus to requirements and whether any replacement provision has been found.

Development on this site would encroach upon the AONB, however, it is bounded by existing development to the east and west and the site is surrounded to north and south by mature trees and hedges. This means that development would be shielded from the surrounding countryside to a certain extent. Work would be needed to ensure the safe entry and exit to the site from Halesworth Road. The Settlement Fringe Landscape Sensitivity Study identifies this site as having low landscape sensitivity and a very high value, which means that its capacity for new development is low. Existing development borders the site on two sides, which reduces the chances of significant landscape impact but nonetheless there development on the site could still harm the appearance of the landscape.

Bordering trees and hedges have the potential to support biodiversity.

Development on this site would require improvements to the foul sewer network and a sewer pipe crosses the site which would need to be accommodated.

Summary of Draft Sustainability Appraisal

The draft Sustainability Appraisal identified that development upon this site would have a significant negative effect upon the landscape. Development on the site would form a large incursion into the AONB but the site is shielded by a thick line of trees to the north and mature trees and hedges to the east and south. Minor negative effects include the potential harm to biodiversity in surrounding trees and hedges.

Minor positive effects are that development on the site would be close to services and facilities, employment opportunities, health facilities and open space. It would also help to meet the housing needs of the whole community and could encourage sustainable movement patterns.

Mitigation measures include the retention of trees and hedges and the use of high quality design a landscaping to reduce landscape impact. It will also be necessary to replace the playing fields lost to development in an equally accessible location.

Conclusion

This site is not suitable for development due to the loss of playing field provision.

Site 142 - Southwold Police Station and former Fire Station site, Blyth Road, Southwold

Suggested Use: Housing

Site Area: 0.29



The northern half of this site used to accommodate the fire station; the southern half accommodates the police station, although this is due to close in the future. The site is an important part of the entry to Southwold and is highly visible from the north and east.

Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that the development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Green' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a sewer pipe crossing the site.

Historic England cautioned that development could impact upon view into and out of the conservation area.

Suffolk County Council Archaeology noted that the development of this site would have a 'Green' impact.

Oulton Parish Council identifies this site as being suitable for development.

Reydon Parish Council stated that housing requirements for Southwold and Reydon could be met on site 142, together with some infill developments in Reydon and modest expansion of the village envelope as specified by the rural exceptions policy (DM22).

Southwold Town Council stated that the number of dwellings on this site is a gross over estimation and will not be included in the Southwold Neighbourhood Plan. This would result in a density of 137.9 dwellings per hectare, not the 77.7 dwellings per hectare which is the current average density of new build in Southwold. Housing without gardens is attractive to second home owners and buy to let. Southwold is seeking to limit these purchasers and to rebuild its population. This involves creating houses for families and older retired people who prefer houses with gardens. The town wants to provide a range of houses for a more varied demographic, in line with the NPPF.

Southwold and Reydon Society stated that this is a key site on the entrance to Southwold, which should be developed for housing. Development will need to be of a high quality given its prominent location and address the following issues: mitigating flood risk on the lower part of the site; providing off street parking; sewerage infrastructure (the whole sewerage network is at or beyond capacity).

No comments submitted by developers or landowners in response to this site.

Members of the public were supportive of development on this site because it is located on brownfield land within the development limits. Two respondents sought to draw attention to other brownfield sites within the town. However there was concern that development on the site should include high standards of design because of its prominent location on the edge of Southwold. Development should also include an off road parking scheme. There was concern that this site would be at risk of flooding because of its low lying location and so housing on the site will require flood protection. It was also stated that the capacity of the sewage network has already been exceeded.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints or impacts that cannot be mitigated. Development on this site would be in a highly prominent location facing the AONB to the north. The site is located close to the Southwold conservation area and sits at the entrance to the town. New buildings would therefore impact upon the settlement fringe and built historic environment of the town. The Settlement Fringe Landscape Sensitivity Study maps show that this site is next to a sensitive urban fringe. It also borders a landscape area to the west with a low capacity for development because of its low sensitivity and very high value. This means that development on this site will require careful attention to design, so that it is sensitive to the landscape and nearby historic buildings. Traffic from the new development would exit onto the busy Station Road and means that road access will require careful attention. The northern part of the site is located in flood zone 2, which will require mitigation if the site is to be redeveloped.

The adjacent site contains a garage which could cause disturbance for future residents on this site.

Development on this site would require improvements to the foul sewer network. A sewer pipe and electricity lines also cross the site.

This site has capacity for 15 new dwellings, however this is based on the fact that the new dwellings located in the flood zone would pass the exceptions test. If they do not, the site would not be able to accommodate any new dwellings. .

Summary of Draft Sustainability Appraisal

The draft Sustainability Appraisal did not identify any significant effects. Minor negative effects were that it could impact upon the nearby conservation area and historic buildings.

Minor positive effects include that development would help to meet the housing needs of the local population. It would also be well located for access to shops, services, health facilities and local employment opportunities. This site could also encourage sustainable movement patterns.

Development of this site would lead to the closure of Southwold Police Station unless an alternative venue can be found within the town.

Mitigation measures require the use of good design, which is sensitive to the historic environment of Southwold and the AONB to the north.

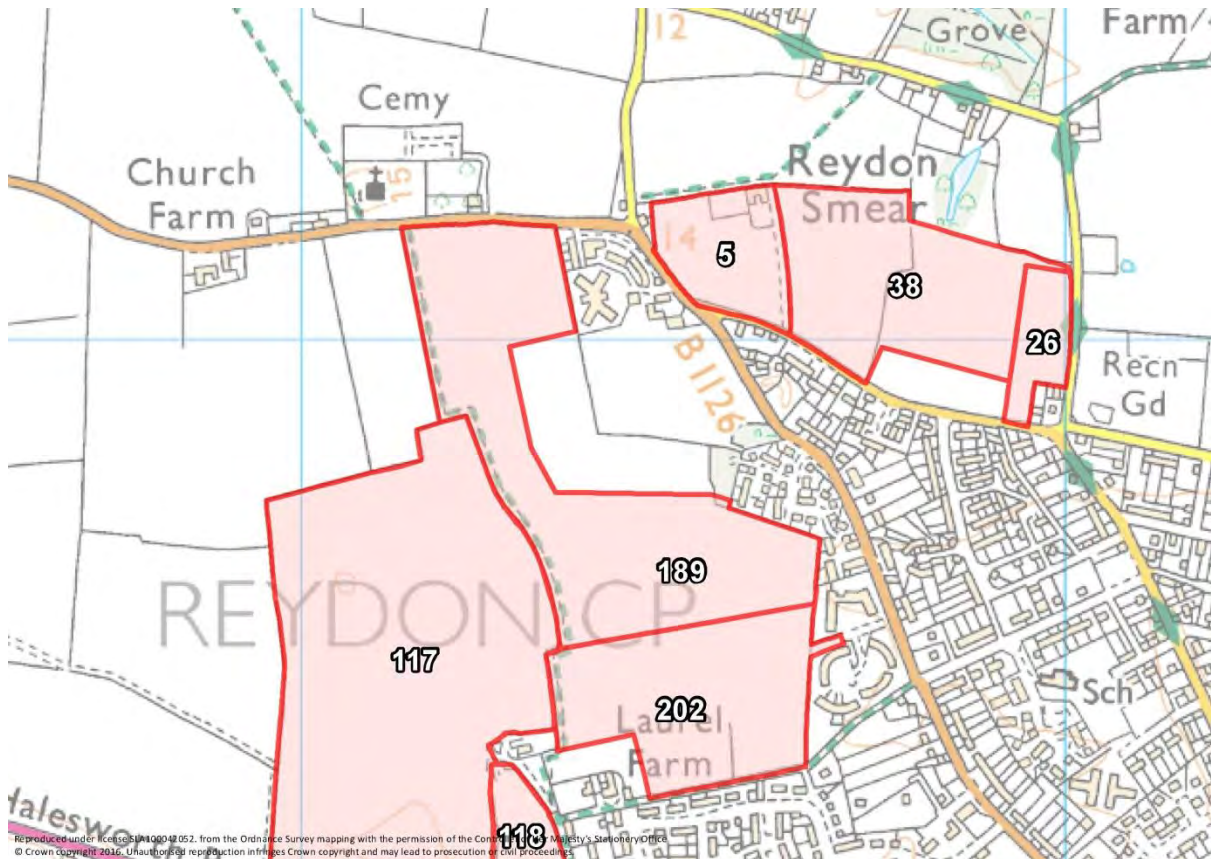
Conclusion

This site is not suitable for allocation in the Local Plan. There are alternative sites that are not at risk of flooding and therefore allocation of this site would be contrary to national planning policy. Allocation of this site may be better considered as part of the Southwold Neighbourhood Plan.

Site 189 - Land south of Wangford Road, Reydon

Suggested Use: Housing

Site Area: 10.87



This site is a long, thin strip of land that borders the eastern side of the old Reydon High School and its football pitches. It is set in an area of large open fields bordered by hedges and a mature hedge runs down the western flank of the site.

Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site was not included in the consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment has not identified any constraints or impacts that cannot be mitigated. Access is possible via Copperwheat Avenue. Development of the entire site would have a negative impact on the AONB landscape, which would be difficult to mitigate. The Settlement Fringe Landscape Sensitivity Study identifies this site as being part of an area of historic farmland, which has low landscape sensitivity but is also of a very high value, meaning that capacity for new development is low. This site is a large open site surrounded by hedges which contributes to the urban fringe and the surrounding landscape.

However it is possible that the south east of the site, which is bounded by existing development and playing fields on two sides, could be developed. Development could also occur on the northern end of the site, to the north of the playing field extension. Land directly to the west of the playing field would not be suitable for development. This could be extended along the Wangford Road towards the hedge on the western edge of the site. A mature hedge borders the hedge to the west and there are tree preservation orders on the north east edge of the site. There is a pond on the western edge of the site. The northern and south eastern parts of the site contain areas of surface water flood risk.

The assessment has identified that this site could be delivered in conjunction with site 202 to the south and has the capacity to deliver 250 dwellings at a density of 20 dwellings per hectare. 5.76 hectares on the southern portion of the site can be developed. The middle section which flanks the western edge of the playing field and the northern section which borders Wangford Road are not suitable for development because they would have a greater impact upon the surrounding landscape. Developing the northern section of the site may also impact upon the setting of Reydon church.

This site could accommodate 132 new dwellings.

Summary of Draft Sustainability Appraisal

The draft Sustainability Appraisal identified that development on this site would have a significant negative effect upon the landscape. New housing would have a major impact upon the open countryside in the AONB, however, this would be significantly reduced if only the southeast corner of the site were developed. The site would also have minor negative effects on natural resources through the loss of undeveloped land.

Minor positive effects are that development would help to meet the housing needs of the local community and that it would be well situated for access to shops, services, employment opportunities, open space and health facilities. This site could also encourage sustainable movement patterns.

There is potentially a negative impact on the historic environment.

Mitigation measures include restricting development to the southeast corner of the site in order to reduce landscape impact. Development should conserve and enhance trees and hedgerows that surround this site; it should also enhance the urban fringe along the western edge of Southwold.

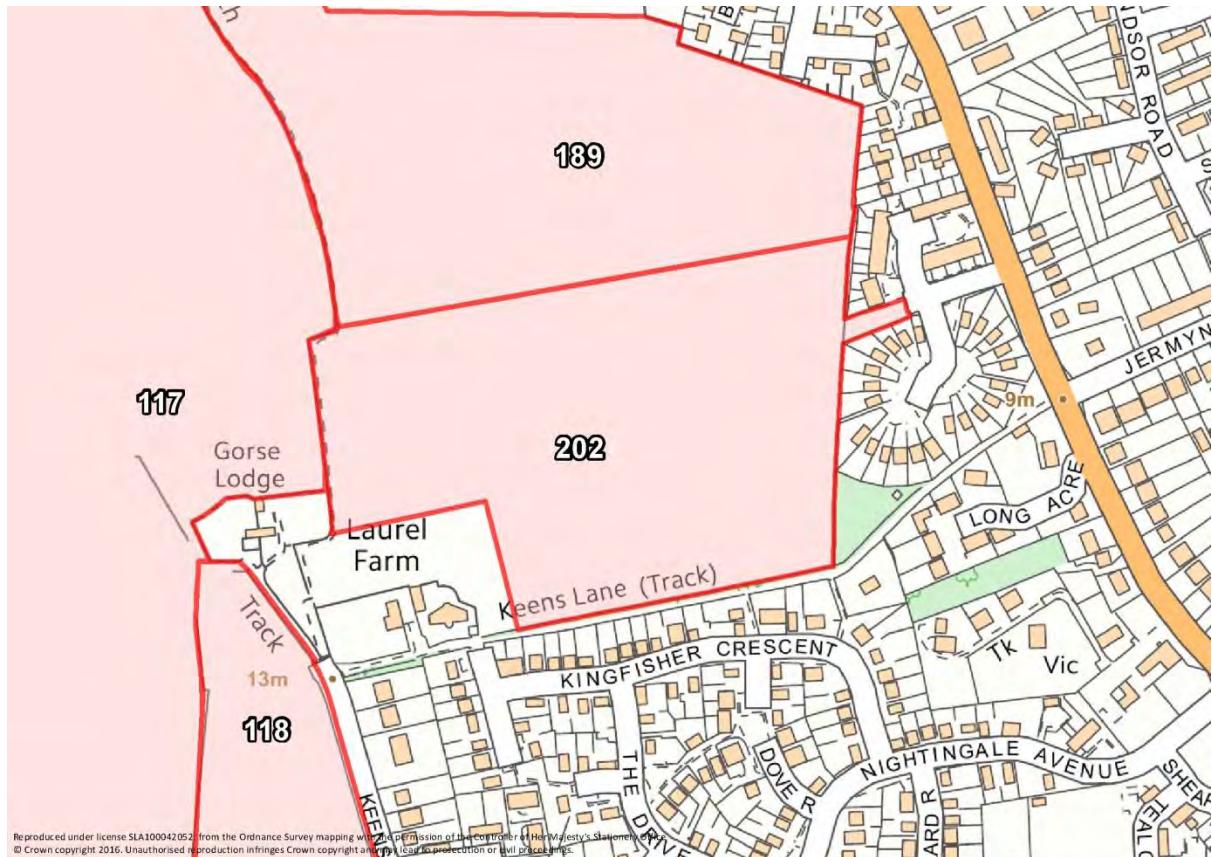
Conclusion

Development in the south of the site would have a more limited impact on the landscape provided a landscaping scheme is implemented, existing trees and hedgerows are retained and the density of development is kept low. Development should also be limited to the southern part of the site, south of the playing fields. As such, the southern part of the site has been allocated by Policy WLP6.1 together with site 202 to the south for 250 dwellings in the First Draft Local Plan.

Site 202 - Land north of Keens Lane, Reydon

Suggested Use: Housing

Site Area: 6.27



This site is located to the south of site 189 and is enclosed in the landscape by existing residential areas to the south and east. Residential uses and football pitches help to enclose the site to the north. Mature hedgerow and trees flank the site to the south.

Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site was not included in the consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment has not identified any constraints that cannot be mitigated.

Development on this site would form an incursion into the countryside and the Area of Outstanding Natural Beauty. However it is well contained in the landscape, being bordered on two sides by existing development. Therefore limited development on this site would be acceptable. The Settlement Fringe Landscape Sensitivity Study identifies this site as being part of an area of historic farmland. This landscape has a low sensitivity but is also of a very high value, meaning that it has a low capacity to accommodate

new development. This site is next to the edge of Reydon, which is a sensitive urban fringe. However the enclosed nature of this site means that it does not make the same contribution to the landscape that other sites in more exposed locations would. It is therefore likely that landscape impact issues could be overcome.

There is an area at risk of surface water flooding in the south east of the site.

Road access from The Crescents is possible but this is via narrow estate roads. Input from Suffolk Highway Authority is needed.

Thick hedges and mature trees border the site to the south and east and there is a tree preservation order to the south east of the site. A buffer would have to be provided to west of the site to protect the setting of a listed building (Gorse Lodge).

The assessment identifies that this site has a capacity for 112 dwellings at a density of 22 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The draft Sustainability Appraisal did not identify any significant effects. Minor negative effects were that the site is classified as grade 3 agricultural land.

Minor positive effects include that this site would help meet the housing needs of the local population and the site is well located for access to shops, services, health facilities, playing fields and employment opportunities. This site could also encourage sustainable movement patterns.

Landscape impact is uncertain because although the site forms an extension into the countryside it is bounded by existing development on two sides and is well enclosed in the landscape. Therefore it is not clear what, if any, effect on the landscape the proposed development will have.

There is also uncertainty about the effect upon biodiversity and the historic environment arising from development on this site.

Mitigation measures include the use of low rise, well designed houses that will have a minimal impact on the landscape. Development should preserve and protect the trees and hedges that surround this site. It should also enhance the urban fringe along the western edge of Reydon. New housing should be accompanied by the provision of play space to help meet local needs and it should also provide access to local footpaths and the surrounding countryside.

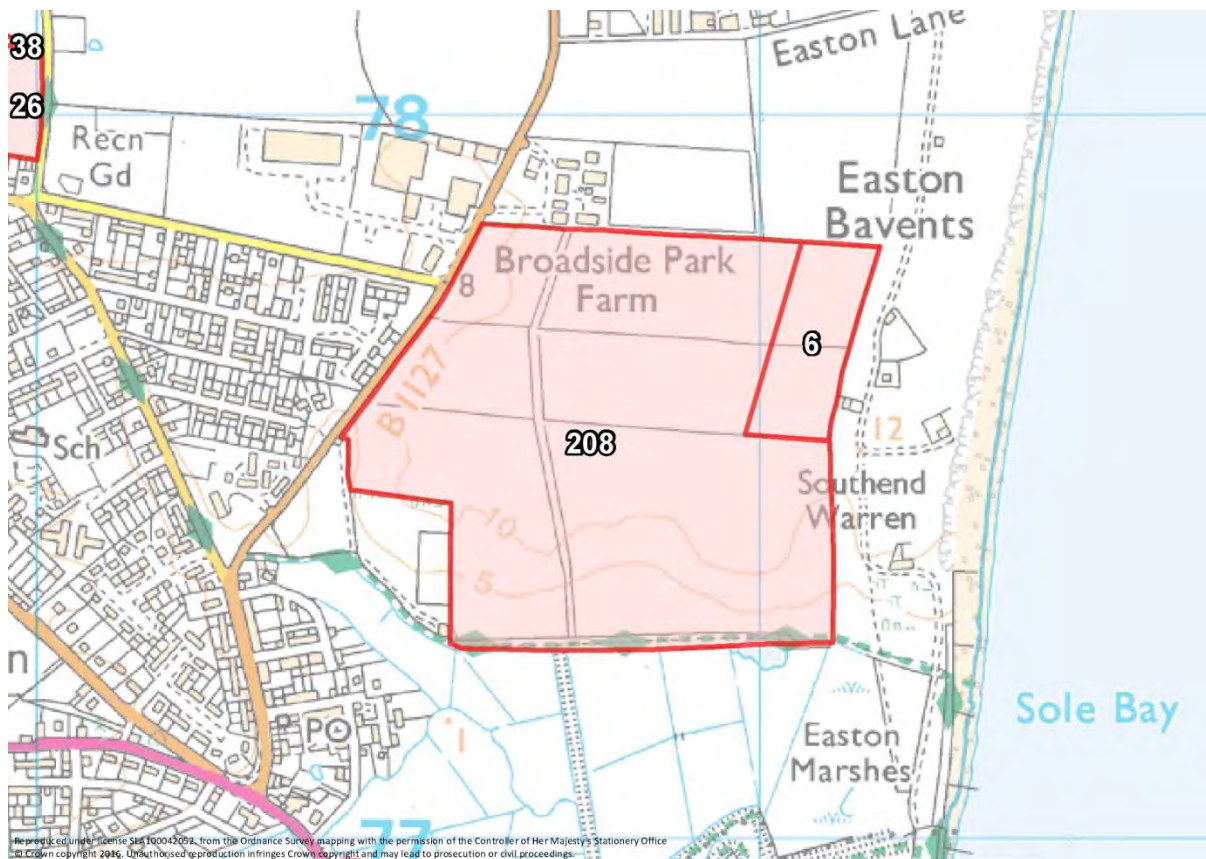
Conclusion

Development of the site would have a more limited impact on the landscape provided a landscaping scheme is implemented, existing trees and hedgerows are retained and the density of development is kept low. As such, the site has been allocated by Policy WLP6.1 together with site 189 to the north for 250 dwellings in the First Draft Local Plan.

Site 208 - Broadside Park Farm, Reydon

Suggested Use: Housing

Site Area: 33.57



This is a large site that slopes down towards Buss Creek to the south. The northern part of the site is very exposed but the southern part of the site is used to grow crops and the southern boundary contains a mature hedge with trees.

Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site was not included in the consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Significant issues which could not be overcome are the impact on the landscape and areas of biodiversity value. The main problem with development on this site is large scale impact upon the surrounding landscape (which is part of the AONB and the Heritage Coast), which could not be mitigated. This site is situated in a highly prominent location with excellent views towards Southwold to the south. The Settlement Fringe Landscape Sensitivity Study identifies this as an area with low capacity for future development. The site has low landscape sensitivity but is of very high landscape value. This site is an

important part of the landscape because of its prominent and exposed location. This is a large site which covers most of the land to the east of Reydon and overlooking Southwold and it would be highly visible in the landscape. Impact of development on this site could not be mitigated.

Development would also impact upon a statutory wildlife site and is close to the Coastal Change Management Area. It is possible that development on this site would be vulnerable to coastal erosion in the future.

Electricity lines cross the site from north to south and east to west.

The southern part of the site is also at risk from flooding.

The nearby pig farm has the potential to cause issues with noise and odour.

The Historic Environment Record indicates remains dating from WWII.

Summary of Draft Sustainability Appraisal

The draft Sustainability Appraisal identified that development on this site would have a significant negative effect upon the landscape. The site is highly exposed from all directions and is an important part of the landscape to the north of Southwold. Mitigation measures would not be possible and development would harm the appearance of the AONB. Minor negative effects include the impact upon biodiversity and the loss of a large area of greenfield land.

Minor positive effects include that development would help to meet the housing needs of the local community, the site is located close to services, facilities and employment.

Development would also be located within 30 metres of the Coastal Change Management Area and it is possible that properties could be affected by coastal erosion in the future.

Mitigation of landscape impact is not possible for development on this site.

Conclusion

This site is not suitable for development because of its significant negative effect upon the Area of Outstanding Natural Beauty and Heritage Coast, which could not be mitigated.

Rural Area

All Saints South Elmham

Site 66 - Land north of 1-4 East View, All Saints South Elmham

Suggested Use: Housing

Site Area: 0.17



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on listed buildings:

- The Willows and barn to the north are Grade II listed;
- Moat Farmhouse to the east is Grade II listed;
- All Saints cottage to the south is Grade II listed;

- Whaleys to west is Grade II* listed;
- The Elms to the west is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site is off The Street which may be too narrow for some traffic.

A sewer pipe crosses the site.

There is a risk of surface water flooding to the south and west of the site.

The land is greenfield. Woodland borders the site to the north and a tall hedgerow to the west, south and east. Development would be highly visible from the south east and may change the character of the area.

A woodland and a stream to the north may provide habitats as could hedges to the west.

There is a scattering of older buildings along the edge of All Saints Common.

The site has capacity for approximately five dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were identified in relation to access to services and facilities, the loss of Grade 3 agricultural land, the impact on the historic environment and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing and the impact on the landscape.

Mitigation would be difficult on this site due to it being a greenfield site.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation in the Local Plan.

Site 100 - Land south of 1-4 North End, All Saints South Elmham

Suggested Use: Housing

Site Area: 0.11



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact upon setting of high Grade and other listed buildings:

- The Willows and Barn to the north is Grade II listed;
- Moat Farmhouse to the east is Grade II listed;
- All Saints cottage to the south is Grade II listed;
- Whaleys to west is Grade II* listed;
- The Elms to the west is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (historic buildings and landscape). Full details can be found on the Council's website.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site is off St James Road.

A sewer pipe crosses the site.

The land is greenfield and is surrounded by trees to the south. Hedges and trees block views of housing next to the common. However development on this site would be highly visible from the east and west.

There is potential for archaeological finds near the Grade II listed cottage opposite the site.

The site has capacity for approximately five dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land, lack of services, the impact on the historic environment and the impacts on sustainable movement patterns. There is a potential impact on the landscape relating to the visibility of any development.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation as part of this Local Plan.

Ashby

Site 79 - Land off Blocka Road, Ashby Dell

Suggested Use: Housing

Site Area: 0.55



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Historic England stated there could be potential impact upon the setting of listed buildings:

- numbers 6, 7, 8 and 9 The Dell to the south west are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (very high potential significance).

Ashby, Herringfleet and Somerleyton Parish Council stated the site was not suitable for development because it is in an unsustainable location with no facilities or infrastructure. It would overwhelm the existing settlement.

Somerleyton Estate said the site is suitable, available, achievable and viable. The site benefits from being located near villages that have facilities and services. The site could deliver a mix of housing types and tenures. The NPPF recognises the importance rural housing can have to the wider provision of new housing and the Waveney Plan should reflect this.

One member of the public responded suggesting a small number of dwellings could be suitable but the infrastructure and access to the site is poor.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. This would require substantial off-site infrastructure which may not be economically viable.

The site has a number of mature trees and could affect the setting of listed buildings.

There are some potential habitats located on site.

The most significant issue identified is the potential for archaeological remains on site and the potential impact on the setting of Grade II listed buildings located adjacent the site. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site has capacity for approximately five dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any constraints that could not be mitigated. Minor negative effects were associated with the impact on the landscape, listed building loss of Grade 3 agricultural land, lack of services and facilities and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the surrounding wooded landscape protect the setting of listed buildings.

Conclusion

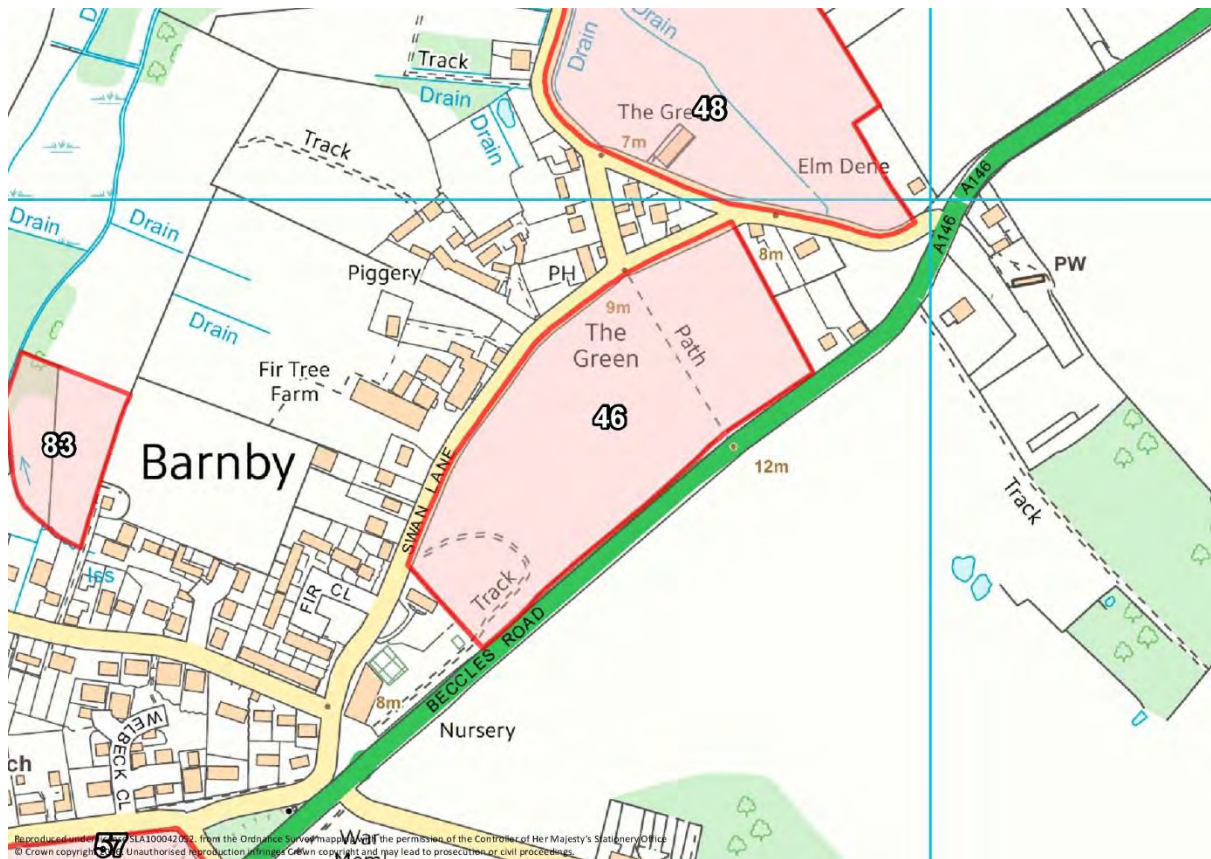
The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation as part of this Local Plan.

Barnby and North Cove

Site 46 - Land at Swan Lane, Barnby

Suggested Use: Housing

Site Area: 4.68



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority stated the number of development sites considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there could be potential impact on the setting of the Church of John the Baptist which is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Barnby Parish Council stated the site has been refused planning permission in the past as development would overwhelm the village.

North Cove Parish Council suggested a small number of starter homes could be appropriate on the western end of the site.

Badger Building stated the site could be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

Nine members of the public objected to the site with six of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- The site is located in the open countryside, outside the village envelope and there would be a loss of greenfield and agricultural land;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope. The lane is narrow and access to the A146 is difficult. Conflict will be created between pedestrians, cyclists, horse riders and vehicles;
- there is limited infrastructure in the area including no connection to the gas or sewerage network, poor drainage and flooding and the school is over subscribed;
- there is no local employment available;
- over development will adversely affect the rural character and the dynamics of the village with executive dwellings attracting people that have no connection with the settlement;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- development would set an unacceptable precedent.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to accommodate development.

Small area on the west of the site with high surface flood water risk, as well as some low risk areas.

The land is greenfield. There is a small area of high surface water flood risk and there is a Tree Preservation Order on site. At a strategic level the Settlement Fringe Study suggests this site is in an area that has low landscape sensitivity and high capacity to support development.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

Access from a small country lane with no footway or cycle access. A bus stop is located nearby, however development could have an impact on local junctions.

Reflecting local character and housing density in the local area the site has capacity for 84 dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land, the loss of hedgerows and the risk of flooding associated with climate change. This site could also have a negative impact on sustainable movement patterns. There is a potential negative impact on the historic environment due to the proximity of important local buildings.

Minor positive effects were identified in relation to the proximity of services and facilities and the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible.

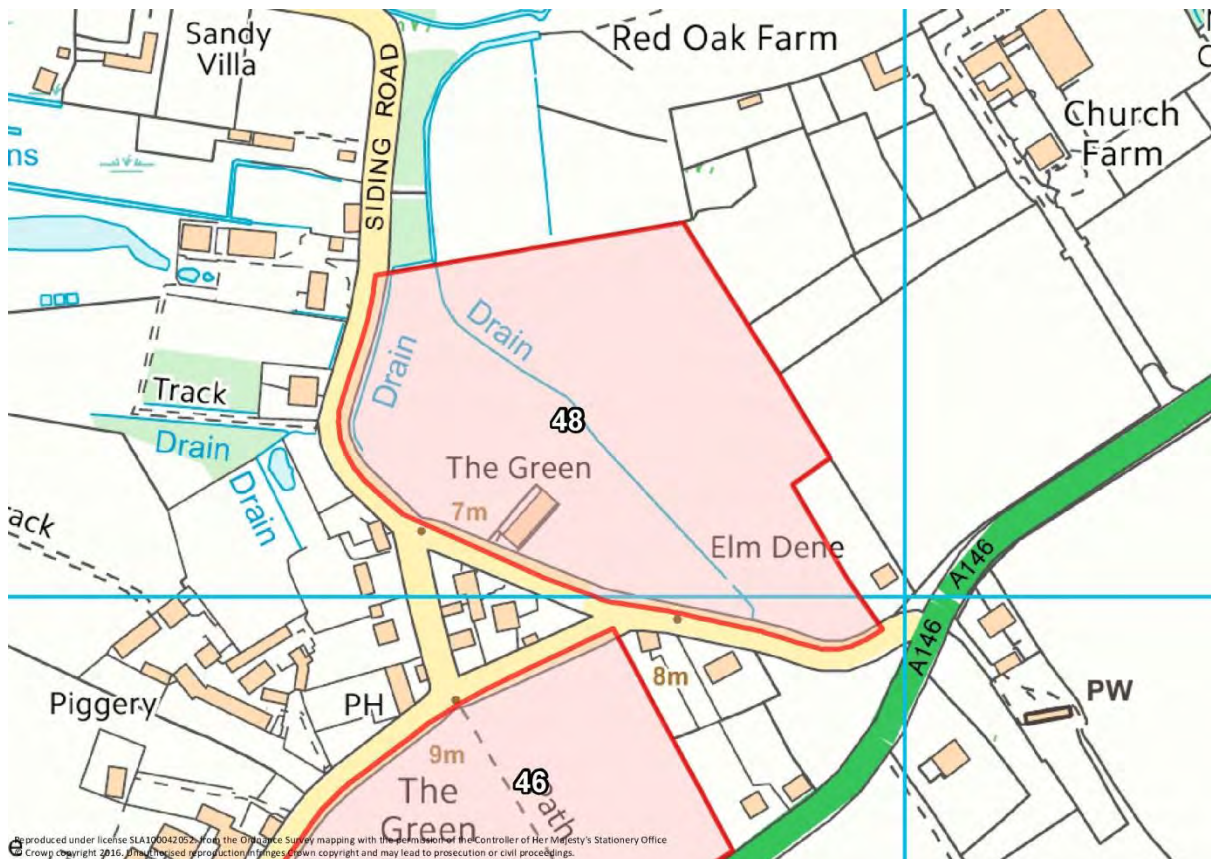
Conclusion

Development of this site would have a negative effect on the quality of the townscape by reducing the rural character of the area, however, quality design of low density could contribute towards mitigating this impact. The site has potential for archaeology to be found. The nearest listed building is located on the eastern side of the A146 and development should mitigate any impact. Potential development is likely to have an adverse impact on Swan Lane unless widened and this makes the site less preferable than other sites being considered in the village. This site is not considered suitable for allocation as part of this Local Plan.

Site 48 - Land at The Green, Barnby

Suggested Use: Housing

Site Area: 4.07



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority stated the number of development sites considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there could be potential impact on the setting of the Church of John the Baptist which is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Barnby Parish Council state the proposed development is too large for the size of the village, Swan Lane is too narrow for additional traffic and the site is currently used for agriculture.

North Cove Parish Council stated the site is visually intrusive, extends into the open countryside and has poor access.

Badger Building stated the site can be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

One member of the public supported the site suggesting site would be improved by removing the old agricultural building and provide land for housing and public open space that could be designed as a village green to create a focal point in the village. New development would support businesses in the village and increase the viability of the school.

There were five members of the public who objected to the proposed site citing the following issues:

- located in the open countryside, outside the village envelope and there would be a loss of greenfield and agricultural land;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope. The lane is narrow and access to the A146 is difficult. Conflict will be created between pedestrians, cyclists, horse riders and vehicles;
- there is limited infrastructure in the area including no connection to the gas or sewerage network, poor drainage and flooding and the school is over subscribed;
- there is no local employment available;
- the scale of proposed development will adversely affect the rural character of the village;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- such development would set an unacceptable precedent.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Siding Road but roads are narrow and there are no footways connecting the site to the village facilities.

Improvements to the foul sewer network would be needed to support development. Telephone cables run across the edge of the site.

The land is greenfield with parts of the site located within flood zones 2 and 3. There are areas of high surface water flood risk.

The site is located within a Tributary Valley Farmland landscape character area and forms part of a remnant ancient landscape. At a strategic level the Settlement Fringe Study suggests this site is in an area of high landscape sensitivity and has low capacity to support development.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site has potential capacity for 61 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the setting of the Broads, loss of Grade 3 agricultural land, flooding associated with climate change, the loss of hedgerows and a ditch, the impact on the views of a local church and the impact on sustainable movement patterns. There is a potential negative impact on water quality as the local wastewater recycling centre requires improvements.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible. Provision of footways would connect the site to the village but these would in all likelihood need to be delivered in conjunction with site 46 to enable widening of Swan Lane.

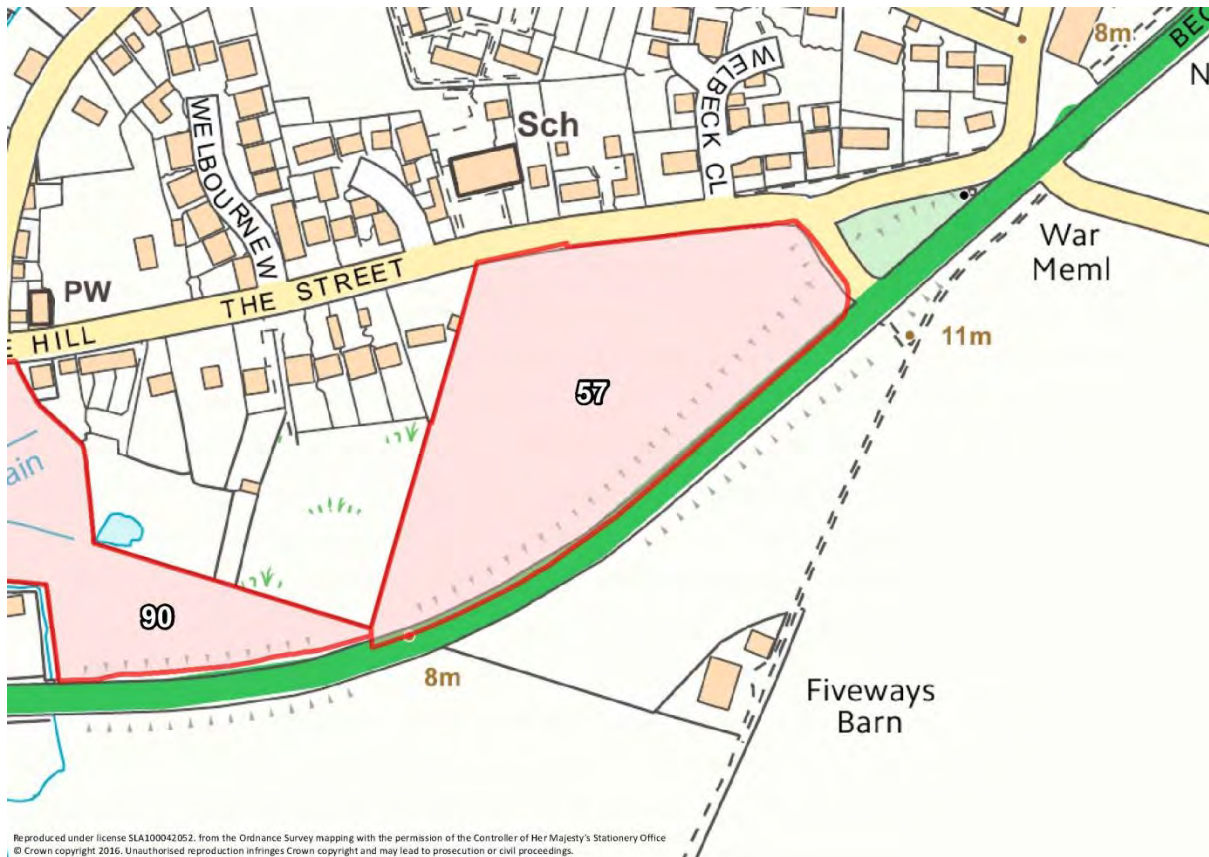
Conclusion

The site has a number of constraints and development could adversely affect the settlement. Parts of the site are at risk from surface water flooding and would need to be mitigated through sustainable drainage systems. The site has potential for archaeology to be found and a development to have an adverse impact on a Grade II listed building. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The area contributes towards the setting of the Broads and this could be adversely affected. For these reasons the site is not considered preferable for development compared to other sites being considered in the village. This site is not considered suitable for allocation as part of this Local Plan.

Site 57 - Land between The Street and A146, Barnby

Suggested Use: Housing

Site Area: 2.80



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority stated the number of development sites being considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Barnby Parish Council stated the proposed site is the best of the sites put forward but is too large and if considered further should only be developed in part. Traffic will not be required to travel through the village to access the site. Site is currently used for agriculture. This would address housing need and be suffice to demonstrate Barnby's contribution towards the housing needs of the District.

North Cove Parish Council stated the site provides visual amenity and the development would dominate the landscape. Sewerage facilities in the area are inadequate.

One member of the public commented that a limited amount of development on the site may be appropriate if it was small in scale.

There were two objections by members of the public to the proposed site citing the following issues:

- located in the open countryside, outside the village envelope and there would be a loss of greenfield and agricultural land;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope. The lane is narrow and access to the A146 is difficult. Conflict will be created between pedestrians, cyclists, horse riders and vehicles;
- there is limited infrastructure in the area including no connection to the gas or sewerage network, poor drainage and flooding and the school is over subscribed;
- the scale of proposed development will adversely affect the rural character of the village;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- such development would set an unacceptable precedent.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. Power lines also cross the site.

The land is greenfield, Grade 2 agricultural land, and is located in a Tributary Valley Farmland landscape character area. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has very low capacity to support development because of its contribution towards the Broads. However, while it shares the same fundamental character features as the area north of the village with which it has been grouped the site is separated by the built up area and the protected area. Therefore, it is not considered that it contributes towards the setting of the Broads.

The site has potential capacity for approximately 45 new dwellings at 20 dwellings per hectare. This includes the provision of 0.28 hectares of open space.

Summary of Draft Sustainability Appraisal

A significant negative impact was associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with the impact on the landscape, the loss of hedgerows and the impacts on sustainable movement patterns. There is a potential impact on water quality as the local wastewater recycling centre requires improvements.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities. Additional tourism in the area could have benefits for the rural economy.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. The use of screening is required to mitigate impact of the A146 traffic. Hedgerows should be protected and reinforced. The provision of an equipped play space equivalent to a LEAP (local equipped area for play) with a frontage onto The Street would address the existing deficiency.

Conclusion

The site is well related to the existing village and located opposite the primary school. Footways are available to provide accessibility to the village and the site is located along a signed cycle route, however, there is no infrastructure in place to support this.

While the site has been identified as having very low capacity for development in the Settlement Fringe Assessment this particular area is contained within the landscape and does not contribute towards the setting of the Broads. Development of this site is likely to have a limited impact on the quality of the landscape and rural character of the area as it is contained by existing development and the A146.

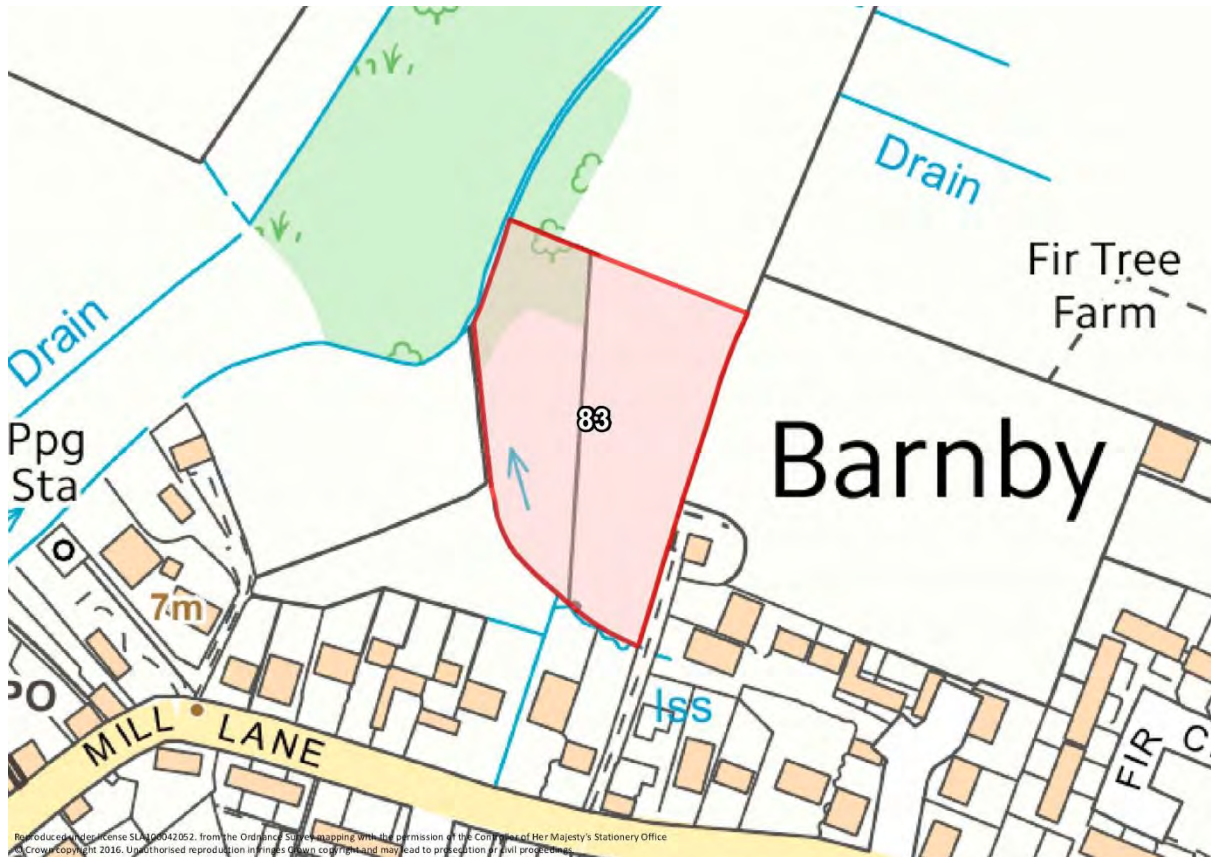
The site consists of higher quality agricultural land compared to most other sites, however, its relationship with the existing built up area outweighs this negative attribute. For these reasons the site is considered to be suitable for development. To mitigate concerns of visual amenity a scheme should be designed to have a low density street frontage and provide an equipped play area to serve the development and meet the need in the area.

This site has been allocated under Policy WLP7.2 of the First Draft Local Plan for 45 dwellings and an equipped play space equivalent to a LEAP (local equipped area for play).

Site 83 - Land off Mill Lane, Barnby

Suggested Use: Housing

Site Area: 0.92



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority stated the number of development sites being considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there was potential impact upon the setting of a Listed Building and Scheduled Monument:

- Wade Hall to the north is Grade II listed;
- Wade Hall Moated Site is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact.

Barnby Parish Council stated that the site is located at the end of a single track lane and is difficult to access. Currently used for agriculture.

North Cove Parish Council stated the access was poor and there is a risk of increasing flooding around The Drain.

The Suffolk Wildlife Trust stated the site might support habitats and species of conservation value. The site should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

Five members of the public commented and objected to the site raising the following issues:

- located in the open countryside, outside the village envelope;
- concerns were raised about the increase of traffic and the poor road network will not be able to cope and access to the A146 is difficult;
- there are few services and facilities in the village and new development over stretch these;
- the scale of proposed development will adversely affect the rural character of the village;
- the site is located close to the Barnby Nature Reserve and a Site of Special Scientific Interest. Development will adversely affect the environment and wildlife with increased noise and light pollution;
- such development would set an unacceptable precedent.

The landowner has withdrawn this site from further consideration.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site is accessed off a private drive from Mill Lane.

Foul sewerage improvements would be needed to support development.

The site is located in the Tributary Valley Farmland character area. The Settlement Fringe Study identified the areas as having a moderate sensitivity, moderate value and low capacity due to its contribution to the setting of the Broads. The site is contained in the landscape however it would create an exposed settlement edge. The slope of the site limits the capacity for development.

Hedgerows and mature trees found on site could provide habitats for local wildlife. There is also a waterway to the north east of the site.

The size of the site means it is likely to have an impact on the local road network.

This site is no longer available for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, the loss of Grade 3 agricultural land, the loss of habitats that could support biodiversity and the effects on sustainable movement patterns.

Minor positive effects were associated with the proximity of local services and facilities. A potential impact could be the provision of housing to meet local need, however the size of the site limits this potential.

Mitigation measures identified in the appraisal included planting along the northern boundary to promote integration.

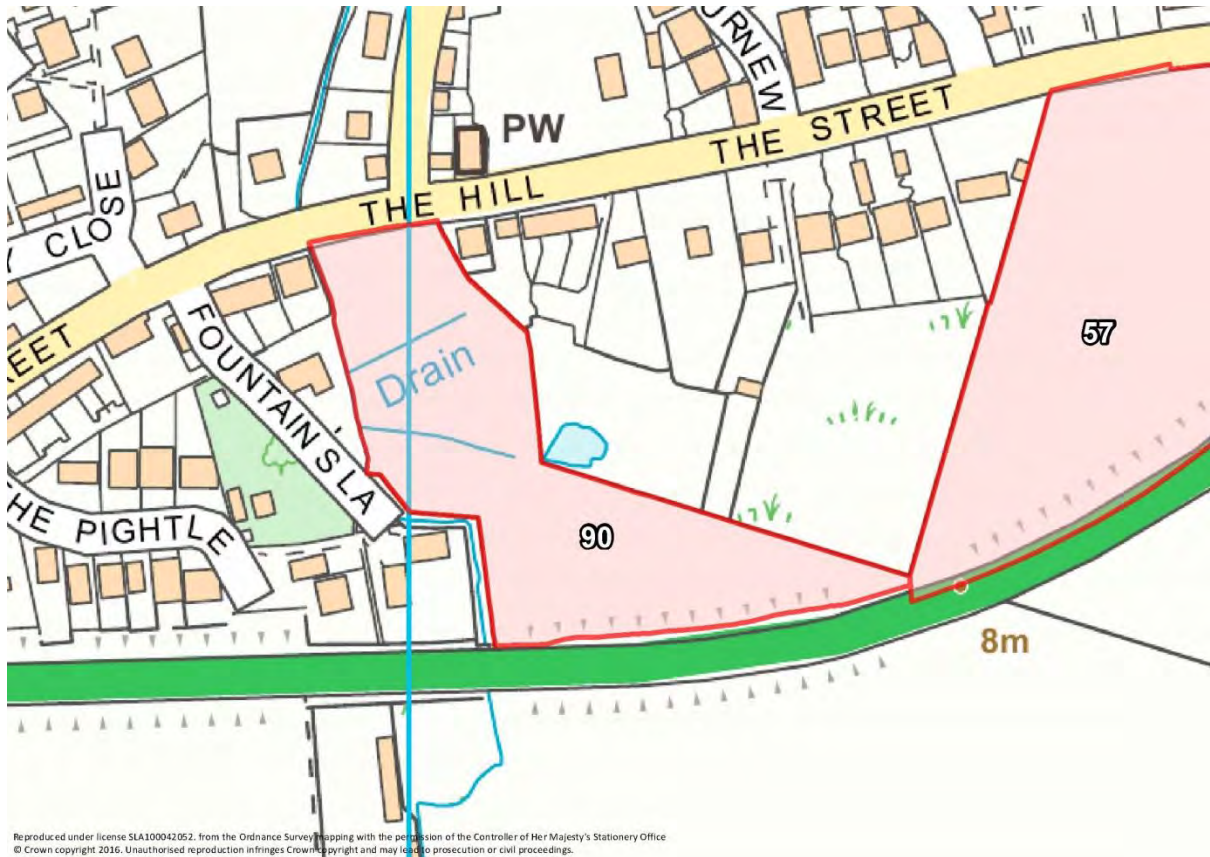
Conclusion

The landowner has withdrawn this site from further consideration.

Site 90 - Land on The Hill, Barnby

Suggested Use: Housing

Site Area: 1.40



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority stated the number of development sites being considered in the village could increase recreational pressure on the Broads and have adverse effects on the landscape character and visual amenity of the area.

Historic England stated there was potential impact on the setting of the Garden House to the west which is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Barnby Parish Council stated that part of the site is already subject to a proposal for affordable housing. The Parish Council has supported this application.

North Cove Parish Council stated the site proposes development in the open countryside. Development of the site will cause flooding. Site contributes towards green infrastructure in the area.

Wellington Construction Limited has stated the site could support a development of 25-45 dwellings, is viable and could be brought forward in the early part of the plan period. The site could consolidate the current proposal for affordable dwellings on the northern part of the site and potentially be considered as a scheme in conjunction with proposed site 57 to the east. The precedent of the previous application indicates development of this site should not significantly impact on the rural setting of the village. The site is categorised as Grade 2 agricultural land but is currently fallow and used for grazing. The need to consider greenfield sites is essential given the slow progress to date of the Lake Lothing area in Lowestoft. The site can contribute towards the Council's five year housing supply and housing strategy.

Four members of the public commented on the site. Two people suggested the site was proportionate to the size of the village, however, an environmental impact assessment should be carried out. Two people objected to the site based on the following issues:

- there is no mains drainage and flooding will occur;
- a Site of Special Scientific Interest is located nearby;
- the site is poorly located, the road network is limited and access to the A146 is difficult.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. Power lines also cross the site.

There are significant areas of surface water flooding risk to the north of the site.

The land is greenfield and located within a Tributary Valley Farmland landscape character area. There are TPOs on the site. There is a pond near the site boundary. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has very low capacity to support development because of its contribution towards the Broads. However, it is separated from the Broads by the built up area and is therefore not considered to have an adverse impact on its setting.

Hedgerows and trees on the eastern boundary as well as a pond could help support local biodiversity.

The site has potential capacity for approximately 25 dwellings at 18 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative impact was associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with the impact on the effects of climate change and the impacts on sustainable movement patterns. There are potential impacts on local water quality and biodiversity associated with the waterway.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities. There is a potential impact on the landscape due to the area being contained within the current urban area.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. An ecology study is required to investigate biodiversity associated with the waterway. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site lies within the existing built up area and lies in the gap between Barnby and North Cove, however, will contribute towards the merging of the two settlements along the south side of The Street. There is an extant planning permission on the northern part of this site. The site is located within the catchment of the open space and play area located at Pinewood Gardens and the primary school is not far away. Access to these facilities is available along footways. The site is located along a signed cycle route, however, there is no infrastructure in place to support this.

There is potential for archaeology to be found but this is relatively low and there is unlikely to be any impact on heritage assets with the nearest listed building being located west of the existing built up area.

Development of this site is likely to have a limited impact on the quality of the landscape and rural character of the area as it is contained by existing development and the A146. The site consists of higher quality agricultural land compared to most other sites, however, its relationship with the existing built up area outweighs this negative attribute.

The site is traversed by a small water way and is prone to surface water flooding. The volume of development could have an adverse impact on the site access and for these reasons the site is not considered to be a 'preferred option' to be taken forward in this Local Plan.

Site 132 - Orchard Farm, New Road, Barnby

Suggested Use: Housing

Site Area: 2.02



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a listed building:

- Ash Farmhouse to the east is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Barnby Parish Council stated the site has been subject to failed planning applications and holiday lets and currently has a farm shed on site which is disproportionately large for the scale of the farm.

Two members of the public objected to the proposed site citing the following reasons:

- the site is greenfield, is located outside of the village envelope and extends into the open countryside;
- the development is too large and would adversely affect the rural character of the village including increased noise and sound pollution;
- there are few services and facilities available;

- the lane is narrow and there is difficulty joining the A146;
- it would set an unacceptable precedent.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site can be accessed from New Road which is a small country road that would not be suitable to accommodate development. There are no footways providing access to the village. The site is located along a signed cycle route but this is not supported by any infrastructure.

Foul sewerage improvements would be needed to support development. Power lines traverse the site.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is flat and exposed to the wider landscape and is poorly related to the existing settlement.

Summary of Draft Sustainability Appraisal

A significant negative impact was associated with the loss of Grade 2 agricultural land. Minor negative effects are associated with the impact on the landscape, the loss of hedgerows and the effects on sustainable movement patterns. There could be an impact on local water quality as the local wastewater recycling centre requires improvement.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows should be protected and enhanced where possible.

Conclusion

The site is not well related to the existing village and is isolated in the open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and increase the sense of development in the area by creating a built up area with prominent settlement edges in the open countryside. Development on this site would result in the loss of Grade 2 agricultural land when other sites are available categorised as Grade 3. There is limited access to services and facilities in the area and access to the village is not supported with any infrastructure such as pavements. Overall, the location of the site and its availability do not outweigh the negative aspects of the site in comparison for others. This site is not considered suitable for allocation as part of this Local Plan.

Blundeston

Site 20 - Hall Road, Blundeston

Suggested Use: Housing

Site Area: 0.34



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and a 'Green' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a Listed Building:

- Blundeston House to the north west is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

One member of the public commented the site could have advantages should development take place on the land between the former prison site and Church Road if the road network could be addressed but as submitted the site is unrelated to the village envelope.

One member of the public objected to the site and large-scale development in Blundeston as a whole based on the following issues:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- poor parking provision and overdevelopment has created a maze of on-road parked vehicles
- adverse impact on the character of the village;
- the site could be planted as woodland to improve the environment for wildlife.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. There is a very small amount of low and medium surface water flood risk land on the west of the site.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. This site is exposed to the wider rural landscape.

The site has capacity for approximately 7 dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects are associated with the loss of Grade 1 agricultural land. Minor negative effects were related to the impact on the landscape and the effects on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and there is access to services and facilities.

Mitigation measures to improve access to services and facilities could include the improvement of pedestrian and cycling connections to North Lowestoft. Existing hedgerows should be protected and enhanced where possible.

Conclusion

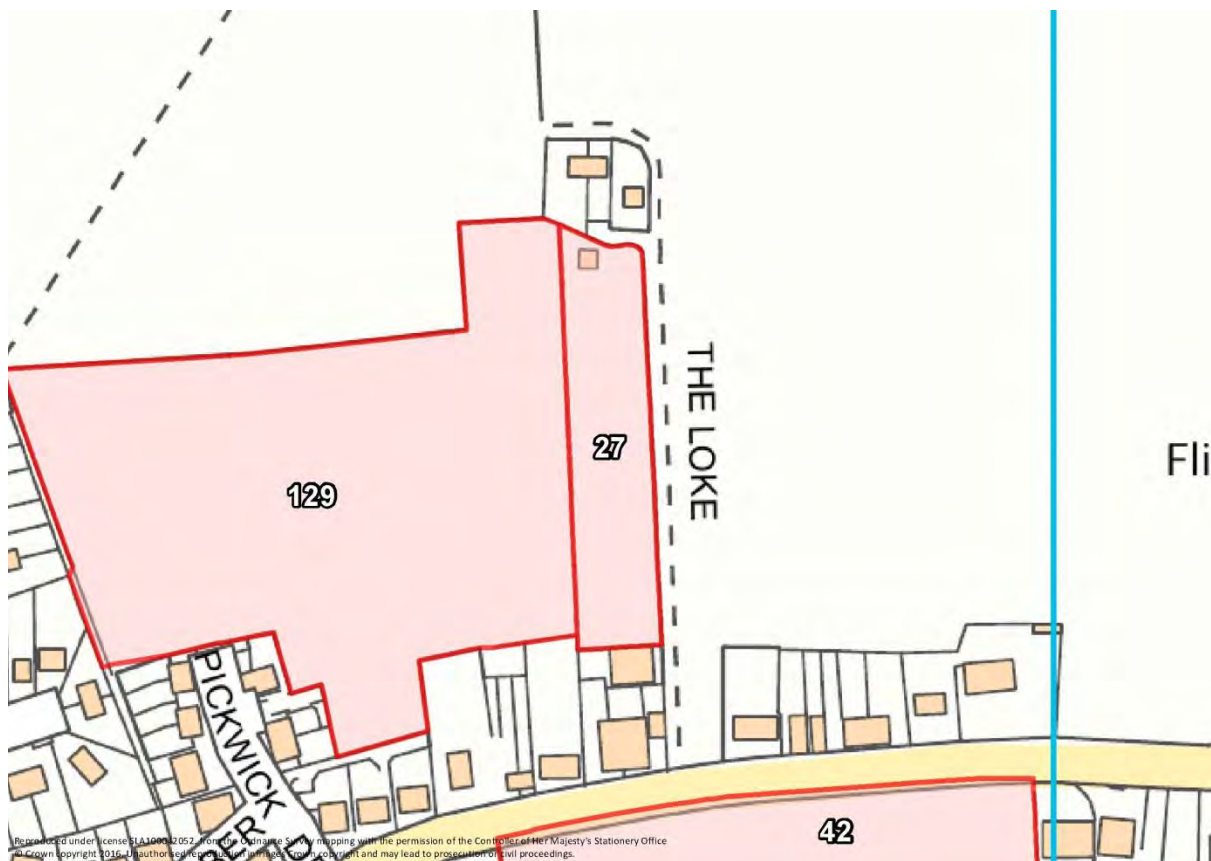
This site is isolated from the main part of the village by agricultural fields all of which is classified as agricultural land. Listed buildings are located to the east and north and while there may be an adverse impact on the setting of these buildings the impact is unlikely to be significant. The former prison site to be redeveloped is adjacent to the south, however, the site is also poorly related to this area. Overall, the site

will have an adverse impact on the landscape and character of the village compared to other sites being considered. This site is not considered suitable for allocation in this Local Plan.

Site 27 - Land off The Loke, Blundeston

Suggested Use: Housing

Site Area: 0.43



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, a 'Green' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Five members of the public objected to the proposed site with three of these having objected to the principle of large-scale development in the village as a whole citing the following reasons:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;

- road network in the area is poor and will not be able to cope with additional traffic particularly with existing issues related to on-road parking and school traffic;
- Market Lane is narrow with on-street parking and visibility being an issue;
- there is a lack of infrastructure to support new development (shop, doctors surgery, schools);
- development of the site will have an adverse impact on the rural character of the village;
- the site is greenfield land, development will extend into the open countryside and would have an adverse impact on wildlife. It was suggested the site could be planted as woodland to improve the environment for wildlife.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. There is potential access to the site from The Loke.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is set between two residential buildings but is exposed to the wider landscape.

There is potential for archaeological finds on the site and a programme of archaeological work will be required through a planning condition.

The site has capacity for approximately 5 new dwellings.

Summary of Draft Sustainability Appraisal

A significant negative effect was associated with the loss of Grade 1 agricultural land. Minor negative effects were associated with the impact on the landscape and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and there is access to services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape using screen. Existing hedgerows and trees should be protected and enhanced where possible. Improvements are needed to pedestrian and cycling connections to North Lowestoft.

Conclusion

The site is located on the northern edge of the village and is accessed by an unadopted lane. On its own the site is unsuitable for development as this would increase the prominence of the settlement in the open countryside and is not well related to the existing built up area. The site is isolated and the scale of

development would not provide significant benefit for the community compared to other sites being considered. In isolation, the benefits of bringing this site forward are not sufficient to counter the potential impacts on the landscape. This site is not considered suitable for allocation as part of this Local Plan.

Site 29 - Land adjacent Millennium Green, Church Road, Blundeston

Suggested Use: Housing

Site Area: 1.67



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Mary is Grade I listed;
- The Pound is Grade II listed;
- The Rookery is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Thirteen members of the public have objected to the proposed site with nine of these having objected to the principle of large-scale development in the village as a whole. The following issues were raised:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- adverse impact on heritage assets;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site should be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic with on-road parking and school traffic being particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- Waveney District Council's comments provided as part of the Site Specific Allocations stated the site was unsuitable and nothing has changed;
- two people commented that smaller developments (less than 10 dwellings) may be acceptable but not developments of this scale which will adversely affect the character of the village.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development.

There are small areas on site that are at risk of surface water flooding.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is flat and contained but is exposed to the church along the west corner.

There is potential impact on the Grade II listed Rookery and Grade I listed St Mary's Church is located to the west. The Pound located at the Pound Lane junction is also listed.

The site has capacity for approximately 25 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 1 agricultural land and potential impact on listed buildings. Minor negative effects were associated with the impact on biodiversity, the effects of climate change and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, access to services and facilities and the impact on the landscape.

Mitigation measures could include the design of the scheme to be set within the townscape and reflect the importance of the listed buildings. Properties facing onto Millennium Green would increase natural surveillance of the open space. Existing hedgerows and trees should be protected and enhanced where possible. Improving pedestrian and cycling connections to North Lowestoft would increase access to services and facilities.

Conclusion

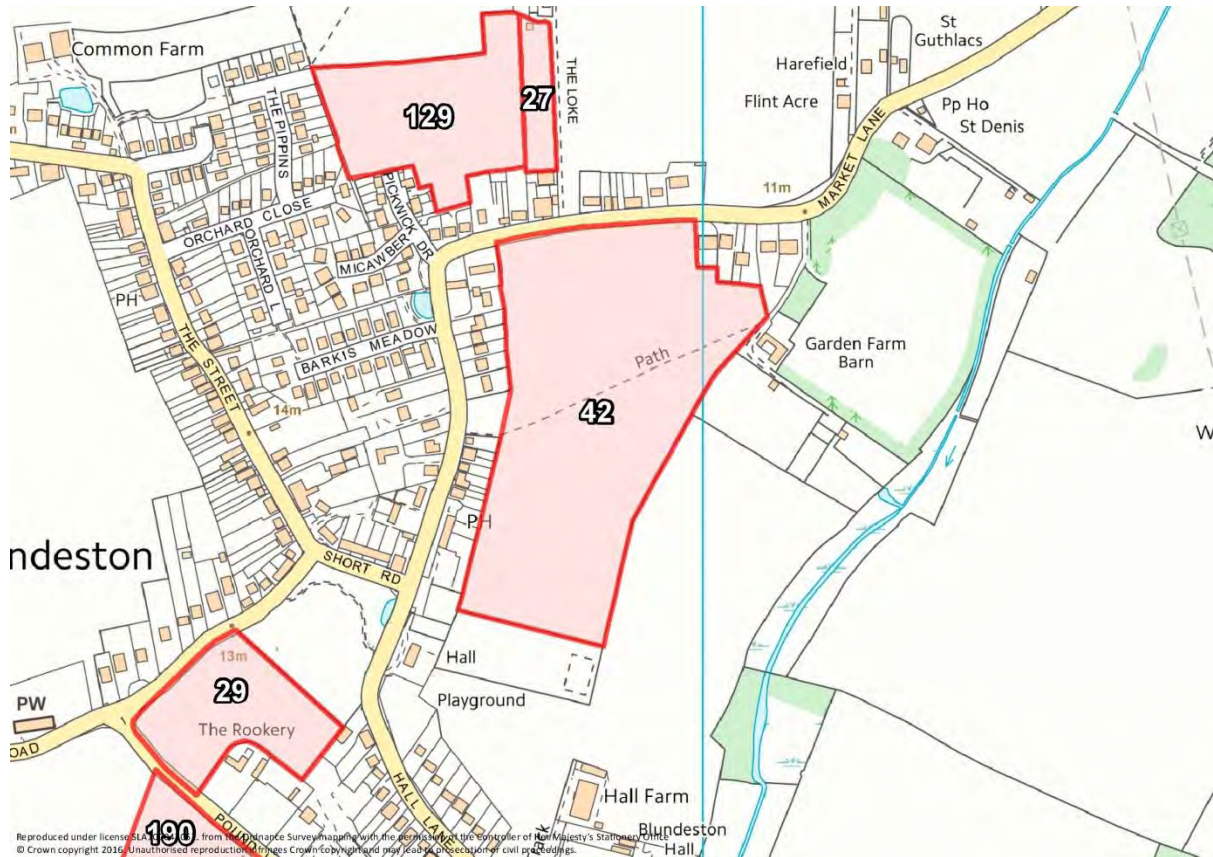
The site is well located with respect to the existing built up area and of an appropriate scale compared to other sites. Development of the site would result in the loss of high quality agricultural land. There are three listed buildings adjacent the site and any scheme would need to be of a high quality design that could mitigate any potential significant impacts that could arise. Additionally, the character of the Millennium Green would need to be protected. The site is accessible from Church Lane and Pound Lane. Existing footways along the former provide access to services and facilities in the village. The redevelopment of the former Blundeston Prison site will provide new housing during the early part of the plan period.

The potential effect on listed buildings nearby could have an adverse impact on the character of the settlement and therefore the site is considered to be less preferable than other sites in the area. This site is not considered suitable for allocation as part of this Local Plan.

Site 42 - Land at Market Lane, Blundeston

Suggested Use: Housing

Site Area: 7.02



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on the setting of The Plough which is Grade II listed.

Suffolk County Council stated the site was not desirable because of the limited facilities and services with reasonable distance and the limited capacity of the road network. If significant development was to take place along with the prison site a comprehensive review of transport issues will need to be undertaken which could include enhancement of transport infrastructure and services.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (very high potential significance).

Badger Building stated the site can be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

Twenty three members of the public objected to the proposed site with eleven of these having objected to the principle of large-scale development in the village as a whole. The following issues were raised:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was added the site should be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking and school traffic are particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- concerns were raised about the impact on existing properties including loss off views, privacy and negative impact on house values;
- small sites could fit in with the village to meet the needs of the village but the scale of this development is too large and will adversely affect the rural and built character of the area including heritage assets and the dynamics of the village.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. A sewer pipe also crosses the site.

There is a small area at risk of surface water flooding in the north west of the site.

The land is greenfield. The site is located within a Tributary Valley Farmland landscape character area. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. Development is contained on all sides except the east where it has the potential to create an exposed settlement edge.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site could accommodate approximately 140 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was associated with the loss of Grade 1 agricultural land. Minor negative effects were associated with the impact on the historic environment and the effects of climate change.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to services and facilities. There is a potential impact on the landscape due to the contained nature of the site.

Mitigation measures could include the design of the scheme to be set within the landscape using screening. Existing hedgerows and trees should be protected and enhanced where possible. Improve pedestrian and cycling connections to North Lowestoft.

Conclusion

The site is well located with respect to the village hall, playing fields and the public house, however, the scale of development could have an adverse impact on the townscape, character of the village and existing infrastructure. The scale of development is inappropriate and could adversely affect the village, particularly in conjunction with the redevelopment of the former Blundeston Prison site in the early part of the plan period. Development of the site would result in the loss of a significant amount of Grade 1 agricultural land compared to other sites considered. There is high potential to find archaeology on site. Footways exist along Market Lane which could serve a development, however, the roads are narrow and there is poor connectivity to Lowestoft for cyclists reducing the potential for sustainable forms of travel used. For a large-scale development this is compounded by the lack of a bus service.

Development of the site could result in adverse impacts on the character of the village compared to other sites being considered. This site is not considered suitable for allocation as part of this Local Plan.

Site 49 - Land at The Homestead, Lound Road, Blundeston

Suggested Use: Housing

Site Area: 0.88



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact upon the Park and its setting:

- Somerleyton Park is listed as a Historic Park and Garden.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Badger Building stated the site could be brought forward for development in the early part of the plan period. The site is well located in relation to existing built development and can proceed without relying on other sites coming forward.

Seven members of the public have objected to the proposed site with three of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- redevelopment of the former Blundeston prison site should suffice to meet the housing needs of the village;

- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site could be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking and school traffic are particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- small sites that could fit in with the village could have potential but the scale of this development is too large and will adversely affect the rural and built character of the area.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. There are potential issues with the foul water network.

There are areas of low, medium and high surface water flood risk on site.

The land is greenfield and lies within settled farmland. The site is contained and flat.

Hedgerows run along the southern boundary and some parts of the east and west. A small pond is located in the south west corner.

The site could accommodate approximately 16 new dwellings at 18 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was associated with the loss of Grade 1 agricultural land. Minor negative effects were associated with the impact on climate change and the impacts on sustainable movement patterns. There is a potential impact on the landscape.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to local services.

Mitigation measures could include the improvement of pedestrian and cycling connections to North Lowestoft to increase access to services and facilities. An ecology study may be required to identify biodiversity associated with the pond. Existing hedgerows and trees should be protected and enhanced where possible. A proposal should provide a pedestrian connection to the Public Right of Way south of the site.

Conclusion

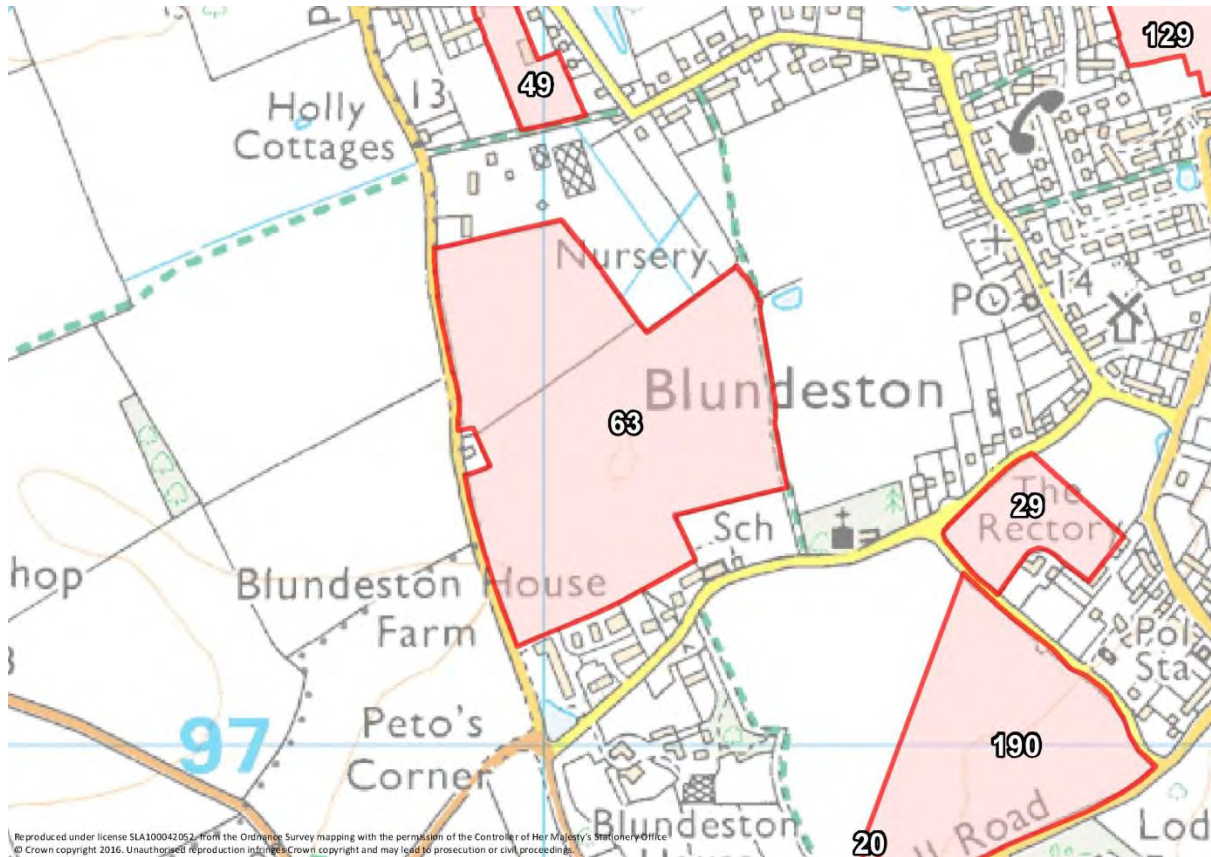
The site is well related to the built up area and is contained by existing development. There is likely to only be a small impact on the landscape and the least compared to other potential sites. The site is accessible from Lound Road but there are no footways available to connect people to the village centre. To help mitigate this, a well overlooked connection to the public right of way which lies adjacent the south boundary should be provided as part of any proposal. Compared to other sites being considered this site has likely to have the smallest impact on the village.

This site has been allocated under Policy WLP7.3 of the First Draft Local Plan for a development of 16 dwellings.

Site 63 - Land East of Flixton Road, Blundeston

Suggested Use: Housing

Site Area: 12.10



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Suffolk County Council stated the site was not desirable because of the limited facilities and services with reasonable distance and the limited capacity of the road network. If significant development was to take place along with the prison site a comprehensive review of transport issues would need to be undertaken which could include enhancement of transport infrastructure and services.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (high potential significance and large allocation).

Oulton Broad Parish Council does not support the proposed site citing poor access and road infrastructure.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

The landowner, Somerleyton Estate, said the site was suitable, available, achievable and viable. There a number of facilities within the village or can be accessed in Lowestoft that contribute towards the village being a sustainable location. The site could deliver affordable dwellings needed in the area.

Fifteen members of the public have objected to the proposed site with eleven of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site should be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking and school traffic are particular issues along with additional conflict being created between pedestrians, cyclists and vehicles. The site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- small sites that could fit in with the village could have potential but the scale of this development is too large and will adversely affect the rural and built character of the area including additional noise pollution and potential merging with North Lowestoft.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewer improvements would be needed to support development. A sewer pipe also traverses the site.

Small pockets of high, medium and low surface water flood risk found on site.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The western half is contained within existing development; however the eastern half is exposed to the wider landscape.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

Access to Church Lane is blocked during school periods. A footpath is provided however there is no cycle infrastructure.

The site could potentially support approximately 181 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 1 agricultural land and potential impact on the Grade I listed church. Minor negative effects were associated with the impact on the landscape, the effects of climate change and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape using screening. Existing hedgerows and trees should be protected and enhanced where possible. Improvements to pedestrian and cycling connections to North Lowestoft are required.

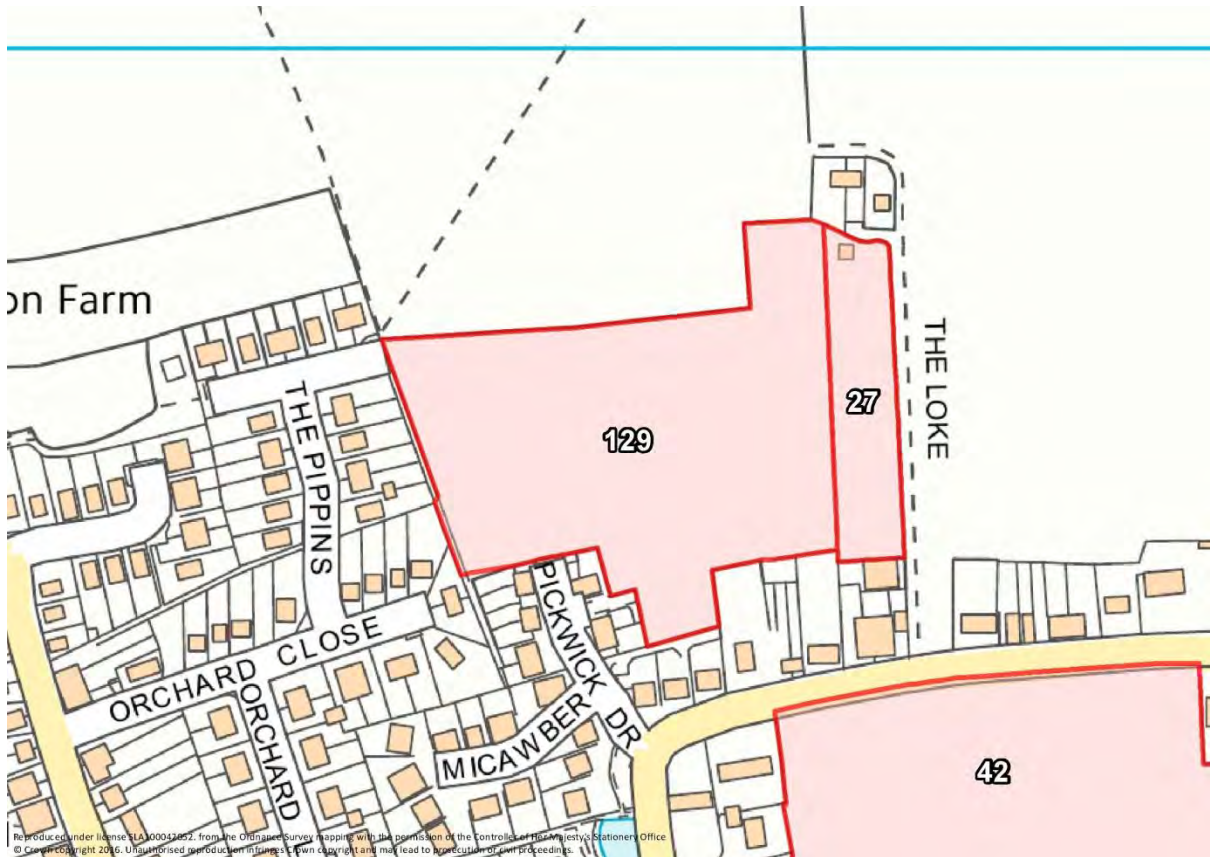
Conclusion

The site is not well located with respect to the existing village and is likely to create an isolated residential area that encroaches into the open countryside and has prominent settlement edges. This could have an adverse impact on the character of the village and the landscape. The site is accessible from Flixton Road, however, there are no footways reducing accessibility to the village centre. There is a lack of cycle and walking facilities and public transport reduces the potential for this site to support new development. The scale of development is inappropriate and could adversely affect the village, particularly in conjunction with the redevelopment of the former Blundeston Prison site in the early part of the plan period. The scale of the site would also result in the loss of a significant amount of Grade 1 agricultural land compared to other sites being considered. There is high potential to find archaeology on site. This site is not considered suitable for allocation as part of this Local Plan.

Site 129 - Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston

Suggested Use: Housing

Site Area: 2.29



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Suffolk County Council stated the site was not desirable because of the limited facilities and services within reasonable distance and the limited capacity of the road network. If significant development was to take place along with the former Blundeston prison site a comprehensive review of transport issues would need to be undertaken which could include enhancement of transport infrastructure and services.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber’ impact.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

Twelve members of the public objected to the site with eight of these having objected to the principle of large-scale development in the village as a whole. Issues raised included:

- redevelopment of the former Blundeston prison site should be suffice to meet the housing needs of the village;
- the development is on greenfield land, extends into the open countryside and will have an adverse impact on the environment and wildlife. It was suggested the site should be planted as woodland to improve the environment for wildlife;
- the road network in the area is poor and will not be able to cope with additional traffic. On-road parking is a particular issue and additional conflict will be created between pedestrians, cyclists and vehicles;
- the site has issues related to safe and easy access;
- there is a lack of infrastructure (sewerage, gas, doctor surgeries, shop, schools, public transport, broadband; drainage and flooding);
- most of the employment in the area is located in South Lowestoft and development should be located in that area;
- small sites that could fit in with the village character have potential but the scale of this development is too large and will adversely affect the rural and built character of the area.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Pickwick Drive and The Pippins but footways along the former have not been completed.

Foul sewerage improvements would be needed and a sewer pipe crosses the site.

There could be contamination from the former stable building and brick storage facilitate located on the site.

Small pockets of high, medium and low surface flood risk.

The land is greenfield and there are areas of high surface water flood risk. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is contained to the south and west but exposed to the north, however this is well related to the existing settlement.

Hedgerows and scrub can be found on site that may provide habitats for wildlife.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site has potential capacity for approximately 45 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 1 agricultural land. Minor negative effects were associated with the effects of climate change, biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, access to services and facilities and the impact on the landscape.

Mitigation measures could include the design of a low density scheme to be set within the landscape using screening. Existing hedgerows and trees should be protected and enhanced where possible. Improvements are needed to pedestrian and cycling connections to North Lowestoft.

Conclusion

The site is located on the north boundary of the village and will result in an extension of the built up area into the. Like all sites in the Blundeston area this would result in the loss of high quality agricultural land, however, the scale of development is consistent with the character of the village.

The landscape is gently undulating and historical hedgerows and trees help to integrate the site into the wider countryside.

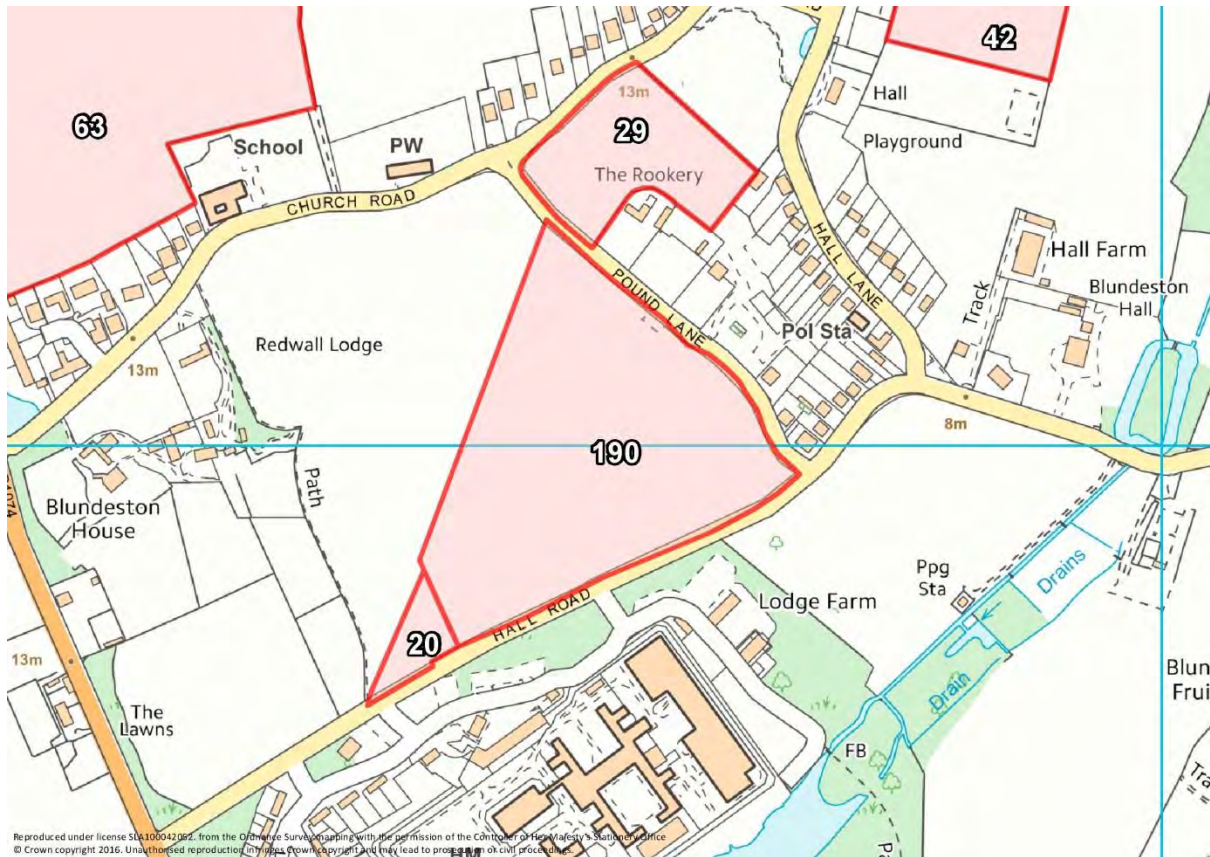
The location of the site is outside of the catchment for the equipped play area near the village hall, therefore, an equipped play space equivalent to a LEAP (local equipped area for play) should be provided on site. To improve accessibility any scheme should be designed to provide an access that is overlooked by neighbouring properties to the Public Right of Way located to the north west of the site. The site has qualities that lend itself to be allocated for development, however, when considered in conjunction with the redevelopment of the former Blundeston Prison site for housing is unlikely to be required in the short-term.

This site has been allocated under Policy WLP7.4 of the First Draft Local Plan for 45 dwellings (20 dwellings per hectare) with a condition the site is not to come forward until the former Blundeston Prison site has been completed.

Site 190 - Land off Hall Road, Blundeston

Suggested Use: Housing

Site Area: 6.08



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

The site was submitted as part of the ‘Options for the new Waveney Local Plan’ Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Pound Lane where traffic issues could arise as well as on Market Lane.

The land is greenfield and made up of Grade 1 agricultural land. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. Adjacent to prison but partial development could create an exposed edge.

Site covered by historic environment record.

The site has potential capacity for approximately 90 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 1 agricultural land. Minor negative effects were associated with the impact on the landscape, a Grade I listed building, the effects of climate change and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to services and facilities.

Mitigation measures could include the design of a scheme to reflect the character of the settlement and the setting of the church and to improve pedestrian and cycling connections to North Lowestoft. Existing hedgerows should be protected and enhanced where possible.

Conclusion

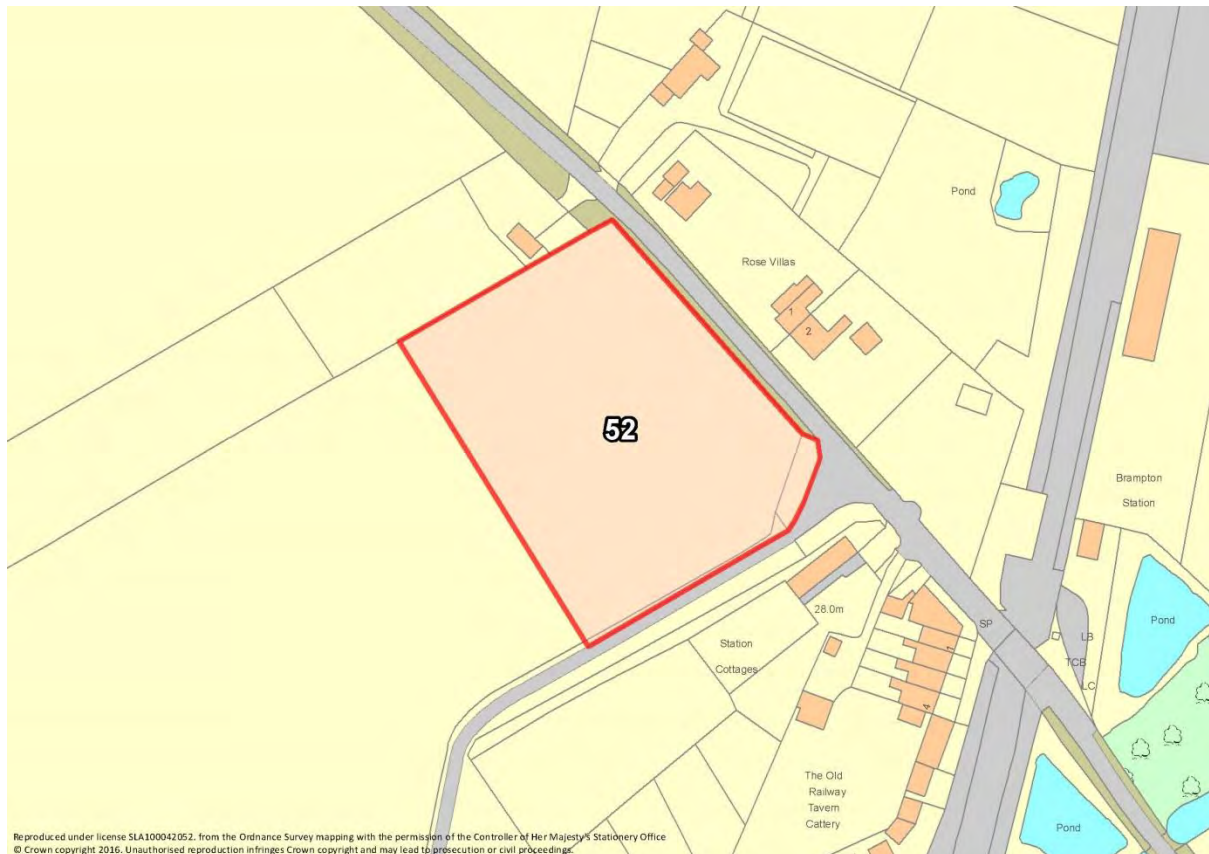
The site is not well related to the existing built up area and its scale would result in the loss of a significant amount of high quality agricultural land. The site is accessible from Hall Road and Pound Lane but there are limited footways to connect the site to the facilities in the village and cycle connections to the employment areas in Lowestoft are poor. Adjacent the site are several listed buildings and there could be an adverse impact on the setting of and the character of the village by extending into the open countryside and creating a prominent settlement edge facing the existing built up area. For these reasons the site is not considered suitable for development. This site is not considered suitable for allocation as part of this Local Plan.

Brampton and Stoven

Site 52 - Land at Toodley Farm, Station Road, Brampton

Suggested Use: Housing

Site Area: 0.55



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Historic England stated there could be potential impact on the setting of listed buildings:

- Shingle Hall is Grade II listed;
- Brampton Old Hall is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Substantial foul sewerage improvements and off site infrastructure would be needed to support development.

The land is Grade 3 agricultural land and is part of a field. The wider field is well screened, meaning a low density development would have a limited impact on the environment.

The site has capacity to support approximately 8 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land.

Minor positive effects were identified in relation to the provision of housing that could meet local needs. There is a potential effect on sustainable movement patterns in relation to local public transport.

Mitigation measures could include the design of the scheme to be set within the landscape using screening and reflecting local character. Existing hedgerows should be protected and enhanced where possible.

Conclusion

The site provides an opportunity for a limited amount of housing located along the street frontage in keeping with the character of the existing properties without significantly extending into the open countryside. Located next to the railway station and along the bus route between Southwold and Beccles this enables a choice of transport modes which can partly offset the lack of services and facilities in the vicinity.

This site has been allocated under Policy WLP7.12 of the First Draft Local Plan for 8 dwellings and open space.

Site 92 - Land on the South Side of Southwold Road, Brampton

Suggested Use: Housing

Site Area: 1.23



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Peter to the south is Grade I listed;
- Brampton Hall to the south is Grade II listed;
- The Old Rectory to the south west is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Site access can be gained off Southwold Road.

Foul sewerage improvements would be needed to support development and telephone cables traverse the site.

The land is greenfield. The site is exposed to the countryside to the south and east. Mature trees already integrate the existing buildings.

The site has potential capacity for 31 new dwellings at 25 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land and the effects on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet local needs and access to services.

Mitigation measures could include the design of the scheme to be set within the landscape using screening and reflecting local character. Existing hedgerows and trees should be protected and enhanced where possible. There is no equipped play space or open space in the village and the village hall is poorly located and this site could help facilitate such provision. Improved shared use path between the site (and the primary school) to the community centre on the western side of the A144.

Conclusion

The site is adjacent the existing built up area and will extend the settlement into the countryside. The existing built up area already affects the character of the landscape. There is good access to the road network and a limited bus service is available. In terms of community facilities the site is located opposite a primary school, however, the village hall is only accessed by crossing a busy road reducing its value to the community. Development provides an opportunity to facilitate improvements that could be required.

In isolation development of this site could create an exposed settlement edge that does not relate to the built up area, however, in conjunction with site 93 there is an opportunity to provide a limited amount of development in the village. The site has been further considered with site 93 and land to the east which together provide an opportunity to improve local facilities as site 227 which is to be taken forward as an allocated site under Policy WLP7.11 as part of the First Draft Local Plan.

Site 93 - Land on the South Side of Southwold Road, Brampton

Suggested Use: Housing

Site Area: 0.96



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have an ‘Amber’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Peter to the south is Grade I listed;
- Brampton Hall to the south is Grade II listed;
- The Old Rectory to the south west is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber/Green’ impact.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site comes from Southwold Road.

Foul sewerage improvements would be needed to support development and a sewer pipe crosses the site. Telephone cables traverse the site.

The land is greenfield. Site is flat but exposed to the south and east. Mature trees already integrate the existing buildings in the area.

The site has potential capacity for 24 new dwellings at 25 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land and the impact on the landscape.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and there is access to services. Potential effects include the promotion of sustainable movement patterns.

Mitigation measures could include the design of the scheme to be set within the landscape using screening and reflecting local character. Existing hedgerows and trees should be protected and enhanced where possible. Improved shared use path between the site (and the primary school) to the community centre on the western side of the A144. There is no equipped play space or open space in the village and the village hall is poorly located.

Conclusion

The site is adjacent the existing built up area and will extend the settlement into the open countryside, however, this influence is already created by the existing built up area. This could be mitigated through landscaping and screening. There is good access to the road network and a limited bus service is available. The site is near a primary school, however, the village hall is only accessed by crossing a busy road which limits its value to the community. On its own the site could provide a mix of housing and an equipped play space with a good street frontage. However, because of the scale of development overall benefit for the community would not be significant.

In conjunction with site 92 there is an opportunity to provide a limited amount of development in the village that will have increased benefits to the community. The site has been further considered with site 92 and land to the east which together provide an opportunity to improve local facilities as site 227 which is to be taken forward as an allocated site under Policy WLP7.11 as part of the First Draft Local Plan.

Site 95 - Land opposite 1-8 Wood End Cottages, Southwold Road, Stoven

Suggested Use: Not specified

Site Area: 0.44



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and a 'Green' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Site access can be gained off Southwold Road.

Telephone cables traverse part of the site.

Site frontage has a high, medium and low surface water flood risk.

The land is greenfield and is within a shallow valley relative to the surrounding area.

Reflecting the surroundings the site has potential capacity for approximately 8 dwellings at 18 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the lack of access to services and facilities, the loss of Grade 4 agricultural land and the effects on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need. There is a potential effect on the landscape relating to the site being contained the related to the existing built environment.

Mitigation measures could include the use of screening to set a development into the landscape. Existing hedgerows should be protected and enhanced where possible.

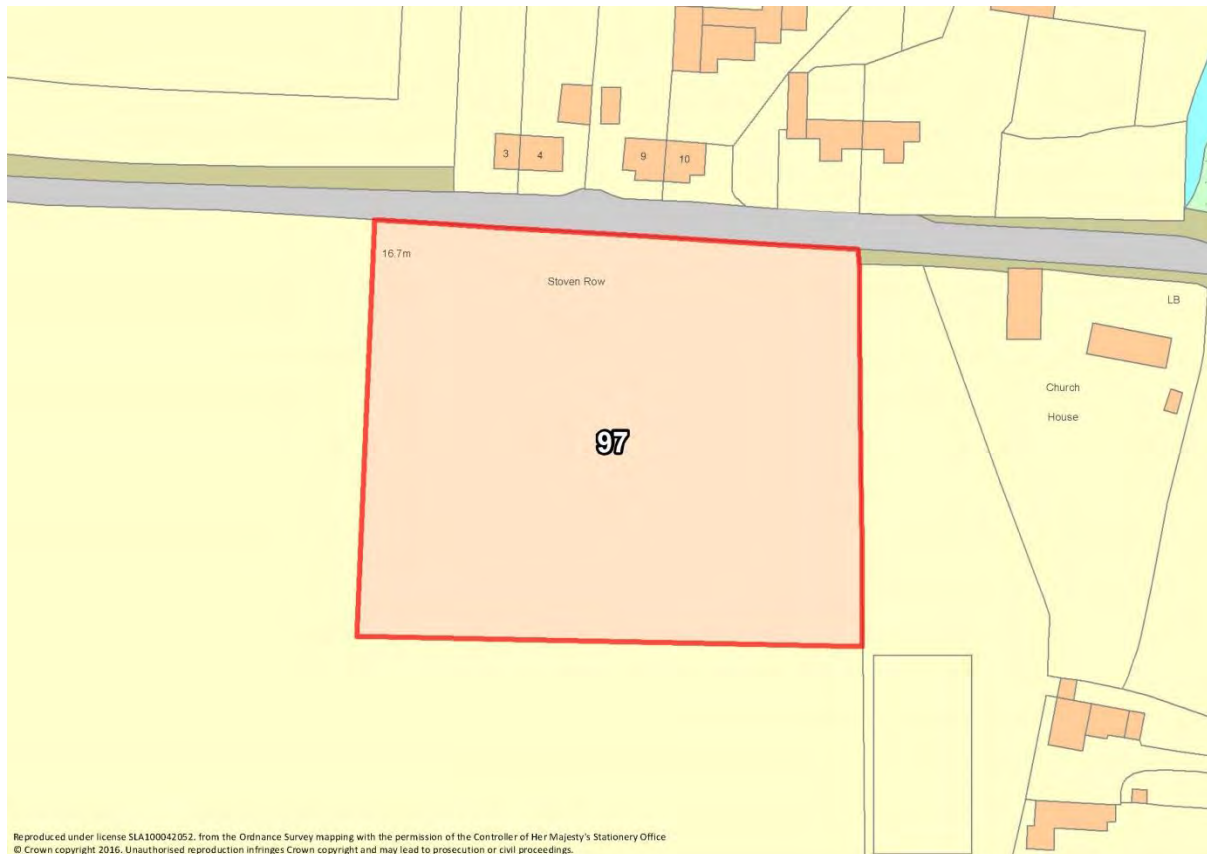
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 97 - Land opposite Stoven Row, Southwold Road, Stoven

Suggested Use: Not specified

Site Area: 0.60



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network and a ‘Red’ impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre and a sewer pipe traverses the site.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Margaret is Grade II* listed and on the Heritage Register;
- Church Farmhouse to the east is Grade II listed;
- Cherry Tree Public House to the east is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber/Red’ impact (historic building and landscape).

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Site access can be gained off Southwold Road.

Foul sewerage improvements would be needed to accommodate development. A sewer pipe also traverses the site and there is a low risk of encroachment to the water recycling centre.

The land is greenfield. The site is set within an undulating rural landscape but is exposed to the south and west.

The site has potential capacity for approximately 5 new dwellings.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with the impact on the landscape, lack of access to services and facilities and the effects on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the use of screening to set a development into the landscape. Existing hedgerows should be protected and enhanced where possible.

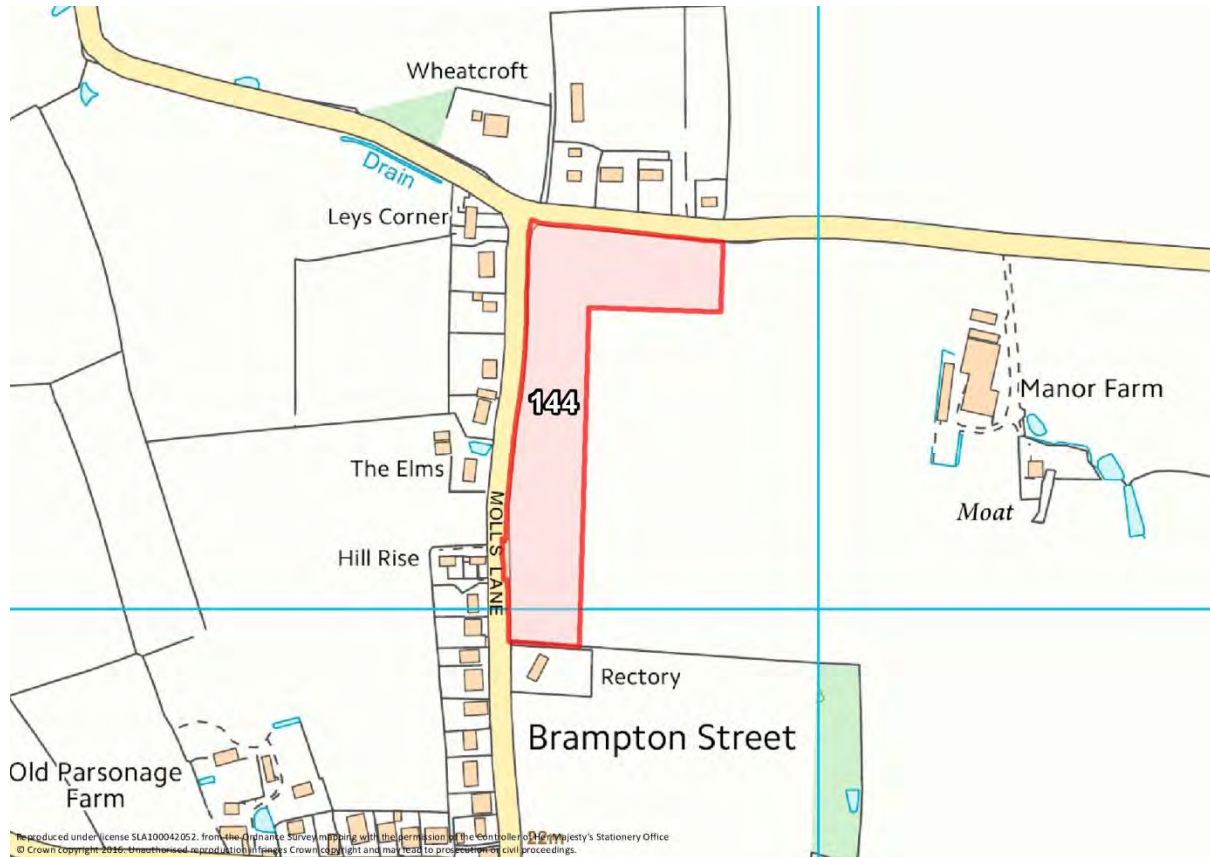
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 144 – Junction of Station Road and Moll's Lane, Brampton

Suggested Use: Housing

Site Area: 2.04



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have an ‘Amber’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works and a pipe traverses the site.

Historic England stated there could be potential impact on the setting of a listed building:

- Manor Farmhouse to the east is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber/Green’ impact.

Nine members of the public objected to the proposed site citing the following reasons:

- being a dispersed settlement this type of development will have an adverse impact on the character of the area;
- the site is greenfield and would lead to the loss of agricultural land;
- development will be executive style housing which is inappropriate;
- poor provision of services and facilities in the area with no shop, no pub, a doctor's surgery is difficult to access, public transport is poor and the train station is two miles away;
- the road network is poor with particular issues at the junction where visibility is particularly poor. Access to the school is dangerous for school children with no footway along narrow roads to access the bus stop and new development will add to this issue. It was suggested that a crossing should be provided over the A145 to improve access to the school;
- existing infrastructure requires improvement (sewerage, gas, water, telephone, drainage, broadband);
- subsidence is an issue in the area for existing buildings;
- there is no employment available in the local area.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Site can be accessed off Moll's Lane.

Foul sewerage improvements would be needed to support development. There is a low risk of encroachment on the water recycling centre and a sewer pipe crosses the site.

The land is greenfield. The site is exposed to the south and west however scattered dwellings are likely to reduce the impact of development.

The site has capacity for approximately 14 new dwellings at 7 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of access to services and facilities, the loss of Grade 3 agricultural land and the effects on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the use of screening to set a development into the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 157 - West of Redisham Road, Brampton

Suggested Use: Housing

Site Area: 3.12



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Red’ impact on the water recycling centre capacity, an ‘Amber’ impact on the foul sewerage network and a ‘Red’ impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works.

Historic England stated there could be potential impact on the setting of a listed building:

- Shingle Hall to the south west is Grade II listed.

The Environment Agency stated the site is classified as Source Protection Zone 3 (at risk of contamination from activities that may cause pollution in the area).

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber’ impact.

Redisham Parish Meeting stated the increased traffic through Redisham could be considerable. The routes to local schools (Halesworth Road and Beccles Road) would need significant improvement. The site should only come forward if infrastructure is provided simultaneously. Currently there are issues with the sewerage system.

One member of the public objected to the proposed site citing the following reasons:

- the site is greenfield land and would lead to the loss of agricultural land;
- poor provision of services and facilities in the area with no shop, no pub, a doctor's surgery is difficult to access, public transport is poor and the train is two miles away;
- the road network is poor with particular issues at the junction where visibility is particularly poor. Access to the school is dangerous for school children as there is no footway along narrow roads to access the bus stop and new development will add to this issue. It was suggested that a crossing should be provided over the A145 to improve access to the school;
- existing infrastructure (sewerage, gas, water, telephone, drainage, broadband) requires improvement;
- there is no employment available in the local area.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site is isolated with the countryside with poor road access and no pedestrian access making the site unsuitable for development.

Foul sewerage improvements would be needed to support development and there is a low risk of encroachment on the water recycling centre. Electricity lines cross the site to the south.

The site is set within a farmed plateau surrounded by undulating farmland with fields enclosed by hedgerows. Development on this site would be separate from the nearby settlement.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

There is a risk of odour from the nearby water recycling centre.

The site is not considered suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of access to services and facilities, loss of Grade 3 agricultural land and the effects on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the use of screening to set a development into the landscape. Existing hedgerows and trees should be protected and enhanced where possible. This site could be considered with site 19 to create a coordinated frontage.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 158 - Wood Cottage, London Road, Brampton

Suggested Use: Housing

Site Area: 0.29



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and a ‘Green’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on a listed building:

- Manor Farmhouse to the south west is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Green’ impact.

Suffolk Wildlife Trust stated the site is adjacent to Stoven Wood CWS and should not be allocated for development unless it can be demonstrated that it would not result in an adverse impact on the CWS.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Potential site access is from the A145.

There could be contamination from the former property found on site.

The land is greenfield and there is a pond on site. It is contained within the landscape and located adjacent to existing dwellings, however it does not reflect the settlement form.

There is biodiversity potential from both the pond and the adjacent woodland.

The site has a capacity for 4 new dwellings at 14 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land and the impacts on sustainable movement patterns. There is a potential impact on biodiversity if the pond on site is lost to development.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to local services. There is a potential impact on the landscape.

Mitigation measures could include the design of the scheme to be set within the landscape and pedestrian access to connect the site with the built up area adjacent to the south.

Conclusion

The site has a capacity for less than five dwellings and has not been considered suitable for allocation as part of this allocation as part of this Local Plan.

Site 227 - Land on the south side of Southwold Road, Brampton

Suggested use: Housing

Site Area: 3.0 hectares



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Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site comes from Southwold Road.

Foul sewerage improvements would be needed to support development and a sewer pipe crosses the site. Telephone cables traverse the site.

The land is greenfield. Site is flat but exposed to the south and east. Mature trees already integrate the existing buildings in the area.

The residential part of the site has potential capacity for 50 new dwellings at 25 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, the loss of Grade 3 agricultural land and the impact on sustainable movement patterns.

Minor positive effects were related to access to services and the provision of housing to meet a local need.

Mitigation measures could include sympathetic design to incorporate the area into the surrounding landscape and planting to counter some of the effects on biodiversity.

Conclusion

Site 227 could facilitate the delivery of a replacement village hall, equipped play area equivalent to a LEAP and a small playing field (which can also support amenity use). There is good access to the road network and a limited bus service. The allocation relates to the existing built up area but extends into the countryside. Landscaping would be required to mitigate this impact.

Suffolk County Council has expressed concerns related to car parking when parents drive their children to the primary school. There is potential for the site to provide parking spaces that could be shared between the school, village hall and the adjacent recreation facilities proposed as part of this allocation.

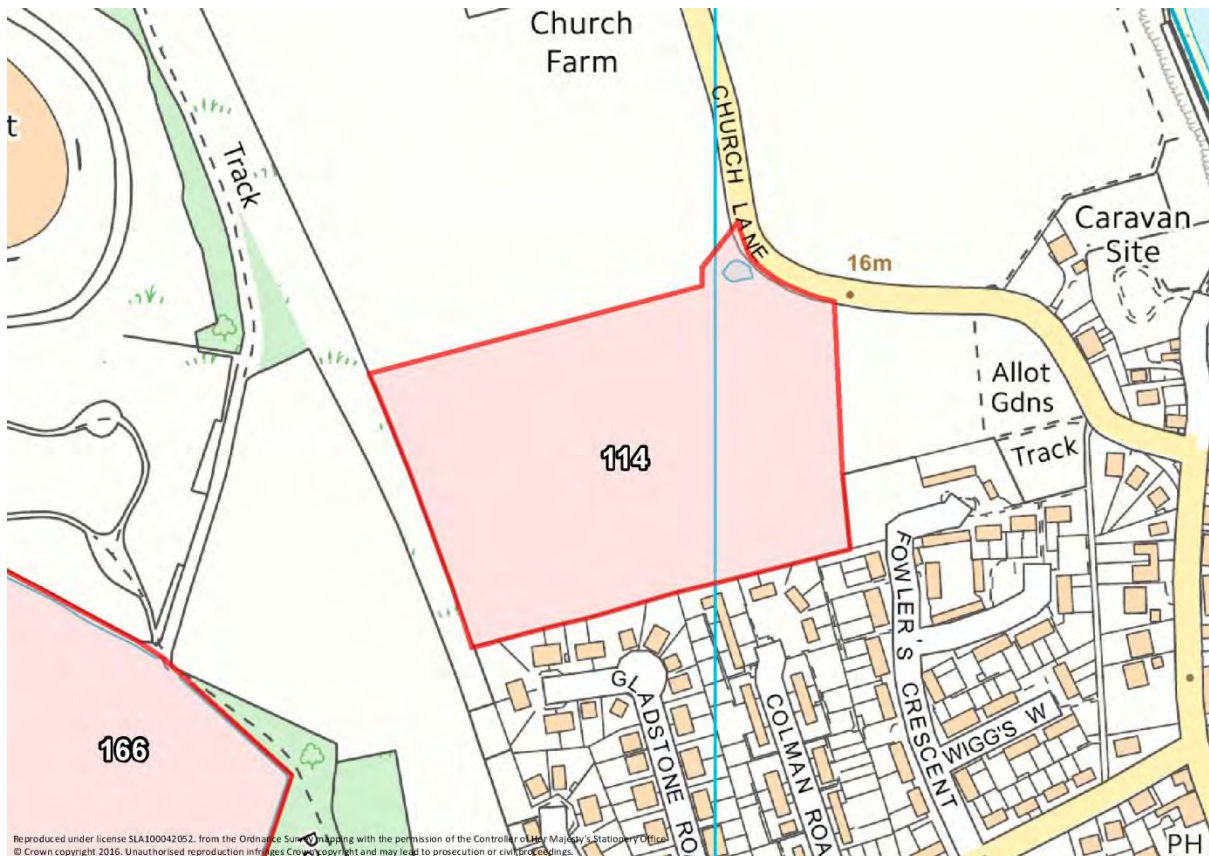
Site 227 has been allocated under Policy WLP7.11 of the First Draft Local Plan for further consultation to deliver open space and an equipped play area (with a minimum area of 0.80ha), a replacement village hall and associated parking spaces (to be shared with the school, no larger than 0.25ha) and housing (2ha). The residential part of the allocation has capacity for 50 dwellings (25 dwellings per hectare on the residential land or 17 dwellings per hectare across the entire site).

Corton

Site 114 - Land to the south of Church Lane, Corton

Suggested Use: Housing

Site Area: 4.45



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works.

Historic England stated there could be potential impact on a listed building:

- Church of St Bartholomew to the north is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (high potential significance).

Suffolk County Council has said there are not enough primary school places available to support new development in the village.

Corton Parish Council stated the land is within 100m of the erosion area identified in the SMP. Improvements to utilities such as water mains are required.

The landowner, MJ Edwards & Partners stated that Corton has a good range of facilities including a shop, primary school, pubs and restaurants and the village and is well related to larger centres of Lowestoft, Gorleston and Great Yarmouth. There is good public transport to these areas. This indicates Corton to be a sustainable location. The site represents a logical extension of the existing built up area and is accessible off Church Lane. The site is not considered a significant encroachment on the Strategic Gap, could address the issue of 'roll back' for properties located in the erosion zone. The site is located in Flood Zone 1. The site is capable of accommodating 120 dwellings with additional open space with approximately 40 affordable dwellings (subject to viability).

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Site access can be gained off Church Road. There are no footpaths however the site is on a bus route.

Foul sewerage improvements would be needed to support development. There is also a high encroachment risk to the water recycling centre.

Small areas of surface water flooding to the south east. The site is also close to the coastal erosion risk zone.

The land is greenfield and located within the Tributary Valley Farmland landscape character area. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is enclosed on two sides however the northern and eastern edges are exposed.

A pond is located in the north east corner.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

Safety work may be needed along with provision of footpath and cycle paths. However the site is easily accessible.

The site has capacity for approximately 75 new dwellings at 19 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land and climate change. A water recycling centre is located a short distance to the north west.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to services, facilities and employment.

Mitigation measures could include the design of the scheme to be set within the landscape using screening and reflecting local character. Existing hedgerows should be protected and enhanced where possible.

Conclusion

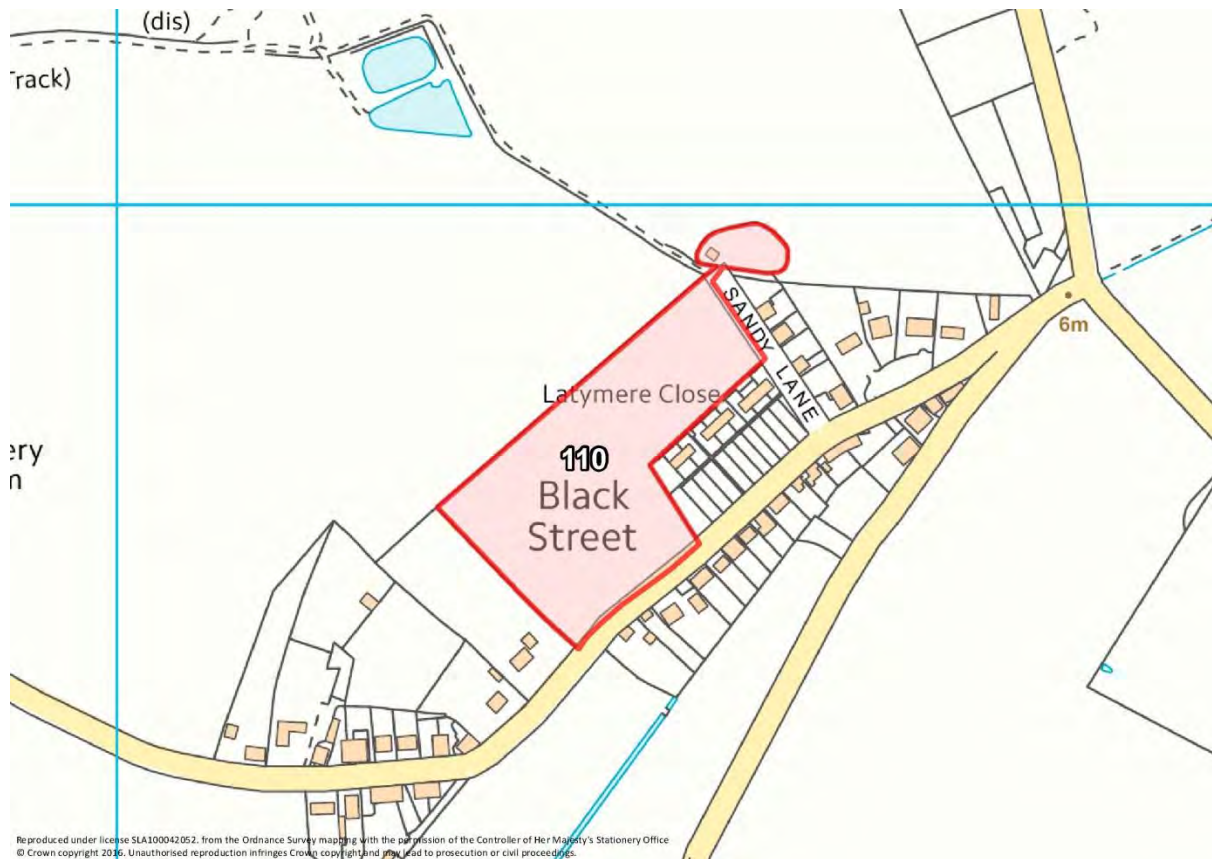
The site is located adjacent the existing built up area and relates well to the village, however, some landscaping and screening would benefit the scheme and lessen the impact on the open countryside and the church to the north. Within Corton there is access to community facilities including a primary school, shop and a community hall with a playing field and an equipped play space with the latter not in a condition or located close enough to serve the allocation. Footways provide access to these. However, the primary school does not have capacity to provide new places to support any development. For this reason the site is not considered suitable to be allocated for development in this Local Plan.

Gisleham

Site 110 - Land to the north of Black Street, Gisleham

Suggested Use: Housing

Site Area: 2.33



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on a listed building:

- Rookery farm farmhouse to the west is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact.

Gisleham Parish Council objected to the allocation of the site for 70 dwellings. The Parish Council stated a development of this size would double the population adversely affecting the character of the village. Concerns were raised about the ability for existing infrastructure to cope with new development citing the narrow roads, no footways, surface water drainage issues, limit sewerage capacity and light pollution in an area that is of rural character. Additionally, there are no facilities in the village. The nearest school is located in Carlton Colville (and another in Kessingland) but there is no public transport (or footways to the nearest bus stop) therefore parents will drive their children to school creating more traffic problems.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated this would not result in an adverse impact on any existing ecological value it may have.

There were thirty five members of the public who commented on the site and all objected. The following issues were raised:

- over development will adversely affect the rural character and dynamics of the village and its location near the AONB. A few dwellings may be acceptable if in keeping with the existing settlement. Concerns were raised the development would be executive style dwellings that is not affordable for people with no connections with the community;
- the site is greenfield and would be a loss of agricultural land;
- development will adversely the environment and wildlife with the oak trees and sand pit providing important habitats;
- concerns were raised about the increase of traffic, the poor road network and access to the site, particularly if there is on-road parking. The lane is narrow and there are no footways or street lighting. This will increase school traffic to Carlton Colville Primary School which already has traffic problems;
- there are no services or facilities, public transport is poor and there is limited internet.
- the area experiences flooding and the site being located on a higher level relative to existing dwellings will make this worse;
- limited infrastructure and there are already existing issues with sewerage, power outages are a common occurrence and there are no gas mains;
- existing residents suffer from shadow flicker associated with the Kessingland wind turbines;
- concerns were raised regarding the adverse impact on visual amenity, loss of privacy and views over the countryside and the lowering of property values.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed along Black Street, however there are no footpaths.

Fouls sewerage improvements would be needed to support development and a sewer pipe crosses the site. Power cables also traverse the site.

The land is greenfield and is located within a Tributary Valley Farmland a landscape character area. Front of the site is contained but the rear backs out onto open farmland. There will be some impacts on views from the north and west but these will not be significant.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site has potential capacity for approximately 19 new dwellings at 8 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was associated with the loss of Grade 2 agricultural land. Minor negative effects were associated the lack of access to services and facilities, the impact on the landscape, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape using screening and reflecting local character. Existing hedgerows and trees should be protected and enhanced where possible. Access to Kessingland should also be improved.

Conclusion

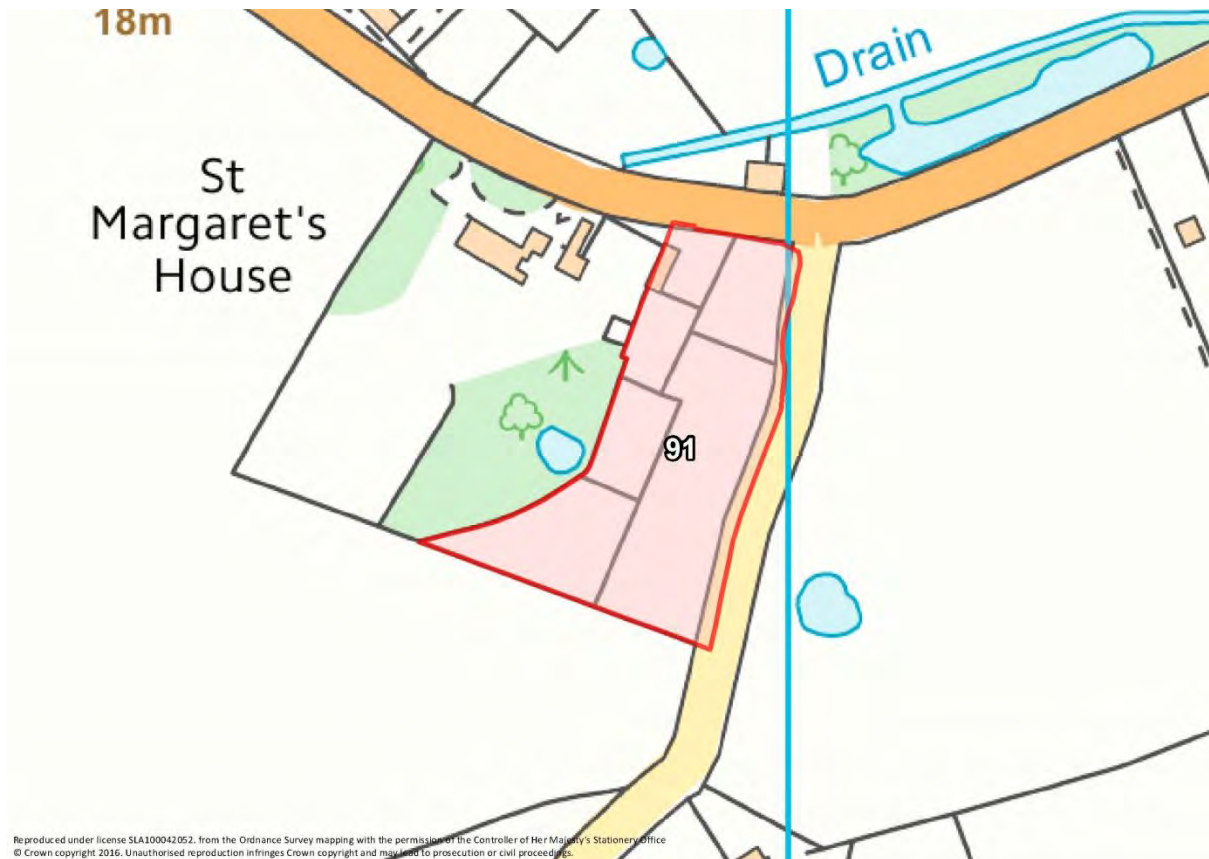
The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Herringfleet

Site 91 - Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet

Suggested Use: Housing

Site Area: 0.80



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority stated the site lies within their administrative area.

Historic England stated there could be potential impact on the setting of a listed building:

- Manor House Farmhouse, barn and garden walls are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Red' impact (historic building and landscape).

Ashby, Herringfleet and Somerleyton Parish Council stated the site was located within the Broads Authority administrative area. Some development could be considered here in the future but not at the density indicated.

Wellington Construction Limited stated the site is currently used as paddocks and is close to services and facilities in Somerleyton. To meet the housing need to 2036 some greenfield development will be required. The site is viable and can contribute towards the five year supply and the housing strategy.

Members of the public objected to the site raising concerns about access, the site being too isolated from the village and it is an inappropriate location for development.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site comes from Slugs Lane.

The foul sewer network would require improvements to accommodate development. Telephone cables also traverse the site.

The site is made up of settled farmland and is contained by several residential dwellings to the north. It is however exposed to the south.

The site lies opposite a listed building.

The site was withdrawn.

Summary of Draft Sustainability Appraisal

A significant effect was noted in relation to the use of Grade 2 agricultural land. Minor negative effects include the effects on health and well-being, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects include access to local services and the provision of housing to meet local needs. A potential effect could be on the landscape.

Mitigation measures include improving connectivity to Lowestoft and planting and screening.

Conclusion

The site is located within the Broads Executive area and has not been considered as an allocation.

Hulver and Henstead

Site 25 - Hulver Street, Hulver

Suggested Use: Housing

Site Area: 1.04



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Hulver with Henstead Parish Council stated the number of dwellings proposed on the site was unsuitable.

Two members of the public objected to the site. It was commented the proposal would lead to significant over development of the settlement which has no services, facilities, issues with drainage and no public transport. The development would have an adverse impact on the rural character of the settlement. It was added that the site was located in the AONB and development would result in the loss of agricultural land.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Hulver Road.

The water recycling centre requires improvements as does the foul sewer network. This would require substantial off-site infrastructure which may not be economically viable.

There are areas of high surface water flood risk.

The site is located within the Area of Outstanding Natural Beauty and is greenfield land. The site is mostly enclosed with some obscured views to the north.

The site has capacity for approximately 10 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects are associated with the impact on the landscape, lack of services and facilities, flood risk, the loss of undeveloped land, the impact on biodiversity and the impacts on sustainable movement patterns. There is a potential impact on water quality relating to the improvements needed at the local water recycling centre.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

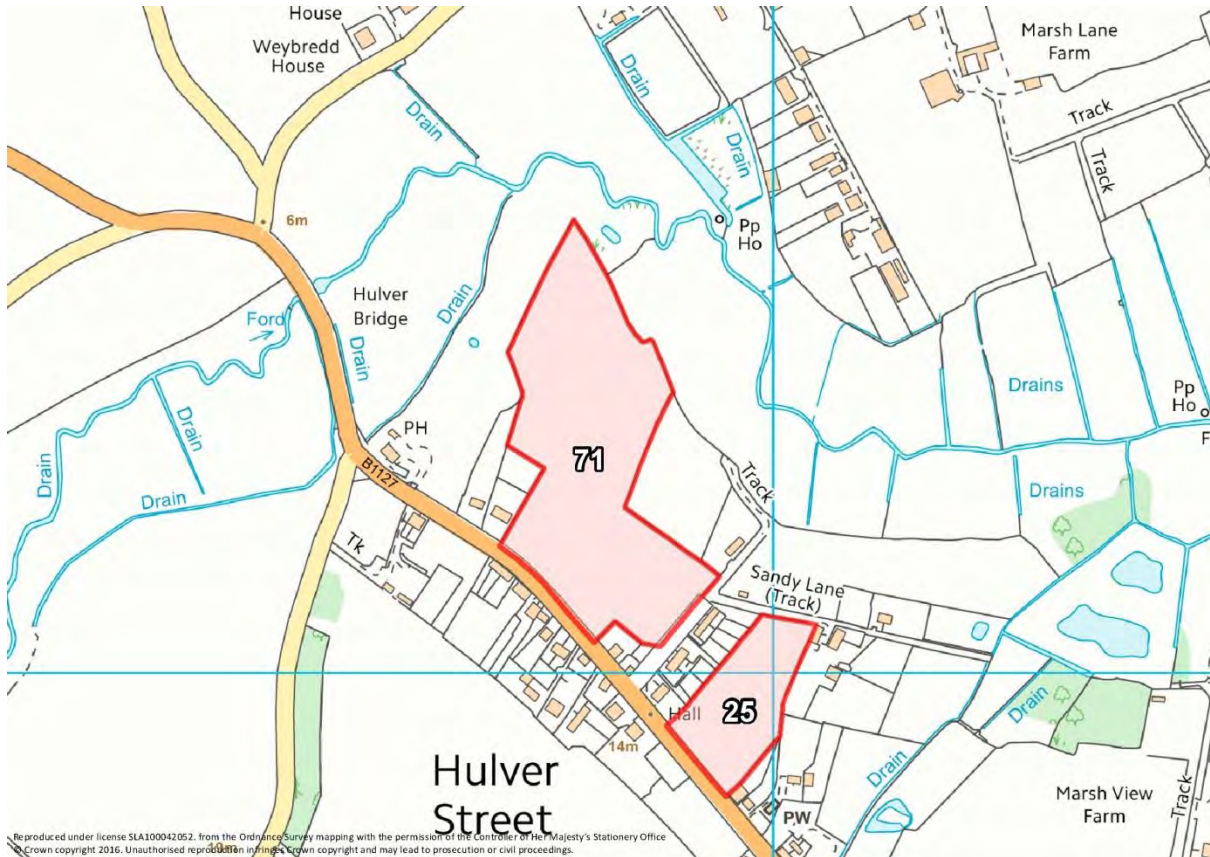
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 71 - Land north of Hulver Street, Henstead

Suggested Use: Housing

Site Area: 3.86



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Red’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Suffolk County Council stated the site was some distance from services and facilities and would encourage unsustainable travel choices.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber’ impact (possibly ‘Red’ on topographic sensitivity).

Hulver with Henstead Parish Council stated the number of dwellings proposed on the site was unsuitable.

The Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

Two members of the public objected to the site. It was commented the proposal would lead to significant over development of the settlement which has no services, facilities, issues with drainage and no public transport. The development would have an adverse impact on the rural character of the settlement. It was added that the site was located in the AONB and development would result in the loss of agricultural land.

It was suggested the site could be used for community use to support the village.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site is located within the AONB. The site is open and extends into open countryside. Any development on this site is likely to have an impact on the character of the AONB which would be difficult to mitigate. Therefore this site is considered to be unsuitable for development.

Foul sewerage improvements would be needed to support development. This would require substantial off-site infrastructure which may not be economically viable.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects are associated with the impact on the landscape, lack of services and facilities, the impact on biodiversity and the impact on sustainable movement patterns. There is a potential effect on water quality associated with the improvements needed at the local water recycling centre.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

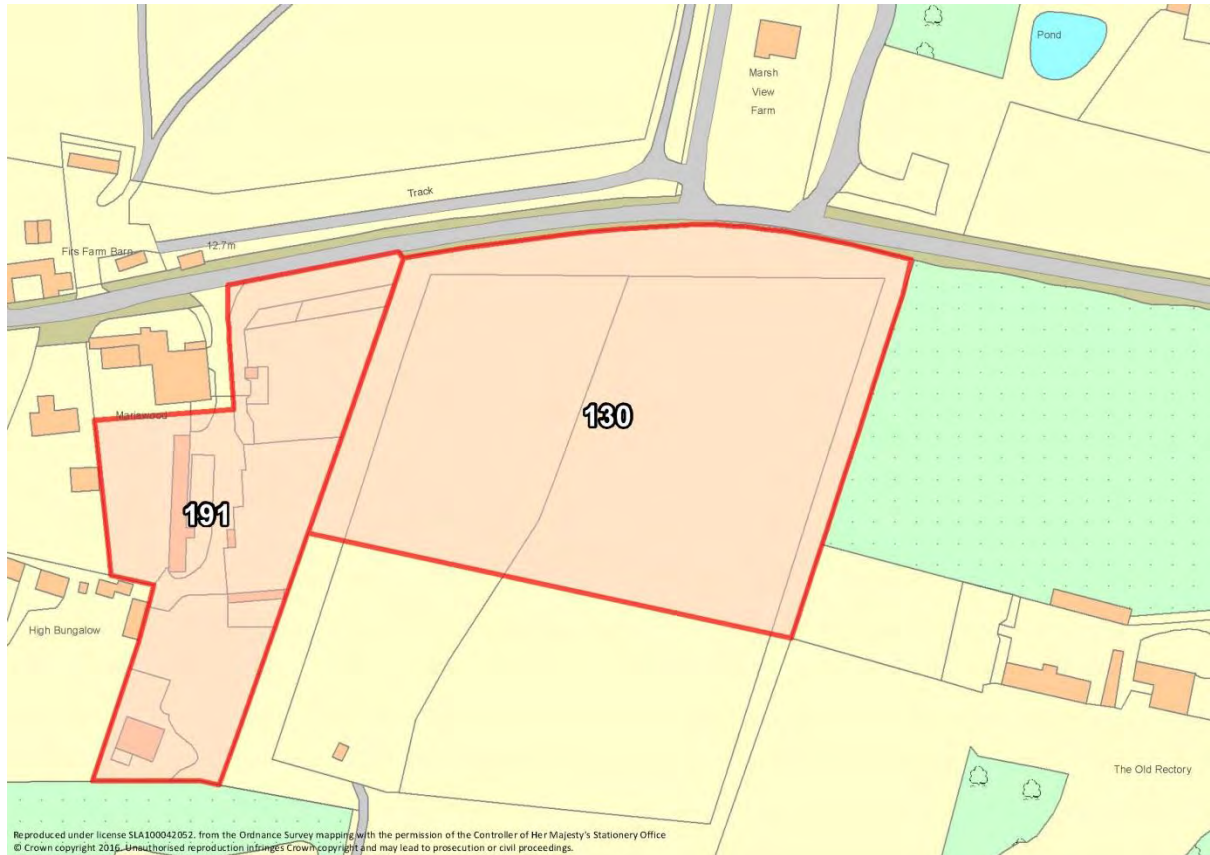
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 130 - Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead

Suggested Use: Housing

Site Area: 1.87



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Historic England stated there could be potential impact on the setting of a listed building:

- The Old Rectory to the east is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Hulver Street with Henstead Parish Council stated the number of dwellings proposed on the site was unsuitable.

Members of the public commented that the site is well located with respect to other features in the village including good access. It was also stated the proposal would lead to significant over development of the settlement which has no services, facilities or public transport and that the development would have an adverse impact on the rural character of the settlement.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site is located on the edge of the AONB and sits in undulating farmland. Hedges and trees are located on site. The area is enclosed farmland and development would be a major encroachment into the sensitive landscape. There this site is considered to be unsuitable for development.

The site can be access from Hulver Road but access is poor for cars and is only accessible to farm vehicles.

The foul sewerage network would require improvements to accommodate development. This would require substantial off-site infrastructure that may not be economically viable. Electricity lines also cross the site.

There is potential for biodiversity in the hedges and trees bordering the site. The northern edge is also overgrown, potentially adding to the site biodiversity value.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of services and facilities, the loss of greenfield land and the impacts on sustainable movement patterns. There are potential impacts on water quality and the historic environment.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

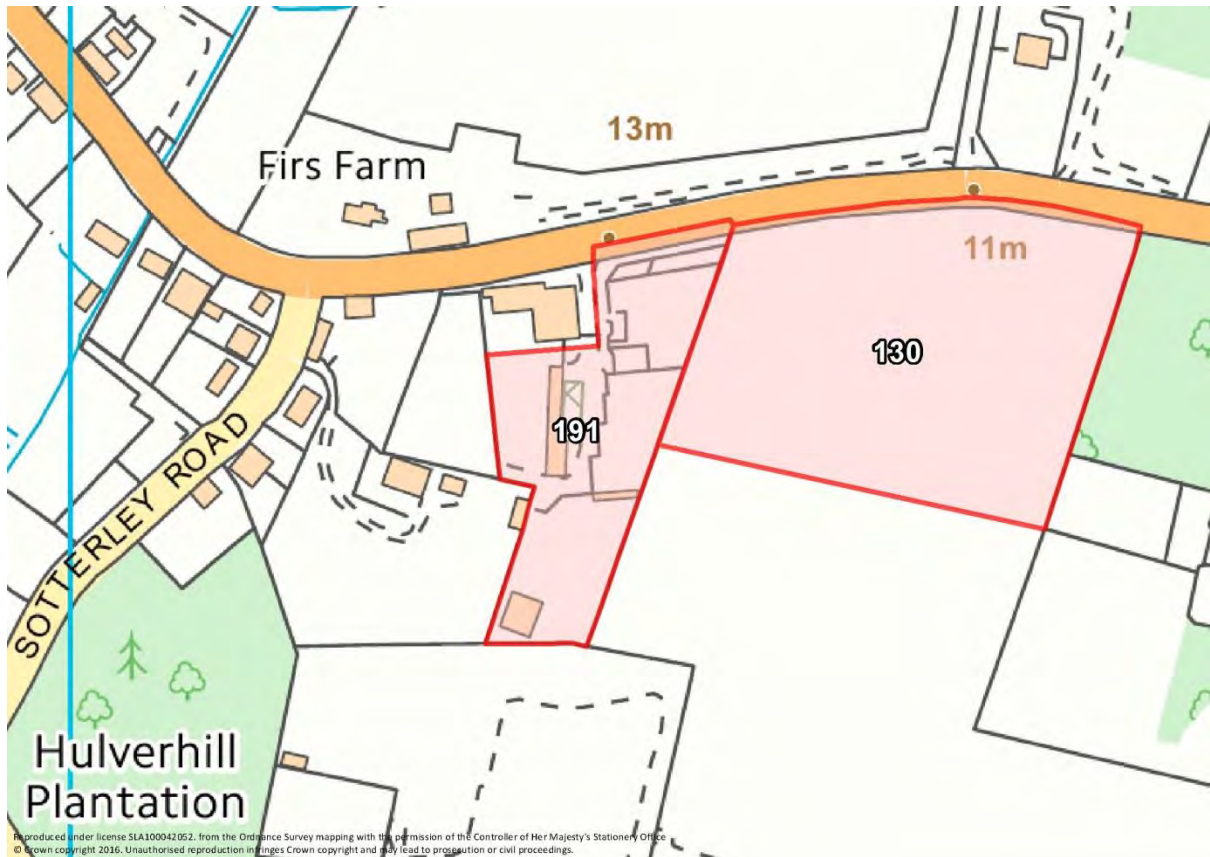
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 191 - The Geranium Pot, Mariawood, Hulver Street, Hulver

Suggested Use: Housing

Site Area: 0.88



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Hulver Road, however, the road access is up a steep bank and visibility could be an issue.

There are power lines adjacent to the site.

There is potential contamination from the various outbuildings located on site.

The land is greenfield and is located with a Tributary Valley Farmland landscape area. It is exposed to the countryside but consistent with the current settlement pattern.

There are potential impacts on local listed buildings.

The site has potential capacity for approximately 7 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of services and facilities, the loss of greenfield land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Ilketshall St Lawrence

Site 192 - Opposite Osborne House Barn, Ilketshall St Lawrence

Suggested Use: Housing

Site Area: 0.38



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from the A144. There is no paved footway however there is a wide grass verge.

The land is greenfield made up of fallow land. Dwellings are adjacent to the north and west and at a distance to the south.

The site has capacity for approximately 6 new dwelling at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was noted in relation to the impact on the landscape due to the sites isolated nature. Minor negative effects were associated with the access to services, loss of Grade 3 agricultural land, impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is located along the A144 and has good access to the transport network between Halesworth and Bungay. A limited bus service is available several hundred metres to the south. A primary school is located at Stone Street to the south, however, no formal footways connect the settlement with the facilities in the vicinity. The site is within 400m of a water recycling works. There are no significant issues related to infrastructure or landscape, however, the site does not relate well to other villages in the area and development would be out of keeping with the character of the rural landscape. The site is considered to be less preferable in terms of a sustainable location compared to other sites closer to the settlement of Stone Street. The site is not considered suitable for allocation as part of this Local Plan.

Site 193 - School Farm, Ilketshall St Lawrence

Suggested Use: Housing

Site Area: 2.39



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site is gained from the A144.

The land is greenfield. It is a long tract between two parts of the settlement and is connected to the main part of the settlement to the south.

New residents could support local school and pub.

The site has capacity for approximately 36 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was noted in relation to the impact on the landscape due to the site's isolated nature. Minor negative effects were associated with poor access to services, the loss of Grade 3 agricultural land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is located along the A144 and has good access to the transport network between Halesworth and Bungay. A limited bus service is available several hundred metres to the south. A primary school is located at Stone Street to the south, however, no formal footways connect the settlement with the facilities in the vicinity making it a less than sustainable location. The site is within 400m of a water recycling works. There are no significant issues related to infrastructure or landscape, however, the site does not relate well to other villages in the area and development would be out of keeping with the character of the rural landscape. The site is considered to be less preferable in terms of a sustainable location compared to other sites closer to the settlement of Stone Street. The site is not considered suitable for allocation as part of this Local Plan.

Site 216 – Land south of Hogg Lane, Ilketshall St Lawrence

Suggested Use: Housing

Site Area: 2.56



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site has been explored in addition to the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site can be accessed from School View and the A144.

The land is greenfield, located within an area designated as Source Protection Zone 3 and is located in an area of low landscape sensitivity. The site is located close to the primary school and a public house is located to the south.

Access to the A144 allows facilities to be accessed by private vehicle with Halesworth and Bungay being the primary service centres. A limited bus service is available. Footways will need to be extended to the site to provide safe access to the school.

The site has capacity for approximately 25 dwellings (10 dwellings per hectare reflecting the housing density and character of the nearby residential area).

Summary of Draft Sustainability Appraisal

Minor positive effects were identified in relation to the provision of housing that can provide a mix of types and tenures. The site is located in an area with low landscape sensitivity and which suggests a high capacity to support new development, however, there is potential to create an exposed settlement edge.

There is limited potential for archaeology on site but a planning condition should be part of any planning permission for development on this site.

The land is greenfield and classified as Grade 3 agricultural land. The site is small therefore this is considered to be a minor negative effect.

Mitigation measures could include a scheme design and the use of hedgerow and trees to integrate the development into the countryside where it is exposed to the south and east. There are no play facilities in the village and an equipped play space equivalent to a LEAP would improve facilities for children in the settlement.

Conclusion

The site forms an extension to the built up area and is located near the main part of the settlement where facilities are located. There is a bus stop nearby to provide access to larger service centres and there is good access to the strategic road network. The area has a low landscape sensitivity, however, there is potential to create an exposed settlement edge on the south and east boundary of the site and landscaping and planting should be used to mitigate this. There are no equipped play facilities in the village and this development could facilitate this to support new residents and enhance the provision of facilities for the village overall. The land is adjacent areas that are used for agriculture and access to the farm buildings to the south will need to be retained.

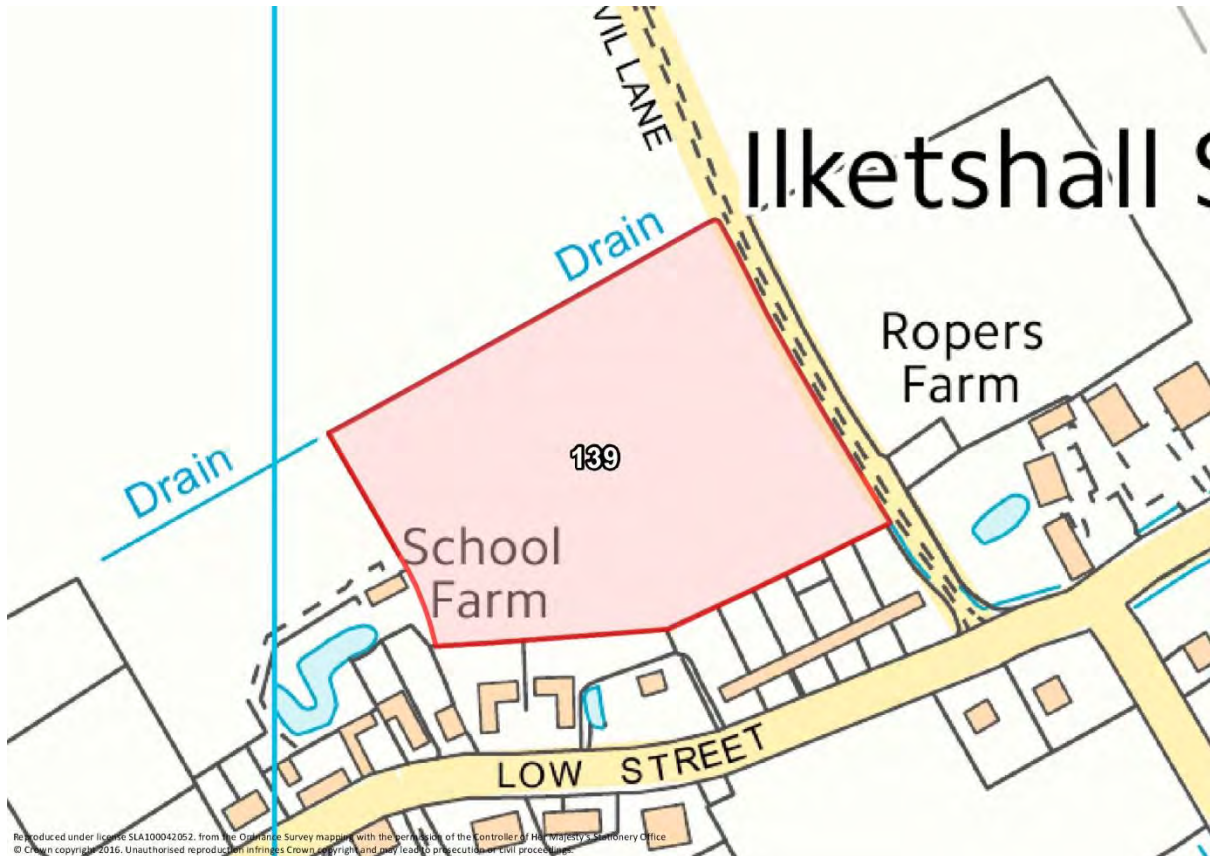
This site has been allocated under Policy WLP7.13 of the First Draft Local Plan

Ilketshall St Margaret

Site 139 - Shoe Devil Lane, Ilketshall St Margaret

Suggested Use: Housing

Site Area: 1.82



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and a 'Green' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Margaret to the south west is Grade I listed;
- Church Farmhouse, Ropers Farmhouse, Shoe Dell Farmhouse (and barn) and School Farmhouse all located in the village are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Ilketshall St Margaret Parish Meeting objected to the site because there is a lack of infrastructure including electricity, water and broadband. The narrow lane required to access the site would require improvements to support additional traffic.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed off Shoe Devil Lane, however, this is a narrow lane with the width of a single vehicle with no cycle lanes or pavements.

There is a pumping station opposite Shoe Devil Lane.

Parts of the site are at risk of surface water flooding.

The land is greenfield. The site is located within the AONB and in a Tributary Valley Farmland landscape character area. Hedgerows and ditches are located on site.

The site has capacity for approximately 5 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of services and facilities, the loss of Grade 3 agricultural land and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Kessingland

Site 41 - Land at London Road, Kessingland (former Ashley Nurseries site)

Suggested Use: Housing

Site Area: 1.42



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

Badger Building stated the site could be brought forward in the early part of the plan period and is not reliant on other sites coming forward. The site is well located in relation to existing development. It was suggested that site 41 is allocated in the Neighbourhood Plan for mixed use but the site is not large enough to accommodate the scale of development proposed.

Two members of the public cited the following issues:

- the site is greenfield and located in the Strategic Gap;
- existing drainage issues on site;
- issues such as traffic, parking, traffic speed would need to be addressed to support existing and new development.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints or impacts that could not be mitigated. Foul sewerage improvements would be needed to support development.

The land is brownfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is located in the Coastal Cliffs character area.

The site has been allocated for 54 dwellings at 38 dwellings per hectare in the Kessingland Neighbourhood Plan.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. A potential negative effect was identified in relation to the impact on a listed building.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, good access to services and facilities and use of brownfield land.

Mitigation measures identified in the appraisal included sympathetic design to accommodate the location of the listed building and landscaping. Connectivity should also be improved to Lowestoft.

Conclusion

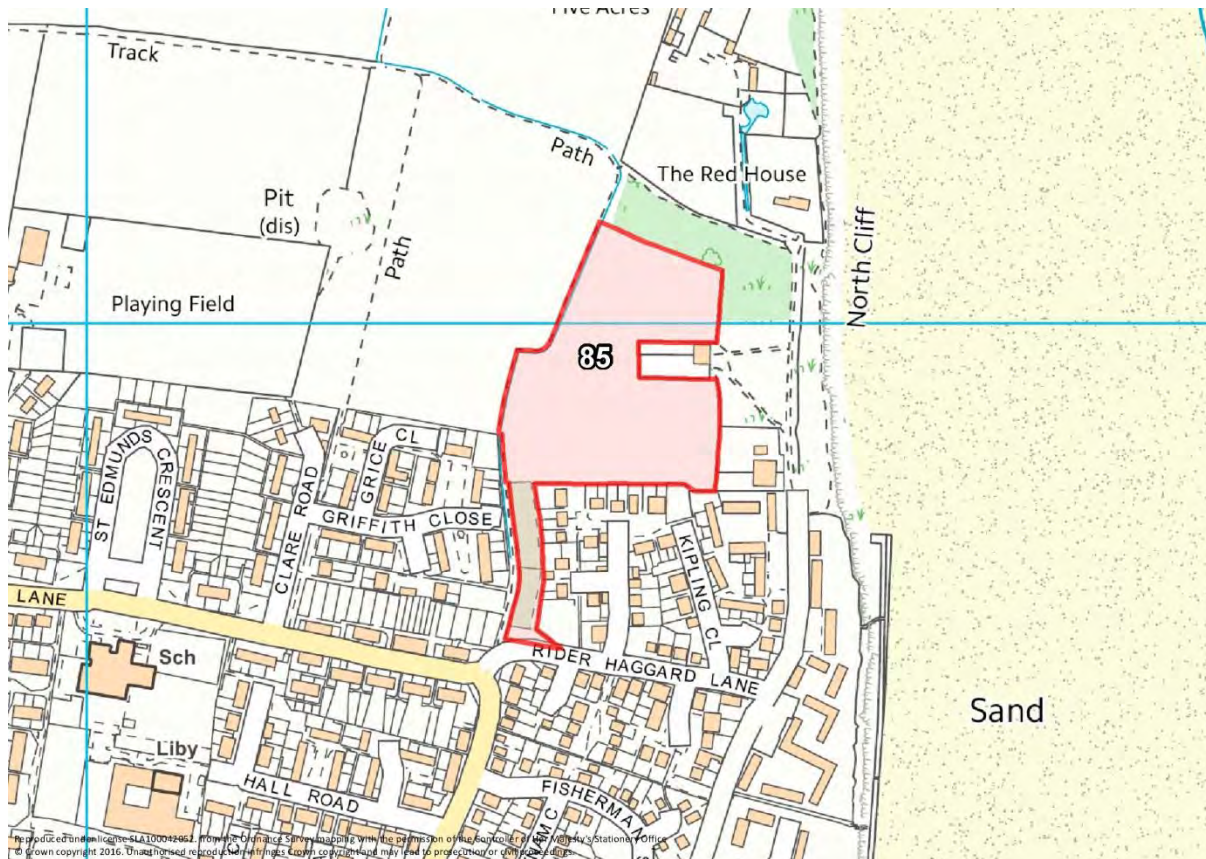
The site has access to a variety of community facilities and has good access to the road network. This is supplemented by a good bus service to Lowestoft. A Grade II listed building is located opposite and there is limited potential for archaeology to be found on site which should be addressed through a planning condition requiring an archaeological assessment. The site is brownfield, is well related to the built up area

and is a natural extension to the village, however, it is located within the Strategic Gap. Impact on the landscape is low, however, consideration will need to be given to how this contributes towards the coalescence with Lowestoft. The site is brownfield land. This site has not been carried forward as an allocation as it has already been allocated in the adopted Kessingland Neighbourhood Plan for residential development.

Site 85 - Land off Rider Haggard Lane, Kessingland

Suggested Use: Housing

Site Area: 2.66



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Kessingland Parish Council stated that none of the landowners came forward when the Kessingland Parish Plan was being prepared. The Neighbourhood Plan has allocated land for 100 homes and this site should be considered surplus to requirements.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

Wellington Construction Limited stated the site is close to services and facilities in the village and reiterated that approximately 60 dwellings could be provided on the site as stated in the consultation document. A lower density development could be considered with some affordable dwellings and starter homes. The site is in a sustainable location near services and facilities in the village. To mitigate impact on the surrounding area and Strategic Gap there is sufficient space to support strategic planting. Impact on the Strategic Gap would be less than the Laurel Farm site proposed in the Kessingland Neighbourhood Plan. The loss of woodland considered as part of the Sustainability Appraisal could be offset by landscaping and planting. . It was noted that some greenfield sites such as this will be needed to accommodate the development needed during the plan period and the site could contribute towards the five year housing supply and housing strategy.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site is accessed either through amenity land or via a private car parking court.

Foul sewer improvements would be needed to support development. A sewer pipe also traverse the site.

The site is 75 metres from the coastal change management area.

The land is greenfield and there are Tree Preservation Orders on the site. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is enclosed in the landscape, however development would encroach on the undeveloped coast between Pakefield and Kessingland.

Access to the site would result in the loss of many mature trees unless Kipling Close can be used.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site could accommodate approximately 80 new dwellings at 30 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, the use of greenfield land and habitats.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and good access to services and facilities. There is a potential impact on sustainable movement patterns.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible. Improvements are required for pedestrian and cycling connectivity to Lowestoft.

Conclusion

The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.

Site 109 - Land to the North of 109 London Road, Kessingland

Suggested Use: Housing

Site Area: 0.36



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on the setting of a listed building:

- Pond Farmhouse to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Green’ impact.

Kessingland Parish Council stated that none of the landowners came forward when the Kessingland Parish Pan was being prepared. The Neighbourhood Plan has allocated land for 100 homes and therefore this site should be considered surplus to requirements.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

Two members of the public responded and raised concerns the site was put forward for development.

Issues raised included:

- adverse impact on Pond Cottage, a listed building;
- the land is greenfield, forms part of the Strategic Gap and there would be an adverse impact on wildlife;
- there would be a loss of views and privacy;
- no affordable dwellings would be provided in the development which are required in the village;
- the site is not part of the Neighbourhood Plan that has been prepared.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. A sewer pipe also traverses the site. The local wastewater recycling centre does require improvement.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is enclosed within the field boundaries.

The site is adjacent to a Grade II listed building.

The site has potential capacity for 14 new dwellings at 40 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Minor negative effects were associated with the loss of Grade 2 agricultural land and the impact on a listed building. There are potential impacts on the landscape and biodiversity.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and good access to services and facilities. There is a potential effect on sustainable movement patterns as well.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible. Improved pedestrian and cycling connectivity to Lowestoft is required.

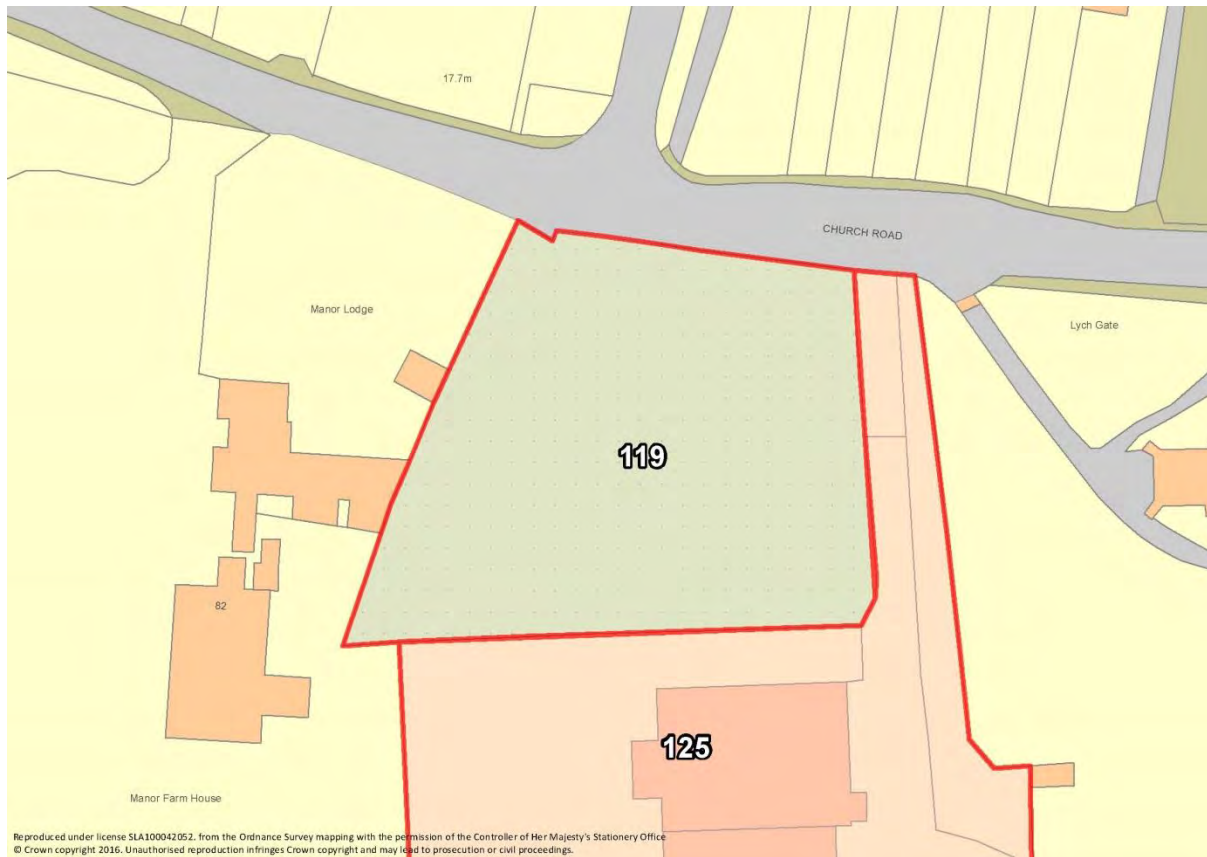
Conclusion

The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan

Site 119 - Land to the west of St Edmunds Church, Kessingland

Suggested Use: Housing

Site Area: 0.28



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and a ‘Green’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site could impact on the setting of a listed building:

- Church of St Edmund adjacent is Grade I listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Red/Amber’ impact (historic building and landscape).

Kessingland Parish Council stated the landowner did not wish their land to be considered as part of the Neighbourhood Plan area when the Neighbourhood Plan was being prepared. The site is within the AONB

bordering the Kessingland Levels and in part is used as allotments. The Neighbourhood Plan has allocated land for 100 homes and this site should be considered surplus to requirements.

Suffolk Wildlife Trust stated the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that they have.

One member of the public objected and raised concern this would result in the unnecessary loss of greenfield land when the Ashley nursery site was available.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints or impacts that could not be mitigated. The site can be accessed from Church Road, however there are no footpaths.

Telephone cables cross north west corner of site.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has a very low capacity to support development because of its contribution towards the setting of the valley to the south. Development could impact on the setting of St Edmunds Church but is otherwise enclosed.

The site is overgrown and could provide habitats for local wildlife.

There is potential for archaeological finds on the site and a programme of archaeological work will be required through a planning condition. The site is adjacent to St Edmunds Church which is Grade 1 listed.

The site has capacity for approximately 8 new dwellings at 30 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the impact on a listed building. Minor negative impacts were associated with the loss of Grade 3 agricultural land and biodiversity.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, good access to services and facilities and promoting sustainable movement patterns. There is a potential effect on the landscape relating to development improving the appearance of this overgrown site.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible. Improved pedestrian and cycling connectivity to Lowestoft is required.

Conclusion

The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan

Site 125 - Manor Farm Barns, Church Road, Kessingland

Suggested Use: Housing

Site Area: 0.66



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site could impact on the setting of a listed building:

- Church of St Edmund adjacent is Grade I listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact.

Kessingland Parish Council stated the landowner did not wish their land to be considered as part of the Neighbourhood Plan area when the Neighbourhood Plan was being prepared. The site is within the AONB bordering the Kessingland Levels and in part is used as allotments. The Neighbourhood Plan has allocated land for 100 homes and this site should be considered surplus to requirements.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Church Road which has no footpaths.

Four sewerage improvements would be needed to support development.

There is the potential for contamination from oil tanks located on site.

The site is part brownfield and part greenfield and located within a Tributary Valley Farmland landscape character area. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has a very low capacity to support development because of its contribution towards the setting of the valley to the south.

There is potential for archaeological finds on the site and a programme of archaeological work will be required through a planning condition. St Edmunds Church is located adjacent which is Grade I listed.

The site has capacity for approximately 13 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative impact was associated with the potential impact on a Grade 1 listed building. Minor negative impacts were associated with the impact on the landscape.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, good access to services and facilities, use of brownfield land and promoting sustainable movement patterns.

Mitigation measures could include the design of the scheme reflect the value of the church. Existing hedgerows and trees should be protected and enhanced where possible. Improvements are needed for pedestrian and cycling connectivity to Lowestoft.

Conclusion

The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.

Lound

Site 75 - Land North of Snakes Lane, The Street, Lound

Suggested Use: Housing

Site Area: 0.41



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a listed building:

- Mardle House to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Lound Parish Council objected to the site and the number of dwellings proposed. The site (in conjunction with site 167) would double the size of the village. Development in the village should be small in scale and be in keeping with the character of the settlement. Concerns raised at a Parish meeting which was attended by the public included adverse impact on the character of the village, damage to the environment and wildlife, increased flooding and remove the opportunity to extend the church yard in the future.

The landowner, Somerleyton Estate stated the site is suitable, available, achievable and viable. There are a number of local services and facilities (public house, meeting place, café and bakery) available which contribute towards its sustainability including the connections with nearby villages and settlements. The housing that could be delivered on the site could be a mix of types and tenures to meet local housing need including affordable dwellings and smaller homes for first time buyers. At 30 dwellings per hectare the site could accommodate a maximum 12 dwellings of which 4 of these could be affordable units. The submission does not agree the site is classified as Grade 1 agricultural land as it has not been farmed since at least 1999 and the Sustainability Appraisal should be amended to reflect this.

One member of the public commented the site is of a more appropriate scale for the size of the village [compared to site 167] and could be used for affordable housing or shared ownership but 12 dwellings could still be too many for the site.

Twenty people objected to the site raising concerns which included:

- proposed site is in a prominent location in the village and it would have an adverse impact on the quality of life within the village and its rural character;
- new development would spoil the views of the village when approaching from Snake's Lane;
- impact on the landscape, wildlife, visual amenity and it would have an adverse impact on the rural character of the village;
- infill development is more appropriate;
- green field site, loss of agricultural land and impact on the bridleway would have adverse impact on wildlife;
- the site is located outside of the village envelope;
- the road is narrow, visibility poor and some traffic passes through the village above the 30mph speed limit which is exacerbated by on-road parking;
- improvements will be required to the existing infrastructure network (sewerage, roads, parking);
- the village has no amenities (school, shop, doctor's surgery), has limited public transport, no local employment and access to schools will be required;
- the site is prone to flooding and poor drainage in the area is an ongoing issue.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development.

There are small areas of medium and high surface water flood risk.

The land is greenfield and is located within a Tributary Valley Farmland landscape character area. The site is mostly enclosed but open to the west.

The site has capacity for approximately 8 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 1 agricultural land. Minor negative effects were identified on the landscape, climate change and biodiversity. There is a potential impact on the historic environment.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the setting of the listed building. A Heritage Appraisal would need to accompany any future planning application. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site lies on the northern fringe of the settlement and would result in the loss of Grade 1 agricultural land. There is potential for archaeology to be found on the site. North of the site is Mardle House which is listed. The building faces south and is separated from the main village which contributes to the character of the building and the village. There is potential for this character to be adversely affected. This site is not considered suitable for allocation as part of this Local Plan.

Site 167 - Land north of Church Lane, Lound

Suggested Use: Housing

Site Area: 6.86



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A pipe traverses the site.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St John Margaret adjacent to the site is Grade II listed;
- Mardle House nearby is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Red/Amber’ impact (high potential significance).

Lound Parish Council objected to the site and the number of dwellings proposed. The site (in conjunction with site 75) would double the size of the Lound. Development in the village should be small in scale and

be in keeping with the character of settlement. Concerns raised at a Parish meeting which was attended by the public included damage to the environment and wildlife, increased flooding, have an adverse impact on the village character and remove the opportunity to extend the church yard in the future.

Thirty three members of the public objected to this site based on the following issues:

- proposed scale of development is not in keeping with size the village as it would double its size and have an adverse impact on the quality of life within the village and its rural character;
- combined with the growth proposed in Blundeston this could result in the villages become merged;
- impact on the landscape, wildlife, visual amenity, additional light/noise pollution and it would have an adverse impact on the rural character of the village. It was added the four villages of Ashby, Herringfleet, Somerleyton and Lound should remain unspoilt villages for residents and visitors;
- infill development and use of brownfield land is more appropriate;
- green field site, loss of agricultural land and development would have adverse impact on wildlife;
- a footpath traverses the site and this is well used by walkers;
- Blacksmith's Loke is an unadopted bridleway and is too narrow for additional traffic, Church Road will need to be improved for safety;
- some traffic passes through the village above the 30mph speed limit and this is exacerbated by on-road parking;
- improvements will be required to the existing infrastructure network (sewerage, electricity, roads, parking);
- the village has no amenities (school, shop, doctor's surgery), has limited public transport, no local employment and access to schools will be required;
- lowland area which is known to flood as evident after the building of the houses opposite the Village Maid public house and existing properties are prone to subsistence;
- surface water drains traverse the site east to west and development would impact on the flow of water;
- the potential to extend the churchyard in the future would be lost.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site is accessible from Church Lane.

Foul sewerage improvements would be needed to support development and a sewer pipe crosses the site.

The land is greenfield and within a Tributary Valley Farmland landscape character area. The site is flat and well contained. The scale of the site would result in a significant expansion of Lound and could change the character of village.

There is potential for archaeological finds on site. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork. There is also a potential impact on a Grade II listed building.

Development on this site would likely impact upon country roads.

The site has capacity to support approximately 103 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative impacts were associated with the impact on the landscape, the loss of Grade 1 agricultural land and the impact on a listed building. Minor negative effects are associated with the impacts on sustainable movement patterns. There are potential impacts on access to services as well.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the setting of the church. Existing hedgerows and trees should be protected and enhanced where possible.

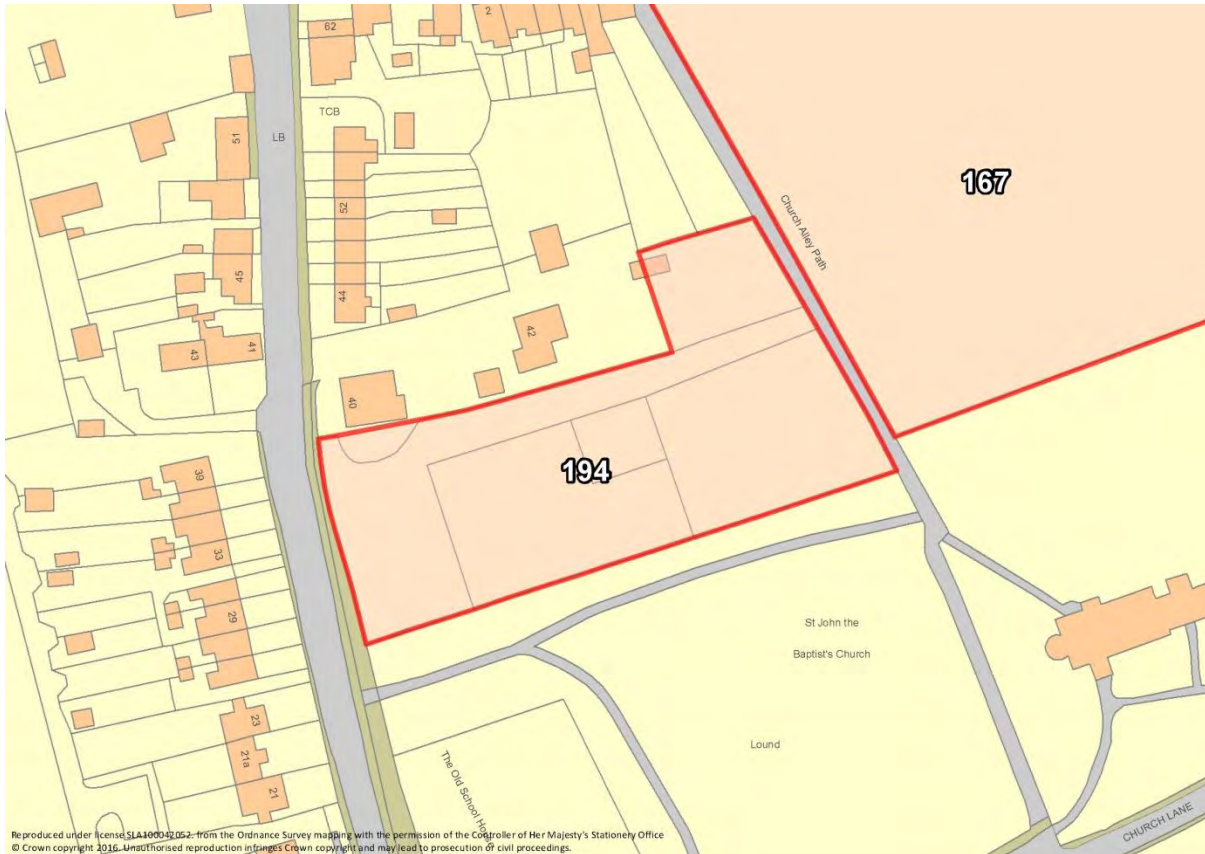
Conclusion

This is a large site development of this scale would be out of character for the village. There is access to amenity green space, a public house and the village hall, however there are no footways connecting to the site. There is no public transport to provide sustainable transport to Lowestoft and Great Yarmouth to support a development of this scale. The scale of the site would result in the loss of a significant amount of Grade 1 agricultural land compared to other sites in the area. Development could potentially have a significant adverse impact on the setting of the church. The site would also create a significant extension into the open countryside adversely affecting the character of the area. This site is not considered suitable for allocation as part of this Local Plan.

Site 194 - Between The Street and The Village Green, Lound

Suggested Use: Housing

Site Area: 0.45



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from The Street via a farm.

The land is greenfield and is located within a Tributary Valley Farmland landscape character area. There is low density development to the north, terraced housing to the west and open space to the south.

A historical church is located to the east. Development could have an impact on this building.

The site has capacity for approximately 10 new dwellings at 22 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative impact was associated with the loss of Grade 1 agricultural land. Minor negative effects were associated with the impacts on sustainable movement patterns. There is also a potential impact on a Grade II listed building.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to reflect the character of the area and the setting of the church. Access should be provided to the Public Right of Way north of the site.

Conclusion

This is a small site located adjacent to residential development and the Millennium Green within the built up area of Lound. The site is contained within the wider landscape by existing development. There is access to facilities in the village although the footway network is limited. The scale of the scheme is in keeping with the character of the village whilst being large enough to provide a mix of housing tenures to meet housing needs. There is potential for development to impact on the setting of St Margaret's Church which is Grade II listed and a heritage asset appraisal would be required to identify how potential adverse impacts could be mitigated. To fit in with local character and mitigate potential impact on the listed building a scheme should be considered that consists of small cottages and has been designed to protect the outlook for the adjacent property north of the site and enhance the setting of Millennium Green located to the south.

This site has been allocated under Policy WLP7.14 of the First Draft Local Plan for 10 dwellings (22 dwellings per hectare).

Site 195 - Lound Campus, Church Lane, Lound

Suggested Use: Housing

Site Area: 6.88



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Development on this site could have a serious impact on a Grade II listed building. Much of the site is also covered by a historic environment record.

Developing this site would also lead to a loss of playing fields, making this site unsuitable for development.

There is no pedestrian access to the site from the village.

Telephone lines traverse the site.

Existing buildings on the site could be a source of contamination.

The land is a mix of greenfield and brownfield with existing buildings on site. Part of the site is located within a Tributary Valley Farmland landscape character area, the rest is settled farmland. There are tree preservation orders on site.

The site is isolated from the rest of the village.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative impacts were associated with the loss existing playing fields and of Grade 1 agricultural land. Minor negative effects were associated with access to services, impacts on the landscape, and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible. It could also be suggested that only the Brownfield areas within the site should be developed to avoid losing any Greenfield areas.

Conclusion

Redevelopment would have an adverse impact on the rural nature of the area in the open countryside. This would likely create an exposed settlement edge having an adverse impact on the landscape. The scale of development is not in keeping with the character of the village and would result in the loss of a significant amount of high quality agricultural land and existing playing fields. The site is isolated from the village and there are no footways connecting people to local services and facilities contributing towards an unsustainable location. The site has been formerly used as a school and there are existing buildings on site. Whilst this has created a built up area in the countryside the same issue discussed above still apply and development is considered unsuitable. This site is not considered suitable for allocation as part of this Local Plan.

Mutford

Site 88 - Land on Hulver Road, Mutford

Suggested Use: Housing

Site Area: 4.93



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a listed building:

- Kiers Cottage is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Mutford Parish Council said the site is unsuitable for development as it is greenfield land and would extend the curtilage of the village.

Wellington Construction Limited stated the site will provide market, affordable and starter homes. The site is greenfield land but this is a characteristic of a majority of sites put forward and is inevitable given the housing needs of the District during the plan period. There is significant potential to mitigate potential impact on the surrounding countryside using hedgerows and strategic planting. The site offers up to 140 dwellings and could be part of a new settlement as suggested in option 4 of the growth strategies. Given the limitations of sites available to meet housing demand there is greater need to promote sites that are available viable and deliverable in accordance with paragraph 47 of the NPPF. There should be no viability issues with this site and it could be brought forward early in the plan period and contribute towards the five year housing supply and housing strategy.

One member of the public objected to the site commenting that such a development would adversely affect the rural character of the area and occupants would be reliant on private vehicles to access services and facilities.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The land is greenfield, located in a Tributary Valley Farmland landscape character area and is on the edge of the AONB. The site is flat and heavily exposed with no landscape features. The impact on the AONB would be difficult to mitigate.

The site can be accessed from Hulver Road.

Foul sewerage improvements would be needed to support development.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land, landscape, lack of access to services and facilities, the impacts on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

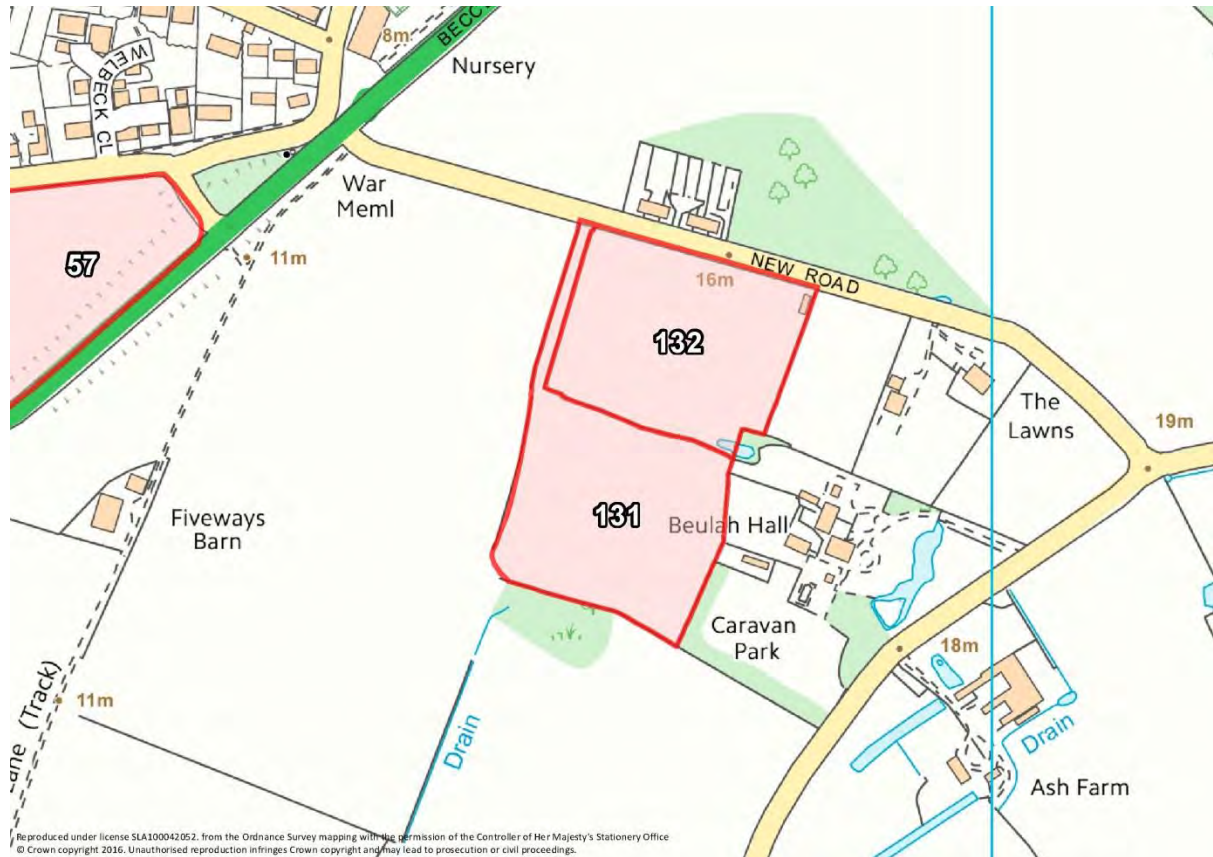
Conclusion

The site could provide a mix of housing tenures to meet housing need, however, the site is not well related to the existing built up area and development would extend the village into the open countryside. This could have an adverse impact on the landscape and character of the village. Mutford is accessed by a narrow road network and there are no services or facilities in the village itself, however, these can be accessed in South Lowestoft and Beccles. With no transport available private vehicles would be required and a scheme design should account for this. There is limited scope for development in this area and any development that does take place should be brought forward that relates to the existing built up area. For this reason the site is not considered appropriate. This site is not considered suitable for allocation as part of this Local Plan.

Site 131 - Orchard Farm Rear Field, New Road, Mutford

Suggested Use: Housing

Site Area: 2.11



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Red’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a listed building:

- Ash Farmhouse to the east is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber/Green’ impact.

Mutford Parish Council said the site is unsuitable for development as it is greenfield land and would extend the curtilage of the village.

Two members of the public objected to the proposed site citing the following reasons:

- the site is greenfield, is located outside of the village envelope, extends into the open countryside and is not a location that would meet local housing demand;
- the development is too large and would adversely affect the rural character of the village including increased noise and sound pollution;
- there are few services and facilities available;
- the lane is narrow and there is difficulty joining the A146 while New Road is well used by cyclists, pedestrians and horse riders;
- it would set an unacceptable precedent.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site can be accessed from New Road, however, there are no footways providing access to the village. The site is located along a signed cycle route but this is not supported by any infrastructure. The access constraints mean that the site is not considered to be suitable for development.

Foul sewerage improvements would be needed to support development. Power lines also cross the site.

The land is greenfield. Part of the site is within a Tributary Valley Farmland landscape character area. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a high capacity to support development. The site is flat and exposed to the wider countryside. The site also has a poor relationship with the village. Site 132 would need to be developed as well to make this site viable.

There is no facilities for cyclists or pedestrians.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

A significant negative impact was associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with the impact on the landscape, biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows should be protected and enhanced where possible. Site should be considered in conjunction with site 132.

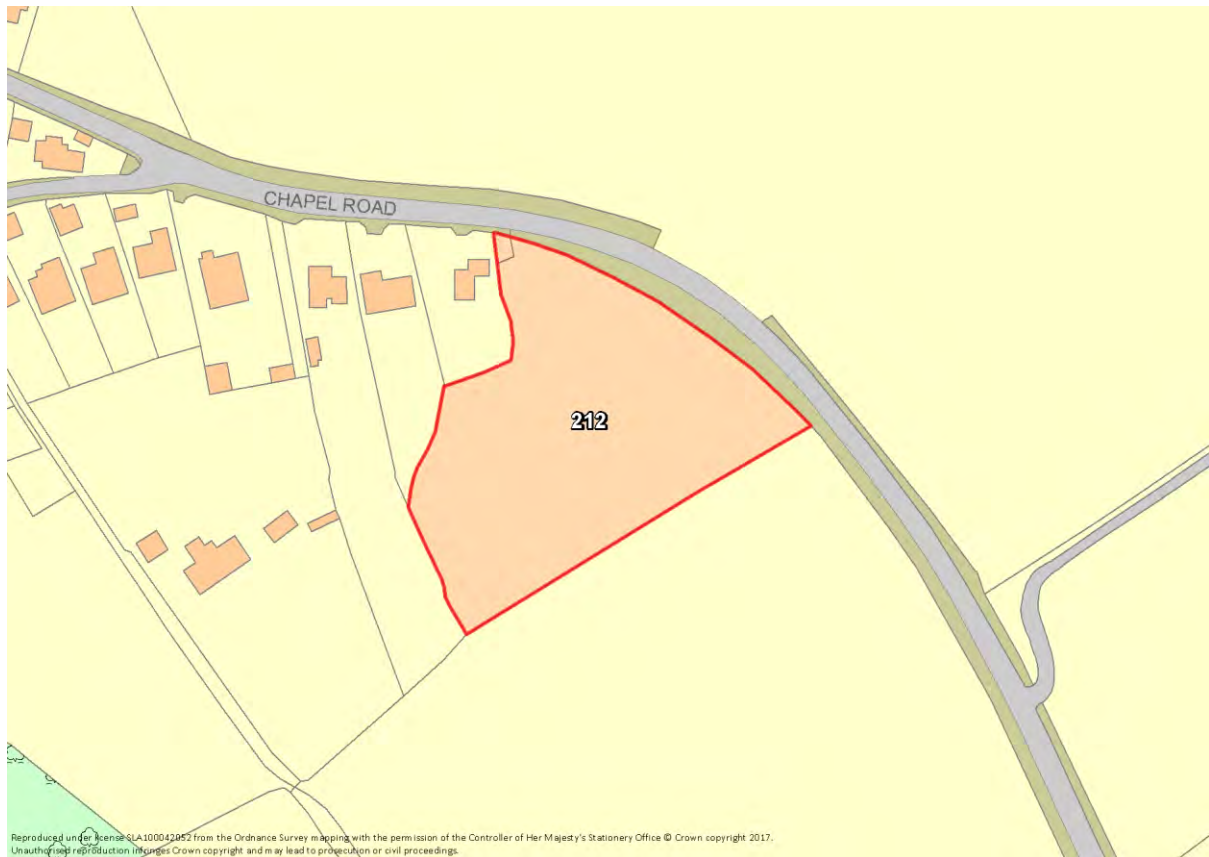
Conclusion

The site is not well related to the existing village and is isolated in the open countryside. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and increase the sense of human influence in the area by creating a built up area with prominent settlement edges in the open countryside. Development on this site would result in the loss of Grade 2 agricultural land when other sites are available categorised as Grade 3. There is limited access to services and facilities in the area and access to the village is not supported with any infrastructure such as pavements. Overall, the location of the site and its availability do not outweigh the negative aspects of the site in comparison for others. This site is not considered suitable to be carried forward as a preferred option in this Local Plan.

Site 212 – Land south of Chapel Road, Mutford

Suggested Use: Housing

Site Area: 0.62ha



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted following the consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Chapel Road.

The land is greenfield and is located in an area classified as Tributary River Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for new development. The site well contained but landscaping may be required.

The site could have an impact on the setting of a listed church if it is developed.

The site has capacity for approximately 8 new dwellings at 13 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was noted in relation to the loss of Grade II agricultural land. Minor negative effects were identified in relation to access to services and facilities, the impact on the landscape, impact on the historic landscape and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing to help meet local needs.

Mitigation measures could include a scheme design and reinforcing the hedgerow and trees to protect the setting of the listed building. The footway along Chapel Road should be extended to the site to improve pedestrian access to the village centre.

Conclusion

The site is contained within the landscape and where sensitivity to new development is low. Facilities within the village include a village hall, playing field and equipped play area with retail, employment and education facilities located a couple miles away in South Lowestoft and Kessingland. To mitigate potential impact on the site and improve access to facilities the footway along Chapel Road should be extended to the site and an archaeological condition should be applied to any planning permission. The site is well related to the existing built up area with dwellings to the north and a listed building (church) to the south. With the low impact on the wider landscape this site has potential to be brought forward.

This site has been allocated under Policy WLP7.15 of the First Draft Local Plan for 8 dwellings.

Site 213 – Land north of Chapel Road, Mutford

Suggested Use: Housing

Site Area: 0.46



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted following the consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Chapel Road.

The land is greenfield and is located in an area classified as Tributary River Valley Farmland. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a low sensitivity, a moderate value and a high capacity for development. Landscaping will be needed to the rear of the site.

The site has capacity for approximately 6 new dwellings at 13 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant negative effect was noted in relation to the loss of Grade 2 agricultural land. Minor negative effects were related to access to services and facilities and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing and the impact on the landscape..

Mitigation measures could include screening along the northern boundary of the site so not to create an exposed settlement edge. The built character of this area is best reflected by a scheme design of six semi-detached dwellings and reflect the dwelling size to plot ratio of the existing dwellings located west of the site.

Conclusion

The site is contained within the landscape and the built up area where sensitivity to new development is low. Facilities within the village include a village hall, playing field and equipped play area with retail, employment and education facilities located a couple miles away in South Lowestoft and Kessingland. To mitigate potential impact on the character of the area a scheme should come forward that consists of six semi-detached dwellings of a proportion that is consistent with the existing dwellings located west of the site. The dwelling footprints should be consistent with these to retain the character of the area.

This site has been allocated Policy WLP7.16 of the First Draft Local Plan for 6 dwellings.

Redisham

Site 19 - Halesworth Road, Redisham

Suggested Use: Housing

Site Area: 0.21



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and a 'Green' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre.

Historic England stated there could be potential impact on the setting of a listed building:

- Church of St Peter to the north is Grade I listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Redisham Parish Meeting suggested there is potential to build on the site but six dwellings is too many on a small plot of land. Halesworth Road adjacent the site floods regularly and drainage works would be required.

The Suffolk Wildlife Trust suggested the site could potentially contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. There is a low encroachment risk to the water recycling centre.

The land is greenfield. The site is very exposed and could have a negative impact on the landscape, including views to the village and listed church to the south.

There is a potential impact upon the setting of the Grade I listed church of St. Peter.

The site has capacity for approximately 5 new dwellings.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the impact on a Grade I listed building. Minor negative effects are associated with the impact on the landscape, the impact on health and well-being, the loss of Grade 3 agricultural land and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape and protect the setting of the listed building. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Ringsfield and Weston

Site 10 - Cromwell Road, Weston

Suggested Use: Housing

Site Area: 1.16



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity, an 'Amber' impact on the foul sewerage network and a 'Red' impact on their assets. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (historic landscape).

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site can be accessed from Cromwell Road but there is poor visibility. There are no footways or quality cycle routes to Beccles to connect people with services and facilities, making the site unsuitable for development.

Foul sewerage improvements would be needed to support development. This would require substantial off-site infrastructure which may not be economically viable.

The Settlement Fringe Landscape Sensitivity Study identifies this character area as having a moderate sensitivity, a moderate value and a moderate capacity for development. The north is well screened however the south is more exposed. The site is also remote from the main part of Ringsfield.

There are historic field patterns within an enclosed landscape. A programme of archaeological work will be required secured through a planning application.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with access to services, the impact on the landscape and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 11 - Cromwell Road opposite 1 Rose Villa, Ringsfield

Suggested Use: Housing

Site Area: 2.23



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (historic landscape).

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site can be accessed from Cromwell Road but there is poor visibility. There are no footways or quality cycles to Beccles to connect people with services and facilities, meaning this site would be unsuitable for development.

The nearby water recycling centre needs more capacity and the foul sewerage network requires improvements. This would require substantial off-site infrastructure which may not be economically viable. Overhead lines also cross the site.

The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for development. The site is flat and can be seen from a public right of way.

This site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative effects are associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with the impact on the landscape, access to services and impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 196 - School Road, Ringsfield

Suggested Use: Housing

Site Area: 2.56



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from School Road.

The land is greenfield and exposed to the north which would require landscaping. Mature trees help integrate the existing built environment into the surrounding landscape.

Hedges and trees can be found on the edge of the site.

The site has capacity for approximately 40 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land and the impacts on sustainable movement patterns. There is a potential impact on biodiversity relating to the adjacent woodland.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening, particularly along the northern boundary which connects with the existing wooded area adjacent. Existing hedgerows should be protected and enhanced where possible. An equipped play area at the village hall is located a short distance to the east, however, is in need of improvement and unlikely to serve the development in its current condition. A route through the woodland to the playing field and play area should be explored to increase access and justify improvements to the existing play space. If access is not possible the existing equipped play space should be improved as an important recreation facility in the village.

Conclusion

The site is located adjacent to the existing built up area and the site provides an opportunity for housing to be delivered where facilities are available and is unlikely to have a significant adverse impact on the landscape. The site is located opposite the primary school and other facilities in the village include a village hall, public house, equipped play areas and playing fields. There is a bus service to Beccles where additional services and facilities are available. This site is adjacent existing development to the east along with some woodland. This woodland provides an opportunity for landscaping to be provided north of the development to integrate it into the surrounding countryside and the built up area. Access to the site could be enhanced by connecting to the Public Right of Way located west of the site and ensuring this is well overlooked by new development. Existing footways connect the site to facilities in the village increasing its sustainability.

This site has been allocated under Policy WLP7.17 of the First Draft Local Plan for 40 dwellings (15 dwellings per hectare).

Site 199 – Land south of King’s Lane, Weston

Suggested Use: Housing

Site Area: 0.65



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site has been explored in addition to the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from King's Lane.

Telephone cables traverse the site.

There could be contamination from the sites current use for caravan storage.

The land is greenfield and is set within a linear urban development backing onto open countryside.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with access to services, the impact on the landscape, the loss of greenfield land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the character of the existing dwellings adjacent and nearby. Existing hedgerows and trees should be protected and enhanced where possible.

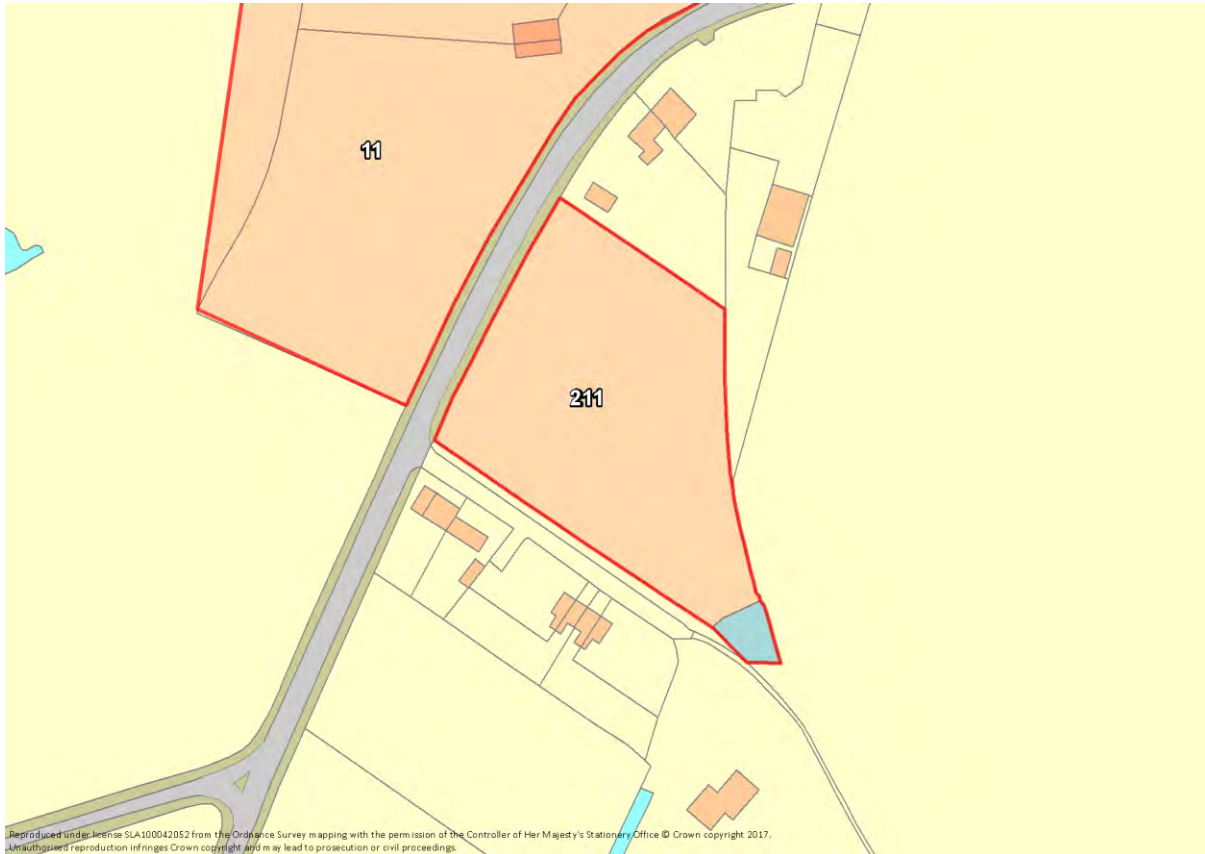
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered for allocation as part of this Local Plan.

Site 211 - East of Cromwell Road, Ringsfield

Suggested use: Housing

Site Area: 0.56



Summary of Responses from 'Options for the new Waveney Local Plan' Consultation

The site was submitted following the consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site is isolated from the settlement and there is no pedestrian access, making the site unsuitable for development.

The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a moderate sensitivity, a moderate value and a moderate capacity for new development.

This site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with access to services, the impact on the landscape, the loss of greenfield land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were associated with the provision of housing to help meet local needs.

Mitigation measures could include planting and screening to integrate this site into the surrounding area and to mitigate some of the impacts on biodiversity.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Rumburgh

Site 197 - Adjacent Mill Bungalow, Rumburgh

Suggested Use: Housing

Site Area: 1.40



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Mill Road.

The land is greenfield and is contained by existing residential properties.

The site has capacity for approximately 14 new dwellings at 10 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land, the impact on biodiversity and the impacts on sustainable movement patterns. There is an unknown affect on the accessibility of some services.

Minor positive effects were identified in relation to the impact on health and well-being, the provision of housing that could meet a local need and the impact on the landscape.

Mitigation measures could include a low density development with landscaping along the east boundary and design of properties reflecting the character in the village and setting of the equipped play space located opposite. Existing hedgerows should be protected and enhanced where possible.

Conclusion

The site is located in the central area of Rumburgh well related to the existing built up area. Housing is characterised by low density and the site is contained within the wider landscape. The site has good access to the public house and is located opposite the equipped play space. The majority of services and facilities are available in Halesworth by private vehicle and any scheme should make allowances for this. A scheme should be designed to reflect and enhance the setting of the play area located opposite which creates a focal point in this part of the built up area.

This site has been allocated under Policy WLP7.18 of the First Draft Local Plan for 12 dwellings (9 dwellings per hectare).

St James South Elmham

Site 143 - St James Lane, St James South Elmham

Suggested Use: Housing

Site Area: 1.08



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site could impact on the setting of listed buildings and a Scheduled Monument:

- Elm Farmhouse to the east is Grade I listed;
- Church of St James to the north east is Grade I listed;
- Moated site to the north east is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

St James South Elmham Parish Meeting stated the scale of the development is inappropriate for the size of the village, would adversely affect the settlement's rural character and is inconsistent with the growth options set out in the consultation document. The infrastructure in the village needs to be improved and the population growth would overwhelm current provision. There are no local employment opportunities in the area. It was suggested a limited amount of development in the village that reflected its rural character could be considered (1-2 dwellings per year).

Three members of the public raised concerns that the amount of development proposed was inappropriate and would have an adverse impact on the village. It was commented there was a lack of infrastructure to support development and no services or facilities (school, shop, public house) were available and there are issues with power supply and low water pressure. With no public transport, people are reliant on private vehicles and the road network consists of narrow lanes which are widely used by agricultural traffic.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from St James Lane.

The foul sewerage network would need improvements to accommodate development. Telephone cables traverse part of the site.

There is a small risk of surface water flooding to the south, with a higher risk to the north west.

The land is greenfield and has a hedgerow along the eastern boundary. Development on the site would be highly visible and could alter the character of the area.

The site has capacity for approximately 5 new dwellings at 5 dwellings per hectare. New dwellings should be built next to the road to avoid encroachment on the countryside.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land, lack of services and facilities, the effects of climate change relating to flood risk and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible. Deliver in several small phases over the plan period.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 150 - The Street, St James South Elmham

Suggested Use: Housing

Site Area: 3.30



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site could impact on the setting of listed buildings:

- Abbey Farmhouse and barn are Grade II listed;
- The Thatched Cottage is Grade II listed;
- Brook Cottages are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact.

St James South Elmham Parish Meeting stated the suggested scale of the development is inappropriate for the size of the village, adversely affect the rural character of the village and is inconsistent with the growth options set out in the consultation document. The increase of population could not be supported by the lack of infrastructure in the village. There are no local employment opportunities in the area. A limited amount of development in the village that reflected its rural character could be considered (1-2 dwellings per year).

Three members of the public raised concerns that the amount of development proposed was inappropriate and would have an adverse impact on the village. Comments stated there was a lack of infrastructure to support development and no services or facilities (school, shop, public house). There are issues with power supply and low water pressure. With no public transport people are reliant on private vehicles. The road network consisted of narrow lanes and these are well used by agricultural traffic.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site can be gained from The Street.

The foul sewer network would need improvements to support development. Electricity and phone lines cross the site.

Some areas of moderate surface water flood risk.

The land is greenfield. Trees and hedges can be found on site but the site is exposed to a wide open field to the south. Development on this site would be highly visible and would impact views across the countryside.

The trees and hedges found on site may provide habitats for local wildlife.

The neighbouring builder's yard and farms may create issues with noise and odour.

The site has capacity for approximately 5 new dwellings. These should be placed along the road frontage.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land, lack of services and facilities, flood risk and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Deliver over several phases during the plan period.

Conclusion

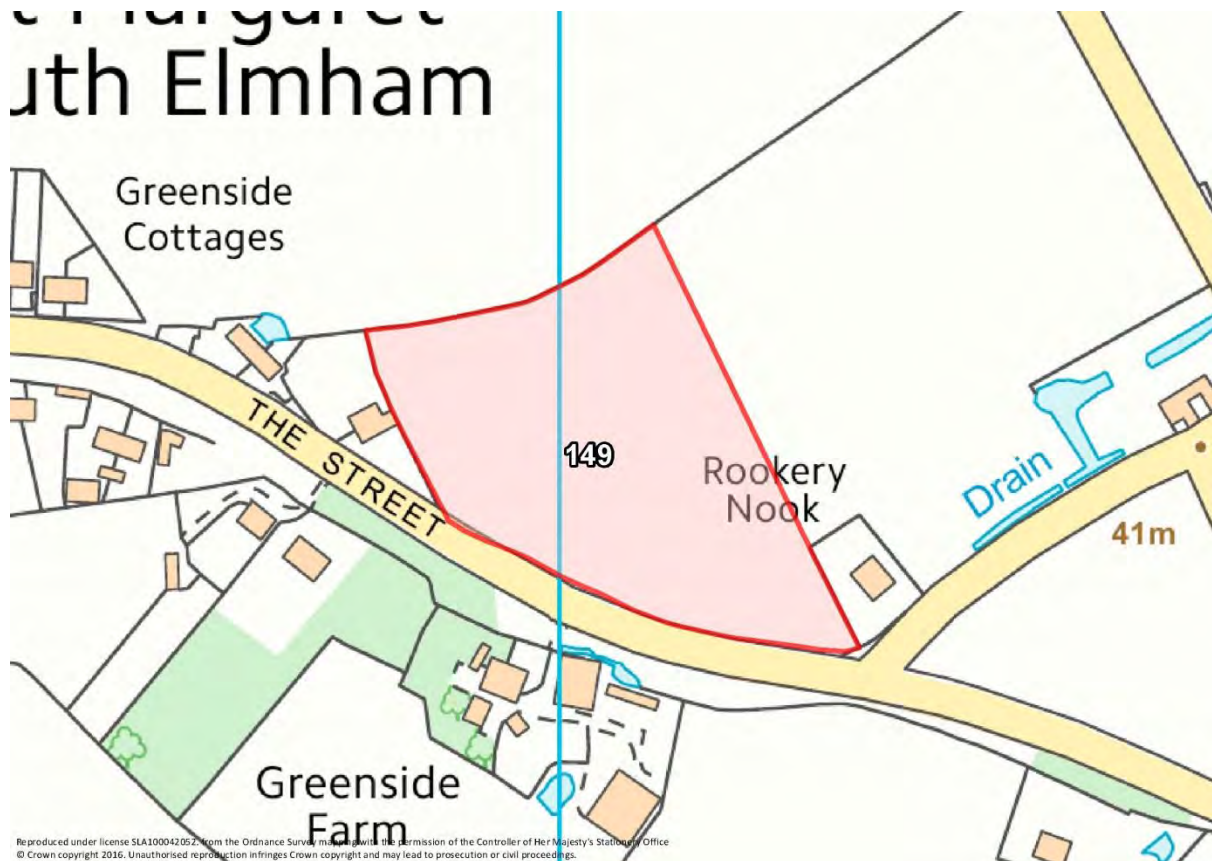
The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

St Margaret South Elmham

Site 149 - The Street, St Margaret South Elmham

Suggested Use: Housing

Site Area: 1.92



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works.

Historic England stated the site could impact on the setting of listed buildings and a Scheduled Monument:

- Greenside Farmhouse to the south west is Grade II listed;
- Post Office Stores Thimble Cottage to the north west is Grade II listed;
- Moated site to the east is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Flixton, South Elmham St Cross & St Margaret Parish Council provided a response based on a parish meeting attended by local residents. The Parish Council and community objected to the site and amount of housing proposed, however, it was suggested that a limited amount of development may be acceptable provided it was in keeping with the character of the area. This was caveated by stating the community should be consulted at all stages when any schemes are considered. Affordable housing could benefit the village. New development should be on infill sites and alternative sites could be considered rather than site 149.

Issues that make large development unsuitable in the village include the lack of local employment, remoteness from services and facilities, no public transport, poor utilities. It was considered that development could adversely affect the character of the village and there was no evidence of demand for housing and new development could create second homes. Access to the site would be across Common Land which would involve issues related to permissions. Some residents do not want any development citing that several years ago WDC designated the village as a 'dead village' meaning no new development would take place.

Regarding the consultation process, the proposed figure of 57 dwellings gives no regard to the thoughts of the landowner, community or the environment and has created significant discord that could be detrimental to WDC looking for suitable development sites in the future.

Four members of the public objected to the amount of development proposed. Comments and concerns reflected those set out in the response submitted by the Parish Council.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site can be gained from the Street.

Foul sewerage improvements would be needed to support development. There is a low encroachment risk on the water recycling centre. Electricity and telephone cables traverse part of the site.

There are areas of flood risk on the eastern side of the site.

The land is greenfield and is set in an area of flat countryside. Hedges run along the south and western boundaries and some trees are located to the north east.

The farm opposite the site could create issues relating to noise and odour.

The site has capacity for approximately 8 new dwellings limited to the site frontage.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land, lack of services and facilities, flood risk and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

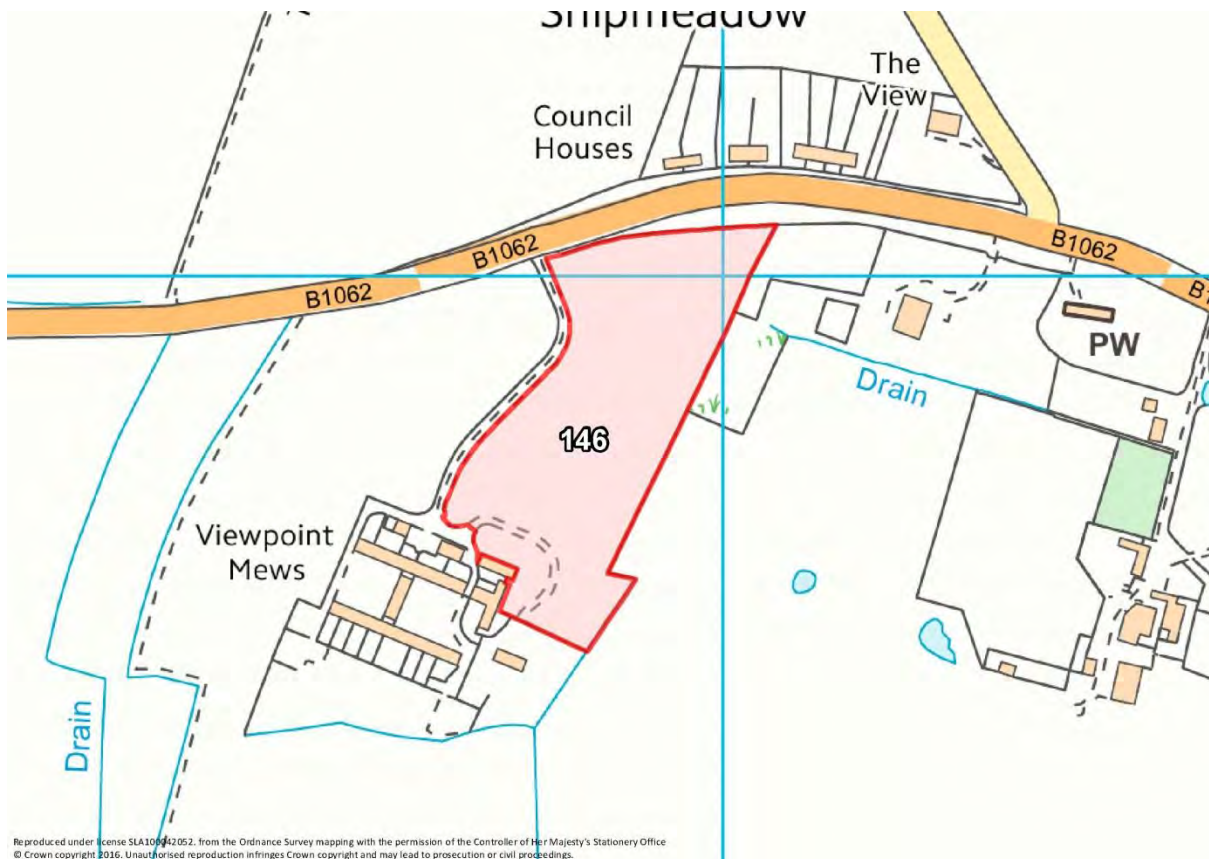
The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Shipmeadow

Site 146 - The Hill, Shipmeadow

Suggested Use: Housing

Site Area: 2.03



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

The Broads Authority commented the site is located on rising ground and there is potential for adverse impacts on visual amenity and landscape character. The area, while outside the Broads, contributes towards its character. Any scheme would need to mitigate likely impacts.

The Environment Agency stated the site is located within a Source Protection Zone 1 area.

Historic England stated there could be potential impact on the setting of listed buildings:

- former Wangford Hundred Workhouse and the Chapel to the south are Grade II listed;
- Manor Farmhouse and barn to the north are Grade II listed;
- Church of St Bartholomew to the east is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Barsham and Shipmeadow Parish Council objected to the proposed site as the scale of the development would double the size of the hamlet, there would be an adverse impact on the landscape, a proposal of 60 dwellings would be too dense and the infrastructure will not be able to cope. There are no local facilities or employment opportunities. It was added people living in the development would be reliant on the car as there are no footways, cycle paths or public transport along a busy road.

Comments put forward by Barsham and Shipmeadow Village Hall reflected concerns raised by the Parish Council. The proposal would not be in keeping with the character of the parish, the scale of development is too large, no services or facilities are available, there is no local employment and traffic along the B1062 is a concern.

Five members of the public objected to the site raising the following concerns:

- adverse impact on a heritage asset, the landscape and wildlife;
- scale of the proposal is not reflective of existing development;
- there are no services or facilities available and there is limited infrastructure with a comment stating drainage and sewerage pipes traverse the site;
- it is difficult to access the B1062 safely;
- adverse impact on the setting and views from existing properties which would affect property prices and detract from living in the workhouse development.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. There are power lines traversing part of the site.

There are small areas of surface water flooding.

The land is greenfield. The site is located within a Tributary Valley Farmland landscape character area and is prominent in the landscape.

Several Grade II listed buildings are located nearby.

The site has capacity for approximately 6 new dwellings based on being limited to road frontage.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, limited access to services and facilities, loss of Grade 3 agricultural land, the impact on biodiversity, the impact on the historic environment and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible. Connections to Bungay should be improved.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Somerleyton

Site 2 - Allotment land, Somerleyton

Suggested Use: Housing

Site Area: 1.60



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Full details are on the Council's website.

Historic England stated the proposal could impact upon the Conservation Area, Historic Parks and Gardens and the setting of listed buildings:

- Somerleyton Park Historic Parks and Gardens;
- The Rosary;
- The Green and the village pump;

- The Old Farmhouse;
- County Primary School;
- number of dwellings nearby that are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red' impact (historic landscape).

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for housing development because would result in an adverse impact on local amenity. The site is located in the Conservation Area and a special landscape area. The proposal would conflict with national planning guidance.

The Suffolk Wildlife Trust suggested the site may contain habitats and species of conservation value and should not be allocated for development unless it can be demonstrated that this would not result in an adverse impact on any existing ecological value that it may have.

The landowner, the Somerleyton Estate, suggested the site could accommodate 20-25 dwellings (including 7 affordable units) to reflect local character. The site is currently used for allotments, which would be relocated on land owned by the Estate, but is otherwise unconstrained. The respondent highlights several issues with the Sustainability Appraisal which do not take into account the proposed replacement facilities, the full suite of facilities in the village, potential provision of affordable units and that the hedgerows will buffer the development. As such the Sustainability scores should be higher than indicated.

One member of the public suggested the site was appropriate as it was in a central location with respect to the village but the allotments should be relocated and the site should be brought forward in conjunction with site 47 to provide access.

Five members of the public objected to the site raising concerns about potential development on this site which included:

- issues with vehicle access down an unadopted narrow lane and parking would be an issue;
- adversely affect the character of the cottages on The Green and the village;
- this is the best location for allotments in the village and these are well used;
- water pressure is low in the village and development will make this worse;
- lack of access to services and facilities such as doctors and schools and there is a need to provide infrastructure to support new development;
- brownfield sites within larger settlements should be prioritised for development before the countryside.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Development on this site would lead to a loss of allotments with no scope for their replacement.

The site can be accessed from The Green.

Foul sewerage improvements would be needed to support development. Power lines traverse the site.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a very low capacity to support development because of its contribution towards the setting of the Broads. The site is exposed and not consistent with the existing settlement pattern.

There is potential for archaeology on site. Any planning application should be supported by the results of a programme of archaeological evaluation. The site lies within the Somerleyton Conservation Area and there are listed buildings adjacent

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 2 agricultural land and the effect on the historic environment. Minor negative effects were associated with the loss of allotments and the impact on the landscape.

Minor positive effects were identified in relation to the provision of housing in an accessible location for private vehicles and train travel which will help encourage healthy lifestyles.

Mitigation measures identified by the assessment relate to the need for an archaeological investigation and a scheme design to mitigate impact on the listed buildings. Replacement allotments could be provided. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is located adjacent the existing village and is an opportunity to provide a mix of housing tenures needed in the area. The site is currently used for allotments and development of the site would result in the loss of these community facilities having an adverse impact on the community. The allotments form part of the Conservation Area and development would have an adverse impact on this designation. There is also likely to be an impact on the landscape as the development would extend into the open countryside and create an exposed settlement edge. The site has access to a footway which connects to the village, however, vehicular access is through a narrow access road which cannot be widened potentially creating issues in a sensitive area. This site is not considered suitable for allocation as part of this Local Plan.

Site 47 - Land at the Former Garage, Somerleyton

Suggested Use: Housing

Site Area: 0.65



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site is in the Conservation Area and could impact upon the Conservation Area, Historic Parks and Gardens and the setting of listed buildings:

- Somerleyton Park Historic Parks and Gardens;
- The Rosary;
- The Green and the village pump;
- The Old Farmhouse;
- County Primary School;
- number of dwellings nearby that are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact) historic building and landscape).

Ashby, Herringfleet and Somerleyton Parish Council stated that some parts of the site are leased by third parties. Access to the site shown is unsuitable and a large part of the garage site and oil storage yard is likely to be contaminated. However, the site is not completely rejected and it might be considered for a smaller number of houses than the indicative number and if the problems can be overcome.

The landowner, the Somerleyton Estate suggested the site could accommodate 12-15 dwellings. It was suggested the Sustainability Appraisal score should be higher to reflect the good provision of services in the village.

Two members of the public people supported the site being brought forward while two others objected. It was suggested the site could accommodate 6-8 dwellings on a partially brownfield site including the potential for affordable units in an area that is not affordable for many people. Development of this site would not result in the encroachment on existing green space in the village. It was noted the site is within walking distance of the school and has good access to the A1074 to Lowestoft.

Additionally, it was commented the site is in the Conservation Area and new development would increase the amount of traffic, on-road parking and risk of accidents. Access to the site would be close to existing properties and new dwellings would be overlooking those already there affecting amenity. It was added the site will be contaminated as there have been several spillages from the oil tanks over the years. It was added that there is limited infrastructure in the village (sewerage, utilities, roads), result in the loss of agricultural and adversely affect the character of the village.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development.

The site has been used as a petrol station and chemicals stored onsite. There is potential for contamination.

The land is part greenfield and part brownfield. The Settlement Fringe Landscape Sensitivity Study identifies the area as having a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area has a low capacity for development. The site is contained to the east and south but exposed to the west.

A Heritage Asset Assessment should support any planning application. There is potential for archaeological finds and a programme of archaeological work will be required. The site lies within the Somerleyton Conservation Area and listed buildings are located near the site.

The site could contribute to the regeneration of the area through the removal of derelict industrial buildings.

The site has capacity for approximately 13 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of some Grade 2 agricultural land, the impact on the conservation area and the loss of employment land.

Minor positive effects were identified in relation to the provision of housing, access to services and facilities, the impact on the landscape, the use of some brownfield land and the promotion of sustainable movement patterns.

Mitigation could be provided through quality design to reflect surrounding character and the Conservation Area. Existing hedgerows should be protected and enhanced where possible. A contamination study will be required to demonstrate if measures are required for mitigation.

Conclusion

The site is located within the built up area of the village and is contained within the wider landscape reducing its potential impact on the landscape. The site was formerly used as petrol station (brownfield) and the rear of the site has potential for contamination which will require a planning condition as part of any planning permission. The site is located within the Conservation Area and a locally listed building is found on site. Given the character of the site redevelopment has potential to improve the area. To mitigate potential impact on the listed building a heritage assessment will be required. Related to heritage there is a high potential to find archaeology on site and a planning condition will also be required. There is access to a limited number of services and facilities in the village and a footway connects the site to these. Redevelopment of the site will need to ensure that access is retained for adjacent properties on the south side of the site. This has potential to improve the area and is likely to have limited impact on the townscape and landscape. For these reasons the site is supported.

This site has been allocated under Policy WLP7.5 of the First Draft Local Plan for 10 dwellings (15 dwellings per hectare).

Site 74 - Land north of Morton Peto Close, Somerleyton

Suggested Use: Housing

Site Area: 0.27



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and a ‘Green’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site was located in the Conservation Area and could impact upon the Conservation Area the setting of a listed building:

- Widows Cottage located opposite is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Green/Amber’ impact.

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for housing development because it is open space and would result in the whole Morton Peto Close area being overdeveloped and

out of character with the rest of the village. The site is within the Conservation Area and is landscaped with trees.

The landowner, the Somerleyton Estate suggested the site could accommodate at least 5 dwellings to reflect the surrounding area. The site is an irregular shape but provides opportunities to minimise potential impact on local amenity. The site could have direct access onto The Street. The loss of amenity green space could be compensated by alternatives nearby. It was suggested the Sustainability Appraisal incorrectly identifies the proposal resulting in the loss of open space as this would be compensated by development on other proposed sites. It was also suggested the site should be identified as being more sustainable as there is good access to facilities in the village.

The two members of the public objected to the proposal suggesting the area would be overdeveloped.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Development on this site would lead to a loss of amenity green space which is essential to the village setting.

The site is made up of settled farmland and the existing residential buildings are currently 2 storey dwellings.

Mature trees are located in the centre and around the periphery of the site.

The site is located within the Somerleyton Conservation Area.

The site is not considered suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 2 and 3 agricultural land and the impact on the Conservation Area. Minor negative effects were associated with the loss of open space, the impact on the landscape and the impact on biodiversity.

Minor positive effects were identified in relation to the provision of housing and the promotion of sustainable movement patterns.

A heritage asset study will be required and any scheme will be need to be designed so not to impact on the listed buildings. Existing trees should be protected and enhanced where possible.

Conclusion

The site is currently used as public open space and is located within the Conservation Area. Loss of the site would adversely affect the character of this area of the settlement and result in the loss of a community asset. Other sites being considered are preferable. This site is not considered suitable for allocation as part of this Local Plan.

Site 99 - Land south east of Brickfields, Somerleyton

Suggested Use: Housing

Site Area: 0.47



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the site could impact upon the Conservation Area the setting of listed buildings:

- White House to the north east is Grade II listed;
- Pond Cottages to the north east are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber’ impact.

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for housing development because it is located in the open countryside and has little connection with the centre of the village. Access to the site would be via a dangerous corner where The Street meets Slugs Lane.

The landowner, the Somerleyton Estate suggested the site could accommodate at 8-12 dwellings including 2-4 affordable units. Access to the site would be via a short stretch of private road owned by the Estate and there is good visibility at the junction with the Street. The site is currently used for agriculture and is classified as Grade 3. The respondent suggested the site relates to the existing built area satisfactorily and the village has a full suite of facilities and therefore the score in the Sustainability Appraisal should be higher than indicated.

One member of the public commented that the site could accommodate 5-6 dwellings but this would result facilitate encroachment into the open countryside and is not well located with respect to the centre of the village. This is the former site of the brick kilns and is an important historical area of the village. The site supports a variety of flora and fauna which would be adversely affected by light pollution. The development would increase the traffic in the village and access to the site is poor. Three people objected to the site.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from the private road to Somerleyton Marina.

Foul sewerage improvements would be needed to support development.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of low landscape sensitivity and has a very low capacity to support development because of its contribution towards the setting of the Broads. The site is contained to the north and east but does not relate to the existing settlement.

Developing this site could create an exposed settlement edge.

The site has capacity for approximately 14 new dwellings at 30 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the lack of local services, the impact on the landscape, the loss of Grade 3 agricultural land and the sites archaeological potential.

Minor positive effects were identified in relation to the provision of housing, access to services and the promotion of sustainable movement patterns.

Mitigation could be provided through quality design and the use of landscaping to reflect the surrounding character of the Broads.

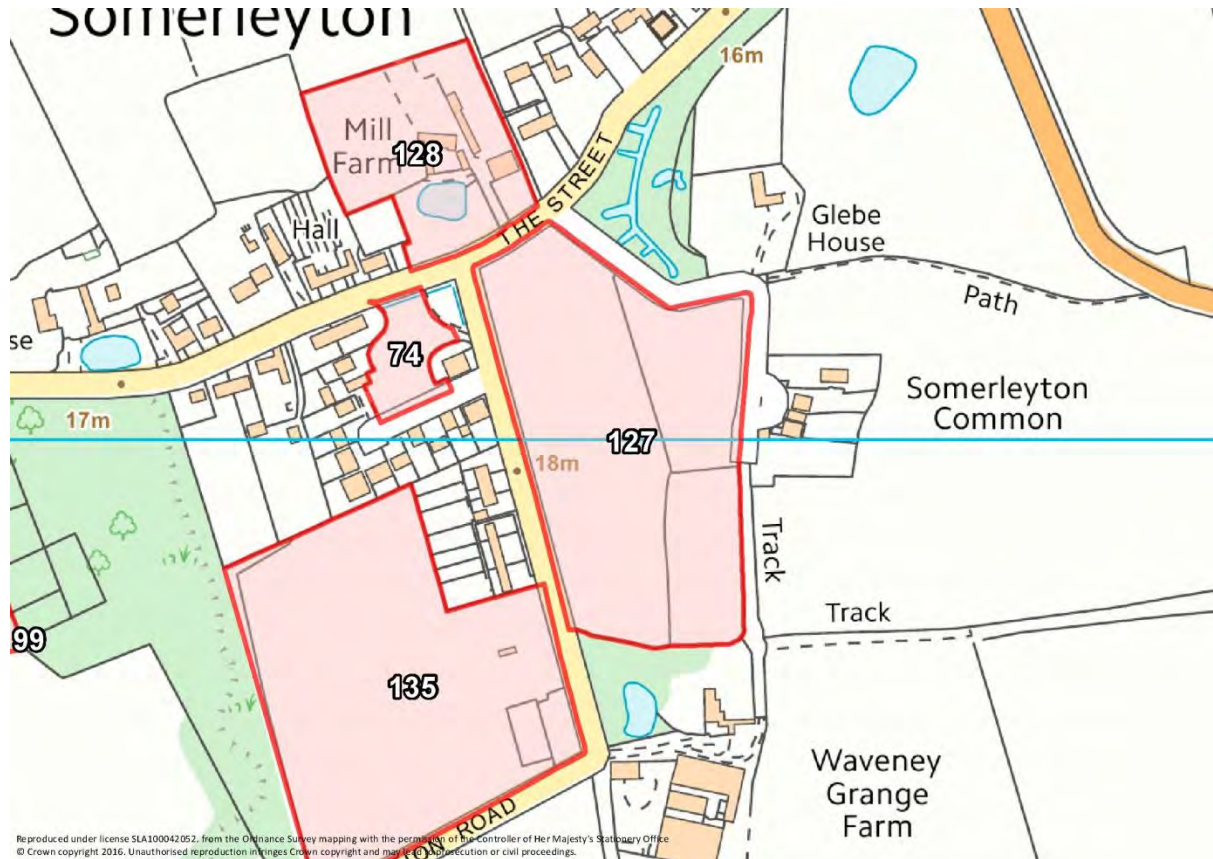
Conclusion

The site is adjacent the built up area but does not reflect the built character of the settlement. The site is of rural character and development would have an adverse impact on this character. The site has low landscape sensitivity but it is important for its contribution towards the setting of the Broads. There is potential for archaeology to be found on site and this would require a planning condition to mitigate this. Other sites are considered to have less of an adverse impact on the character of the settlement therefore this site is not considered for development. This site is not considered suitable for allocation as part of this Local Plan.

Site 127 - Mill Farm Field, Somerleyton

Suggested Use: Mixed use

Site Area: 3.03



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated there could be potential impact on the Conservation Area, Historic Park and Garden and the setting of a listed building:

- adjacent to the Conservation Area;
- adjacent to Somerleyton Park and Gardens;
- Widows Cottage nearby is Grade II listed;
- The Rosary nearby is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (known monuments).

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for development as the proposal is too large and out of keeping with the character of the village. Less dense development on the site would also be unacceptable. The landowner has not reached any agreement with the owner of the existing village hall.

Somerleyton Estate suggested that housing (20-25 dwellings including 7 affordable units to reflect local character) would be appropriately located on the western part of the site, leaving the eastern part of the site free of development. The site is currently used for agriculture and classified as Grade 3. The Sustainability Appraisal showing the site developed in conjunction with site 135 is correct while the Sustainability Appraisal looking at the site independently is incorrect and provides a lower sustainability score than expected. They reiterated the site has a good array services and facilities and this should be reflected in the Sustainability Appraisal.

It was commented the site is not desirable but could accommodate 10-12 affordable and starter dwellings with open space on less than half of the site. It was added that the land consists of two distinct fields with the west having potential of a limited amount of housing (which will be considered during the preparation of the Neighbourhood Plan) but the eastern field is important for flora and fauna. If any development comes forward it should be supported with adequate infrastructure.

Members of the public raised the following concerns:

- no bus service and the train provides one service every two hours;
- access to the train station is down a steep, narrow lane with no footway making it unsafe for many people;
- roads around the village are narrow;
- little employment in the village;
- the school is at capacity;
- adverse impact on wildlife;
- potential drainage issues.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. A sewer pipe and telephone lines cross the site.

The land is greenfield. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. The site is flat and contained within the landscape. There could be some exposure to rural areas to the southeast.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork. The Somerleyton Historic Park is located to the east. The Conservation Area is adjacent the site.

The site has capacity for approximately 75 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land and the impact on the conservation area.

Minor positive effects were identified in relation to the provision of housing, access to services and promoting sustainable movement patterns. There is a potential effect on the landscape.

Mitigation could be provided through quality design to reflect surrounding character and the Conservation Area. Amenity green space and landscaping should be provided at the northern part of the site to reflect the existing character and protect the Conservation Area and setting of listed buildings. Existing hedgerows should be protected and enhanced where possible.

Conclusion

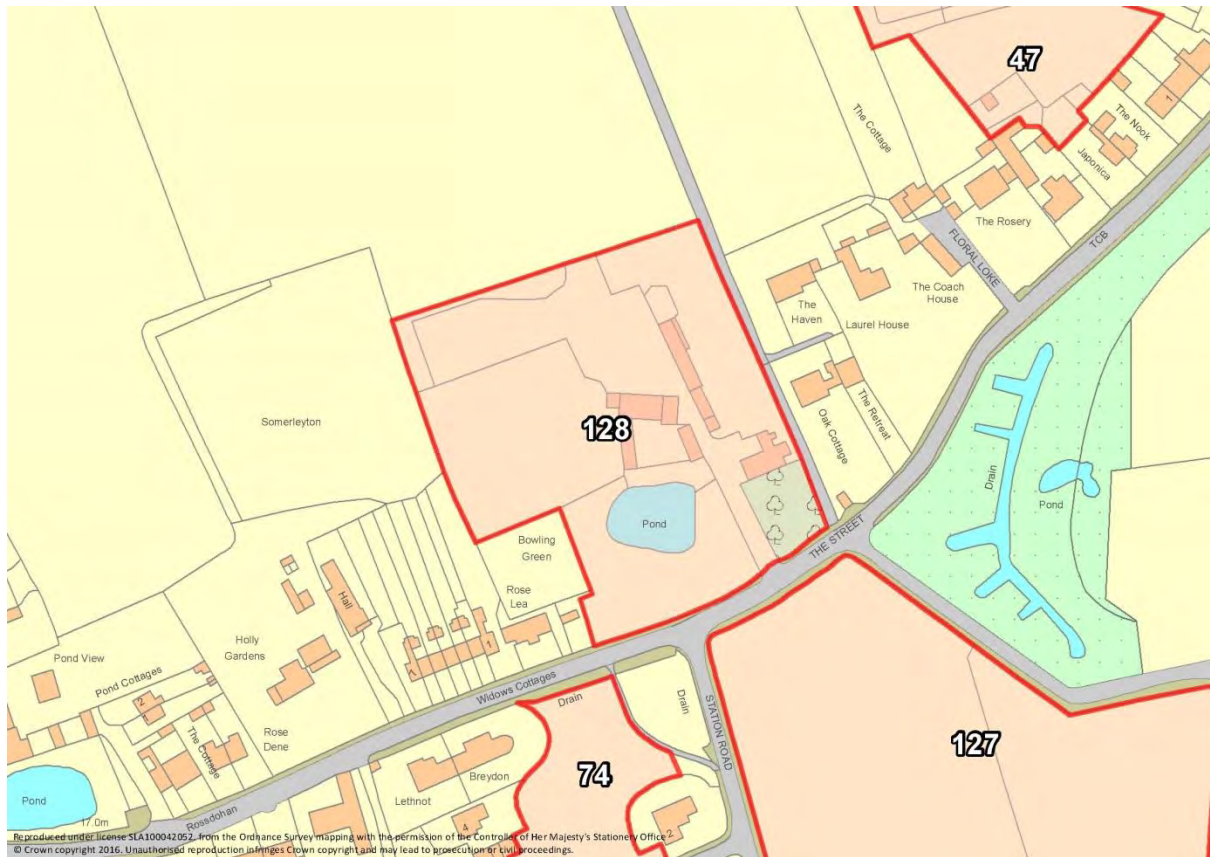
Development of this site is likely to have the most minimal impact on the character of the village and setting of listed buildings compared to other possible sites for development in the village. The land is well related to existing development and has good access to existing community facilities. Landscaping will be required to preserve the open character of the area and contribute towards integrating new dwellings into the existing settlement.

This site has been allocated under Policy WLP7.6 of the First Draft Local Plan for 45 dwellings (18 dwellings per hectare) and provision of open space.

Site 128 - Mill Farm, Somerleyton

Suggested Use: Housing

Site Area: 1.19



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

Historic England stated the site was located within the Conservation Area and could impact on the Conservation Area and the setting of a listed building:

- Widows Cottage nearby is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Red/Amber’ impact (historic building).

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for inclusion in the new Local Plan because it is a working farm held on a lifetime tenancy by the farmer.

The landowner, the Somerleyton Estate stated the site is well related to the surrounding built up area and none of the agricultural buildings are statutory listed although the site is located within the Conservation Area. The existing buildings would remain as part of any future development. It was thought that 15 dwellings (including 5 affordable units) would be in keeping with local character. The site has significant frontage onto The Street and existing access with good visibility. The respondent suggests that the amenity land proposed as part of the plan should be considered as part of the scheme and there are a full suite of services and facilities therefore the site should be given a strong positive score in the Sustainability Appraisal. Additionally, the buildings are only locally listed therefore the Sustainability Appraisal score should be neutral rather than negative. The site is currently used for farming and arrangements have been made to move the tenant farmer to more modern buildings locally.

The tenant farmer provided comments about the site and the proposals submitted. It was stated the plans show Mill Farmhouse (residence) to be redundant which is incorrect as it is used all year round and refurbished in 2014. The farm buildings are integral to the farm and its operation as a successful business (financial accounts can be provided). The farmer is the second generation of a three generation full agricultural tenancy. It was stated the farm has long been a feature of the character of Somerleyton and its loss would adversely affect the Conservation Area and residential amenity. The conflict between the new development and the working farm is unlikely to be mitigated satisfactorily.

Members of the public commented that while the farm was viable it should not be developed. However, potentially the site could accommodate 8-12 dwellings and open space. Primary concerns raised were the value the farm has to the character and setting of the village.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from The Street.

Foul sewerage improvements would be needed to support development. A sewer pipe also traverse the site.

The land is greenfield. The Settlement Fringe Landscape Sensitivity Study identifies this site as partly within a landscape area that has a low sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. The site extends out into the open countryside.

A pond and hedgerows are located on site which may provide habitats for local wildlife.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork. Listed buildings are located on the site and a Heritage Asset Assessment will be required with a planning application.

The site has capacity to accommodate approximately 15 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of Grade 2 agricultural land. Minor negative effects were associated with the impact on the landscape, the loss of biodiversity and the impact on the Conservation Area.

Minor positive effects were identified in relation to the provision of housing, access to services and promoting sustainable movement patterns.

A heritage asset study will be required and any scheme will be need to be designed to reflect the heritage value. Existing hedgerows and trees should be protected and enhanced where possible. An ecology assessment on the pond may also be required.

Conclusion

The landowner has withdrawn this site from further consideration.

Site 135 - Playing Field, Somerleyton

Suggested Use: Mixed use

Site Area: 3.18



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated the proposal could impact upon the Conservation Area and the setting of listed buildings:

- White House to the north is Grade II listed;
- Pond Cottages to the north is Grade II listed;
- Widows Cottage to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

Ashby, Herringfleet and Somerleyton Parish Council stated the site is not suitable for inclusion in the new Local Plan because would result in the loss of the playing field and is contrary to the NPPF. This is one of the few large green spaces accessible to the public and is used for league cricket. New housing will create traffic problems on Station Road. A large part of the site is on a long-term lease to the Somerleyton Community Association (who also own a small part of the site) and no agreement has been reached about any alternative use of the site.

The landowner, the Somerleyton Estate recognised that development of the site and loss of community facilities would need to be compensated. The total site is 3.2ha and the total development area could be less than with 1.6ha. This would be dependent on the degree of retention of existing playing field and play facilities which may be surplus to requirements. The Estate is currently investigating if there is support for the proposal and replacement facilities within the village. It is suggested that 20-25 (with 7 affordable units) would be in keeping with the character of the village. It is suggested the Sustainability Appraisal score for the site should be raised to reflect the good provision of services and facilities in the village.

Five members of the public objected to the site commenting that it was a local green space and a valuable asset for the community. The cricket pitch is used for County matches by the Blundeston and Somerleyton Cricket Club. The tennis courts are used twice weekly by the local club and individual players. The play equipment is well used particularly by small children when grown ups are playing sport. The field is also used for general recreation purposes.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Development on this site would lead to a loss of an equipped play and sport pitch which is an important recreation area for the settlement.

The site can be accessed from Station Road.

Foul sewerage improvements would be needed to support development.

The land is greenfield. The Settlement Fringe Landscape Sensitivity Study identifies this site as having a moderate sensitivity, a high value and making a major contribution to the setting of The Broads. As a result this landscape area is identified as having a very low capacity for new development. The site is contained within the landscape by hedgerows.

There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork. Waveney Grange Farm is locally listed and located opposite the site.

The site is not considered suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the loss of public open space. The site is located adjacent the Conservation Area. Minor negative effects were related to the loss of Grade 3 agricultural land and the impact on the Conservation Area.

Minor positive effects were identified in relation to the provision of housing and the promotion of sustainable movement patterns. There is a potential impact on the landscape relating to the sites relationship with the existing built up area.

Mitigation measures could include replacement open space and a scheme design to make a development with a low level of prominence in the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

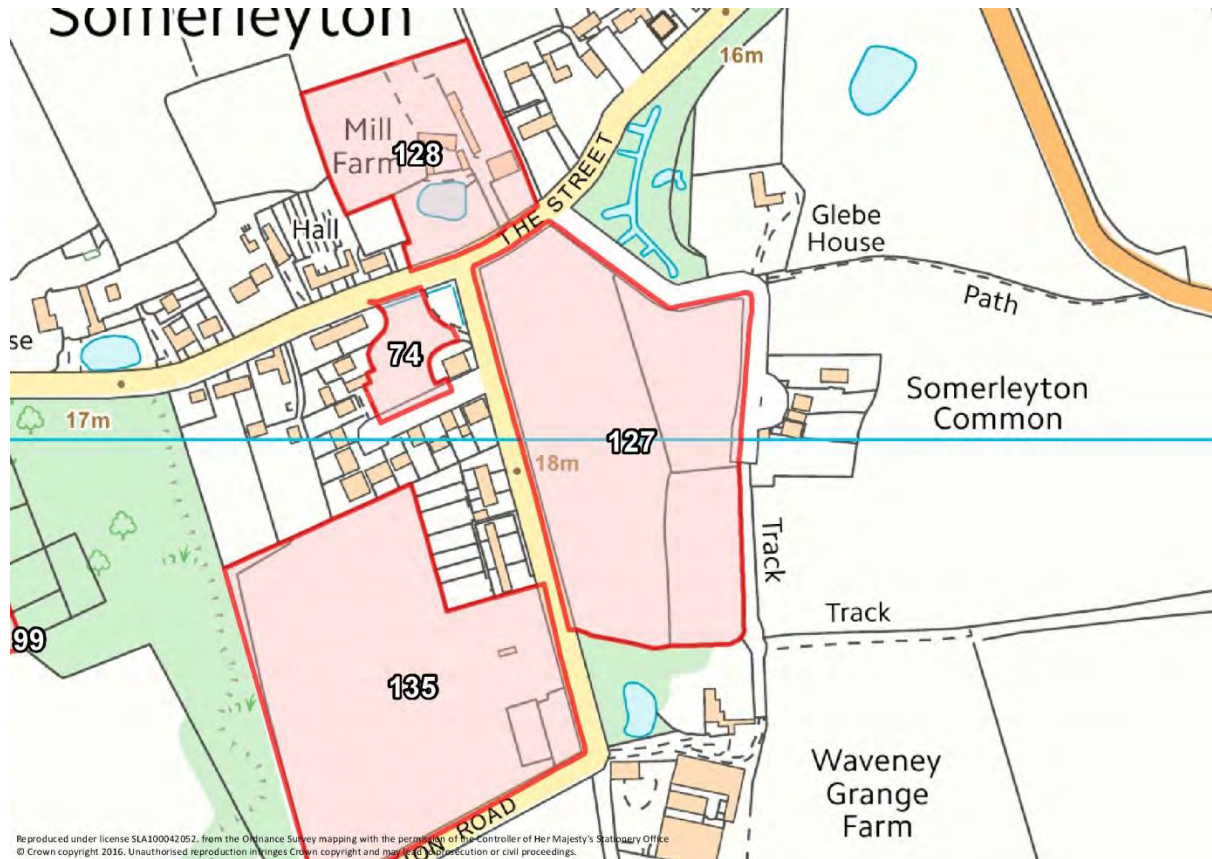
Conclusion

The site is the main recreation site for local residents. Development of the site would result in the loss of existing playing fields (cricket) and equipped play space. Replacement facilities will need to be provided in the village as no others are located in the vicinity. Development of the land would result in the loss of Grade 2 agricultural land, however, the site is not used for these purposes. Several listed buildings are located to the south east of the site with hedgerows and trees in between and there is potential for archaeology to be found on site. Reflecting the loss of facilities development of this site without replacement facilities in a better and more accessible location is not considered appropriate. This site is not considered suitable for allocation as part of this Local Plan.

Site 127 & 135 - Mill Farm Field & Playing Field, Somerleyton

Suggested Use: Mixed use

Site Area: 3.03



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

See responses for sites 127 and 135.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

See summaries for sites 127 and 135.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land, the impact on the landscape and the impact on the conservation area.

Minor positive effects were identified in relation to the provision of housing and the promotion of sustainable movement patterns. There are potential effects relating to access to local services and the relocation of playing fields.

Mitigation could include a scheme designed to reflect the Conservation Area, increase natural surveillance of the playing area compared to its current situation, linking in with existing community facilities nearby and providing improved facilities over what currently exists. Using quality design to reflect surrounding character and the Conservation Area would also assist a development proposal.

Conclusion

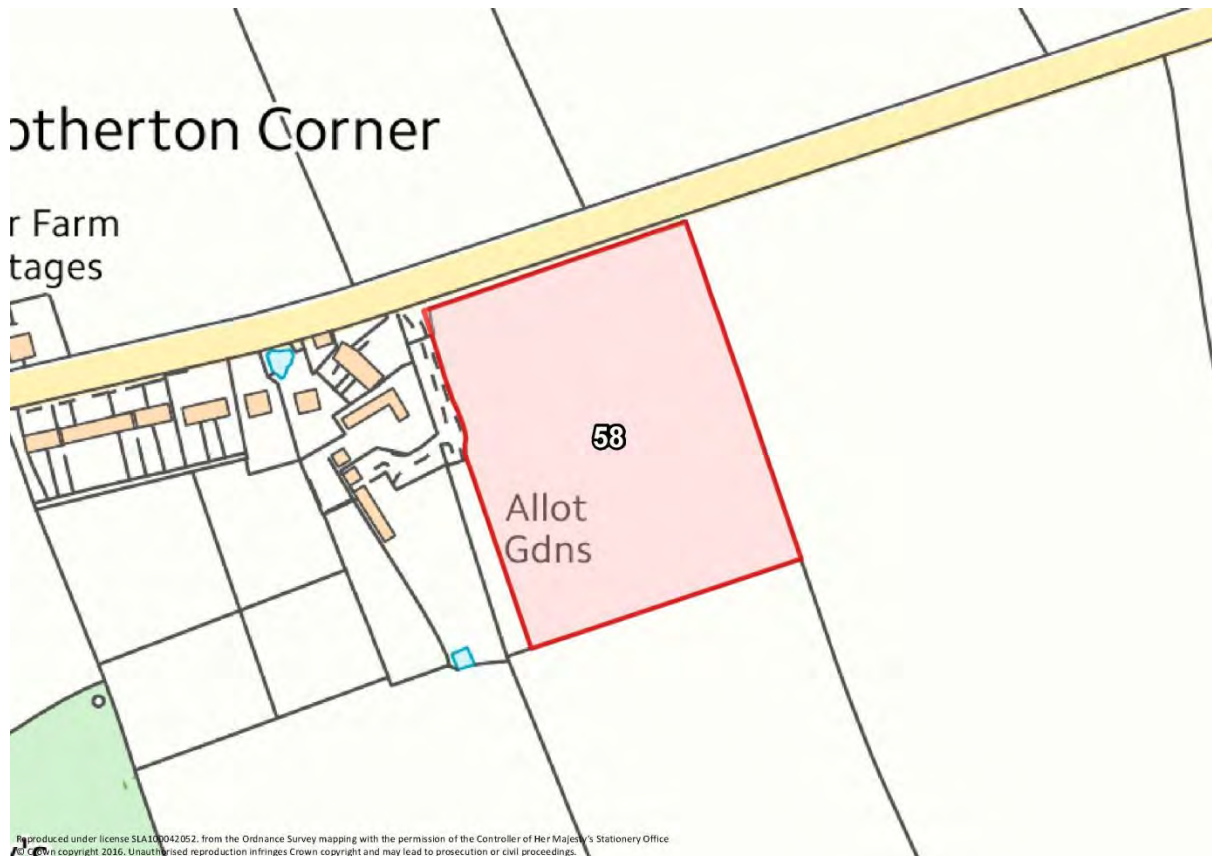
This combination of site development and reprovision of community facilities has not been put forward in the First Draft Local Plan. Whilst relocation of facilities could help create a clearer focal point in the community opposite the open character afforded by Mill Farm and would link well with a replacement village hall in an accessible location, the existing provision is well established and it is considered this would place an unnecessary risk to these facilities. A proposal for bringing forward a development involving sites 127 and 135 to provide housing and relocate existing facilities is therefore not considered suitable for allocation in this Local Plan.

Sotherton

Site 58 - Land east of 17-25 Sotherton Corner, Sotherton

Suggested Use: Housing

Site Area: 1.82



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre.

Historic England stated the site could impact on the setting of listed buildings:

- Sotherton Hall and barn to the north are Grade II listed;
- Valley Farmhouse, two barns and the Service Range are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/' impact.

Four members of the public objected to the site. Several concerns about the site put forward for development were raised. These included:

- lack of services and facilities (school, shop, church, public house, play area, broadband) and there is no public transport;
- the roads are narrow and well used by agricultural machinery;
- the scale of the proposed development is too large for the settlement and would adversely affect the rural character of the area;
- the existing settlement supports tourism through holiday lets and this could be adversely affected.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from St John's Road, which is narrow and unlikely to be suitable for development.

Foul sewer improvements would be needed to accommodate development. Electricity and telephone cables are located near the site boundary. There is a low encroachment risk on the water recycling centre.

There are areas of low, medium and high surface water flood risk.

The land is greenfield and is bordered by hedges on all sides. Trees can also be found on site. The surrounding area are predominantly large, flat fields and so development would be conspicuous and would alter the character of the area.

It is the site of a former common.

The site has capacity for approximately 5 new dwellings due to the poor access and isolated location.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of services and facilities, flood risk associated with climate change, the loss of Grade 3 agricultural land, the impact on the historic environment and the impacts on sustainable movement pattern.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

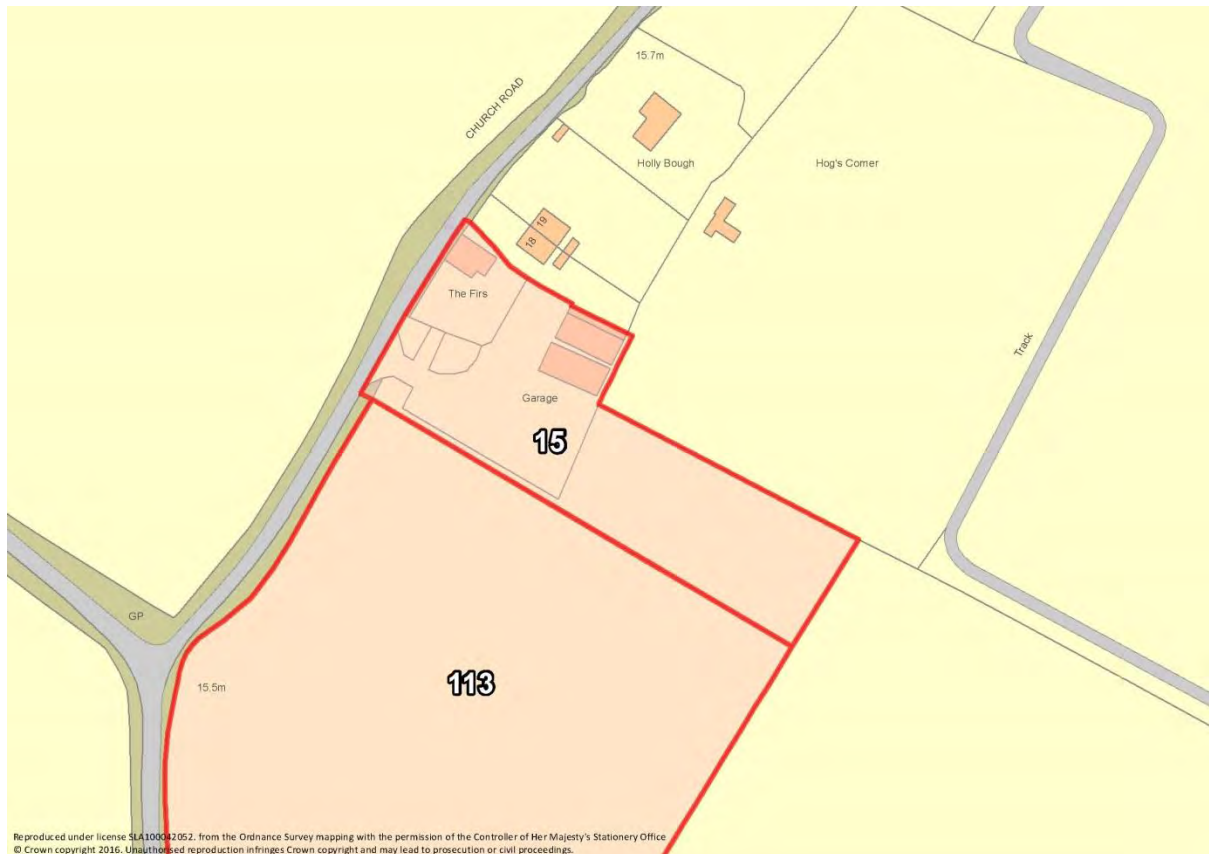
The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Uggeshall

Site 15 - Firs Garage, Church Road, Uggeshall

Suggested Use: Housing

Site Area: 0.50



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Mary nearby is Grade I listed;
- Church Farmhouse nearby is Grade II listed;
- Uggeshall House nearby is Grade II listed;

- Churchyard walling nearby is Grade II listed;
- Whitehouse Farm and barn nearby are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green' impact.

One member of the public objected to the site stating the proposal would have an adverse impact on the rural character of the village, there is a lack of infrastructure and new development would be a dormitory housing area.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints or impacts that could not be mitigated. Access from the site is gained from Church Road.

Foul sewerage improvements would be needed to support development. This would require substantial off-site infrastructure that may not be economically viable. There are power and telephone cables traversing the site.

There is the potential for contamination from the motor garage and other buildings.

The land is part brownfield and part greenfield. The site is contained within the area and the surrounding countryside is undulating.

The site has capacity for approximately 5 new dwellings at 10 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the limited access to services, the impact on biodiversity, the loss of employment land and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need. There are potential impacts on the landscape and natural resources as well.

Mitigation measures could include the design of the scheme to be set within the landscape including planting and screening. Existing hedgerows and trees should be protected and enhanced where possible. The site should be considered in conjunction with site 113.

Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 113 - Land to the north west of 1-4 Wangford Road, Uggeshall

Suggested Use: Housing

Site Area: 2.12



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. Substantial off-site infrastructure would be required to connect the foul sewerage network which may not be viable.

Historic England stated there could be potential impact on the setting of listed buildings:

- Church of St Mary nearby is Grade I listed;
- Church Farmhouse nearby is Grade II listed;
- Uggeshall House nearby is Grade II listed;
- Churchyard walling nearby is Grade II listed;
- Whitehouse Farm and barn nearby are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact.

One member of the public responded and objected to the site stating the proposal would have an adverse impact on the rural character of the village, there is a lack of infrastructure and new development would be a dormitory housing area.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site is accessible from Church Road and Wangford Road.

Foul sewerage improvements would be needed to support development. This would require substantial off-site infrastructure that may not be economically viable.

The land is greenfield. Nearby housing is spread along the road and is two storey. Landscape is undulating with views to the south.

Hedgerows are located around the perimeter of the site.

The site has capacity for approximately 17 new dwellings at 8 dwellings per hectare.

Summary of Draft Sustainability Appraisal

A significant adverse impact was associated with the loss of Grade 2 and 3 agricultural land. Minor negative effects were associated with the lack of services, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need. There is also a potential impact on the landscape relating to the site's ability to be integrated into the surrounding landscape.

Mitigation measures could include the design of the scheme to be set within the landscape. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

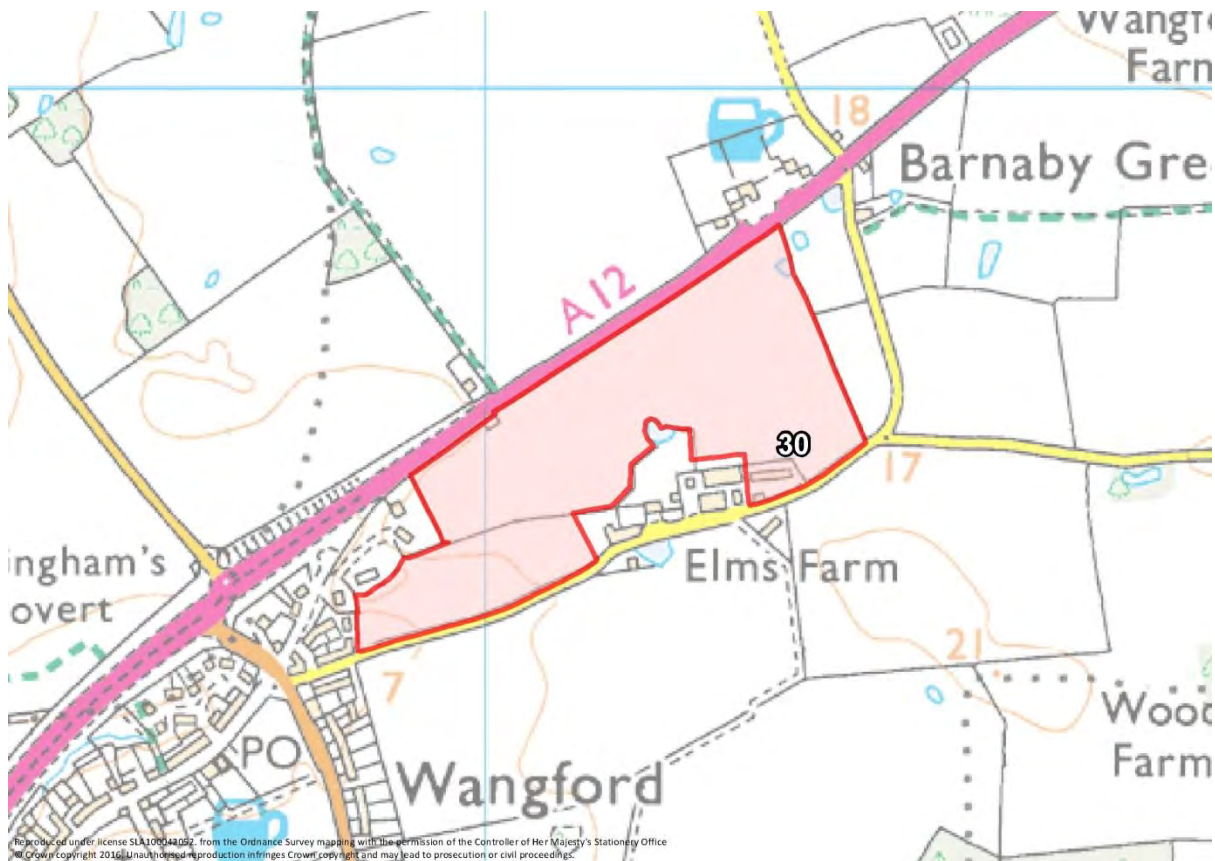
The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Wangford

Site 30 - Land adjacent to Elms Lane, Wangford

Suggested Use: Housing

Site Area: 10.00



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a listed building:

- Elm Farmhouse and malting to the south are Grade II listed.

National Grid stated the site is traversed by intermediate and high pressure gas apparatus and proposals should take note of guidance when considering bringing this site forward.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber' impact.

The three representations objected to the site being used for housing development citing the following issues:

- the site is outside the village envelope, located in the AONB and would have an adverse impact on the aesthetics of the village and existing properties;
- scale of development is inappropriate for the size of the village;
- development would result in the loss of greenfield land and brownfield sites should be prioritised;
- there is poor access off of the A12 increasing risk to safety and access to the site is along minor roads that are inadequate;
- recently installed water mains cross the site;
- there is a risk of new dwellings being used as second homes.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site can be achieved off Elms Lane which would not be able to support a large development at its current capacity.

The foul sewerage network would require improvements to support development.

There are small pockets of surface water flood risk.

The land is greenfield, within the AONB and has low capacity to support development. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has a very low capacity to support development because of its contribution towards the setting of the AONB. The south part of the site slopes north to south and extends to the existing village. The north part of the site is flat and rural in character. Key views are southwards to the church.

Ponds in the north east corner of the site and hedgerows could provide habitats for local wildlife.

Elms Farm and maltings are Grade II listed. There is potential for archaeological finds. Any planning application should be supported by the results of a programme of archaeological evaluation including appropriate fieldwork.

There is the possibility of a noise issue from the A12.

The site would form too large an extension to the village, however part of the site closest to Elms Lane could support limited development. A housing density of 20 dwellings per hectare is considered appropriate given character of surroundings.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the impact on the landscape and the loss of Grade 2 agricultural land. Minor negative effects were associated with listed buildings, the loss of biodiversity, the impact on the historic environment and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the heritage value of the listed buildings. Existing hedgerows and trees should be protected and enhanced where possible. Improve connectivity for cyclists to Reydon to access employment.

Conclusion

The site is located within the Area of Outstanding Natural Beauty and like much of the area has limited capacity for development without compromising the designation. The site is greenfield and is classified as a blend of Grade 2 and 3 agricultural land and its loss is not considered to be significant. The village has good access to the A12 towards Lowestoft (and south towards Ipswich), however, because of the proximity of the site to the busy road a scheme would need to be designed to mitigate the impact of noise. The site can be accessed from Elms Lane but this lane is narrow and there are no footways to access facilities such as the recreation area in the village. There are constraints related to existing infrastructure including the water recycling works and foul water network and underground infrastructure is present. The impact on these facilities can be addressed as part of any planning application in the future.

There are listed buildings adjacent the site associated with the farm and potential impact on these would need to be considered as part of a heritage assessment. Reflecting the landscape sensitivity of the site and how it relates to the existing village development of the entire site would have an adverse impact on the character of the area. However, development of the area located on the south western part of the site defined by a boundary between the scrub area to the west and Elm Farmhouse to the east could be feasible.

A small part of this site has been allocated under Policy WLP7.7 of the First Draft Local Plan Part of the site (0.89 hectares) for 16 dwellings (18 dwellings per hectare).

Site 31 - Land adjacent to Little Priory, Church Street, Wangford

Suggested Use: Housing

Site Area: 0.25



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have an ‘Amber’ impact on the water recycling centre capacity and a ‘Green’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre.

Historic England stated the site was located in the Conservation Area and could potentially impact on the Conservation Area and listed buildings:

- Church of St Peter and St Paul adjacent and is Grade I listed;
- Little Priory to the north is Grade II listed;
- former Coach House to the north is Grade II listed;
- The Vicarage to the north is Grade II listed;
- Well Cottage to the north is Grade II listed;

- Baxter House to the north is Grade II listed;
- number of properties to the north are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Red/Amber' impact (visual impact assessment required).

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Development on this site would have a significant effect on nearby listed buildings which would be difficult to mitigate and makes this site unsuitable for development.

There is a low encroachment risk to the water recycling centre.

There is the potential for contamination associated with past building.

The land is greenfield, however, it has been used for buildings in the past. There could be potential contamination from previous use. The site is located within the AONB and Rural River Valley landscape character area but is contained within the built up area. At a strategic level the Settlement Fringe Study suggests this site is in an area of very high landscape sensitivity and has a very low capacity to support development.

This site is not considered suitable for development.

Summary of Draft Sustainability Appraisal

Significant negative impacts were identified in relation to the setting of the Grade I listed church. Minor negative effects are associated with the impact on the landscape, biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, there is access to a limited number of services and facilities and the use of brownfield land.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the heritage value of the listed buildings. Existing hedgerows and trees should be protected and enhanced where possible. Improve connectivity for cyclists to Reydon to access employment.

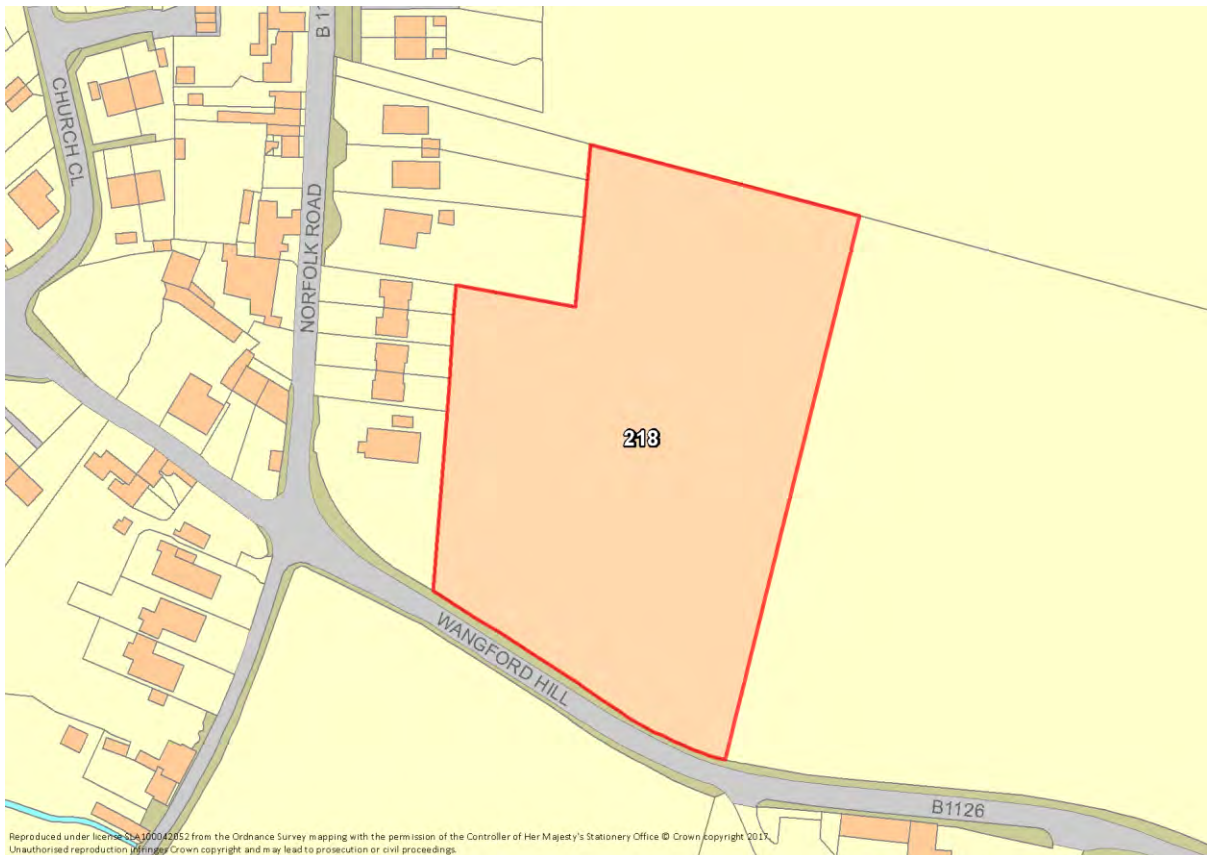
Conclusion

Site does not have capacity to support five dwellings due to the potential to cause substantial harm to the setting of a listed building. Therefore, is not considered for allocation as part of this Local Plan.

Site 218 - Land north of Wangford Road, Wangford

Suggested Use: Housing

Site Area: 1.17ha



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Low level power lines cross the site.

The land is greenfield, within the AONB and has low capacity to support development. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has a very low capacity to support development because of its contribution towards the setting of the AONB. The land slopes north to south and any development should be low level to be contained within the wider landscape. Development could improve the current settlement edge.

The site could accommodate 22 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

Significant negative impact was related to the impact on the landscape. Minor negative effects were associated with the loss of Grade 3 agricultural land and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include a low level scheme design to set the development within the landscape and relate to the existing built up area to the west. Existing hedgerows and trees should be protected and enhanced where possible. Improve connectivity for cyclists to Reydon to access employment and recreation areas.

Conclusion

There are limited development opportunities in the village because of the sensitive landscape. This site is considered to have a relatively small impact on the landscape compared to other possible sites for development around the village and provides an opportunity to improve the existing settlement edge in this location. The site is located not far from facilities in the village centre and is close to an existing bus service which provides access to nearby villages and towns.

This site has been allocated under Policy WLP7.8 of the First Draft Local Plan for 22 dwellings (20 dwellings per hectare).

Westhall

Site 123 - Lock's Road, Westhall

Suggested Use: Housing

Site Area: 1.88



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Red' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of a listed building and a Scheduled Monument:

- St Georges House nearby is Grade II listed.
- Moatyards nearby is a Scheduled Monument.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Westhall Parish Council has serious concerns over the suitability of the site for housing development. The village is centred around Wangford Road and this road is narrow with few passing places but is frequently used by large vehicles and agricultural machinery. The Nollers Lane junction and single track road from the village to the A143 is narrow with poor visibility. There is poor infrastructure with a lack of mains drainage, no gas mains, unreliable phone coverage and BT considers fibre optic replacement to be uneconomic. Significant infrastructure improvements would be required which would discourage developers. A 2008 opinion poll suggested most parishioners did not want to see change in the village and this view has not changed.

Of the 28 responses from members of the public none expressed support for the site with a couple respondents suggesting a few dwellings on site could be accommodated or small scale developments around the village would be more appropriate.

Objections and concerns were raised citing the following issues:

- the scale of proposed development is inappropriate for the size of the village and will have an adverse impact on the character of the village and surrounding rural area including wildlife;
- the village is characterised by ribbon development and the site would alter this characteristic suggesting infill type development is more appropriate;
- the road network is poor and is frequently used by farm related traffic and machinery and there is a risk to pedestrians, cyclists and horse riders;
- infrastructure in the village is poor (sewerage, drainage, gas, electricity, broadband);
- the shop will likely close when existing owner who is in his 90's retires, the pub is frequently closing and reopening, the school is at capacity and there are no medical facilities;
- there is no public transport and no local employment so commuting traffic would increase;
- other sites are located closer to main roads and better infrastructure;
- a similar proposal was refused planning permission in the past citing lack of infrastructure;
- adverse impact on existing properties including loss of views over the countryside and privacy.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints or impacts that could not be mitigated. The site can be accessed from Lock's Road. The water recycling centre has significant constraints.

There is potential for archaeological finds on the site and a programme of archaeological work will be required through a planning condition.

The land is greenfield.

The site has capacity for approximately 24 dwellings (13 dwellings per hectare reflecting the housing density and character of the nearby residential area).

Summary of Draft Sustainability Appraisal

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Minor negative effects are associated with the impact on the landscape.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect local character. Existing hedgerows should be protected and enhanced where possible. Properties to provide a frontage on the playing field to increase natural surveillance.

Conclusion

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

The site extends into the open countryside north of the village but is relatively contained within the landscape, however, screening should be provided on the north part of the site as part of a landscaping scheme to reduce impact on the surroundings. To improve natural surveillance and integrate the development into the village any proposals should provide a frontage where properties face onto the existing playing fields, equipped play area and village hall.

This south part of the site has been allocated under Policy WLP7.21 of the First Draft Local for 12 dwellings (14 dwellings per hectare).

Willingham (Shadingfield and Willingham St Mary)

Site 59 - Land east of Chartres Piece, Willingham

Suggested Use: Housing

Site Area: 1.01



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre.

Historic England stated there could be potential impact on the setting of a listed building:

- Fox Farmhouse to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact.

The landowner, Sotterley Estate stated the site relates well to the existing built form of the village and could accommodate 20 dwellings (including 6 affordable units) to be in keeping with local character.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Chartres Piece or Sotterley Road. Cycle access is good but there is no footpath.

Foul sewerage improvements would be needed to support development and there is a low risk of encroaching on the water recycling centre.

There are some records of surface water flooding on the site.

The land is greenfield and located in the Farmed Plateau Clayland character area. Screening currently softens the settlement edge. The Landscape Character Assessment suggested that a hard settlement edge should be avoided.

Hedgerows and mature trees could provide habitats for local wildlife and could be lost if the site is developed.

The site has capacity for approximately 20 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, lack of access to services and facilities, loss of undeveloped land and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

Located on the edge of the existing built up area the site backs onto the existing settlement and would result in a small extension of the settlement into the open countryside creating a prominent settlement edge. There are no issues with infrastructure and the site has good access to the road network and a limited bus service to Beccles where services and facilities are available.. This site is not considered suitable for allocation as part of this Local Plan, however, an amended site covering much of the same site that will

have less of an impact on the landscape by making use of existing screening has been considered as site 220 which has been allocated as Policy WLP7.20 of the First Draft Local Plan.

Site 64 - Land east of Woodfield Close, Willingham

Suggested Use: Housing

Site Area: 0.57



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre and a sewer pipe traverses the site.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

The landowner, Sotterley Estate stated the site is used for agriculture and recently been used as a paddock. The site relates well to existing built form of the village and could accommodate 10 dwellings (including 3 affordable units) to be in keeping with local character. Development would be linear to reflect the form of Woodfield Close. The site can be accessed from Woodfield Close and Sotterley Road. It was

commented the site has not been used for agriculture to twenty years and the Sustainability score should be raised to reflect this.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development and there is a low risk of encroachment to the water recycling centre.

Mature trees, hedges and a pond are found on site which could provide habitats for wildlife.

The site has capacity for approximately 10 new dwellings at 17 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with access to services, loss of Grade 3 agricultural land, the impacts on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and the impact on the landscape.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible. An ecology study may be required to identify biodiversity value associated with the pond.

Conclusion

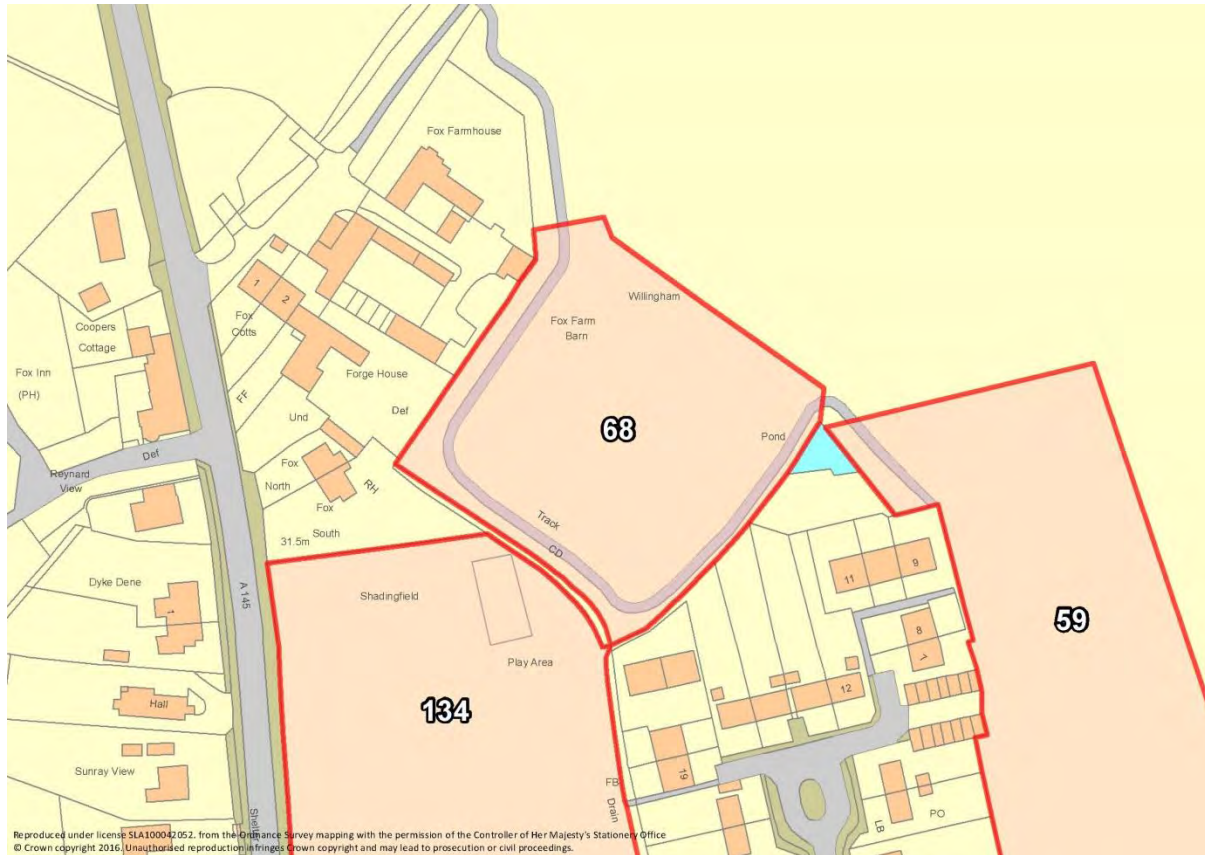
The site is adjacent the existing built up area with a wooded area to the east creating a site that is contained within the landscape. The site is located close to the playing field, however the existing footway does not extend to the site. If development comes forward the footway should be extended to connect the site to the existing network. Other facilities in the village include basic play facilities, village hall and the public house. The site can be accessed from Woodfield Close and there is good access to the road network to get to Beccles and a limited bus service is available. There is some potential for archaeological finds on the site and an archaeological condition will need to accompany any planning permission. Compared to other sites in the area this site is considered to be appropriate for development and is unlikely to have a significant adverse impact on the community.

This site has been allocated under Policy WLP7.19 of the First Draft Local Plan for 10 dwellings (17 dwellings per hectare).

Site 68 - Land North of Chartres Piece, Willingham

Suggested Use: Housing

Site Area: 0.64



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have a ‘Green’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre and a sewer pipe traverses the site.

Historic England stated there could be potential impact on the setting of a listed building:

- Fox Farmhouse to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an ‘Amber/Green’ impact.

The landowner, Sotterley Estate stated the site is used for agriculture (Grade 3) and is northeast of the playing field. As an alternative to site 134, this site could be allocated for housing with access via land in

the north of the playing field. There is good visibility to access the site from the London Road. The site could include dedicated parking which could reduce the need for parking on the A145 for village events. The site relates well to existing built form of the village and could accommodate 10-15 dwellings (including 3-5 affordable units) to be in keeping with local character. Play equipment on site would need to be relocated.

Two members of the public raised objections and concerns including:

- development would have an impact on the character of the village;
- site has no access;
- the land is water logged during the winter;
- there is limited public transport, few amenities in the village with nearest school and hospital located in Beccles;
- adverse impact on wildlife;
- impact of construction on Grade II listed building;
- odour from the sewerage treatment plant could affect new residents.

It was suggested the land on the north side of London Road to the rear of the Fox Public House which has permission for static caravans.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Developing this site would be harmful to the setting of a listed building to the north west. This impact would be difficult to mitigate.

The site has no existing access. Access would need to be provided over the playing field to the west. There is existing pedestrian access.

Foul sewerage improvements would be needed to support development. A sewer pipe crosses the site and there is a low risk of encroachment on the water recycling centre.

The land is greenfield and well contained within the landscape. Development would not intrude into open countryside, but there is the risk of creating an exposed settlement edge.

Boundary hedgerows and a pond could provide habitats for wildlife and would be impacted if this site was developed.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

A significant negative effect was noted in relation to the impact on the setting of a Grade II listed building. Minor negative effects were associated with the impact on the landscape, the loss of undeveloped land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening, however the impact on the listed building cannot be mitigated. Existing hedgerows and trees should be protected and enhanced where possible. The site would need to be considered with site 134 to ensure access.

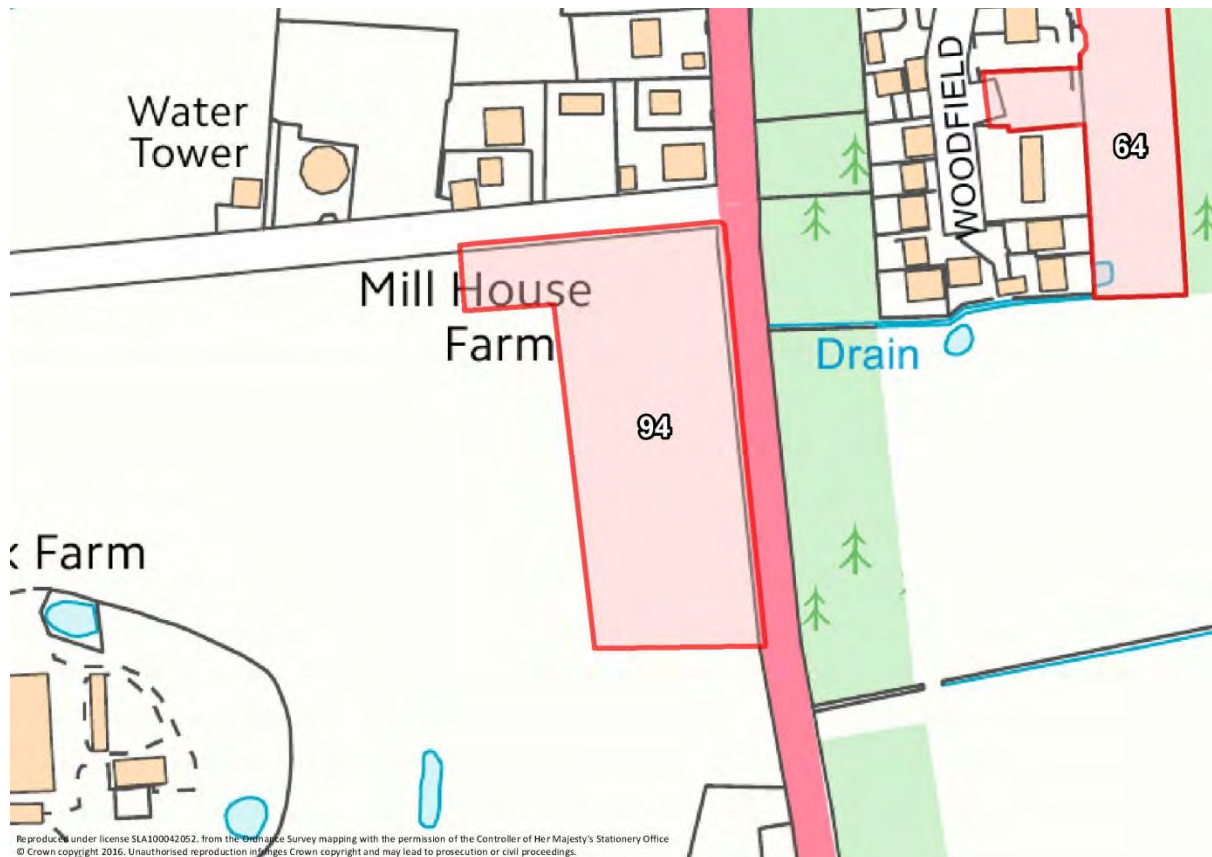
Conclusion

The site is located adjacent the existing built up area and is contained within the landscape by the built up areas to the north west and south east. The water recycling centre (within 400m) is located to the north and consideration will need to be given if this could affect a development. Located adjacent the site is the playing field (and basic play facilities) with the village hall and public house located on the opposite site of the busy A145. Access to these facilities would require a footway through the existing playing field. A listed building is located immediately to the west of the site and development is likely to cause substantial harm to its setting which would be difficult to mitigate. There is no access to the site from existing roads and the site can only come forward if an access road is provided through the playing field. For this reason this site is isolated and cannot be brought forward. This site is not considered suitable for allocation as part of this Local Plan.

Site 94 - Land on the west side of London Road, Willingham

Suggested Use: Housing

Site Area: 1.17



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of listed buildings:

- Park Farmhouse to the west is Grade II listed;
- Shadingfield House to the south is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Sotterley Estate (landowner of alternative sites in the area but not site 94) suggested the site is located in an exposed location between Shadingfield and Willingham and would result in the coalescence of the two

villages. It was commented that site 94 does not offer the opportunities to improve community facilities that sites 38 and 134 offer.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. Low level electricity lines also cross the northern part of the site.

The land is greenfield and very exposed with limited screening.

The site has capacity to support approximately 23 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, the loss of greenfield land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is located on the west of the A145 and would result in the extension of the settlement along the road network and away from the existing focal point of the village. Development of the site could result in the creation of a prominent settlement edge which would need to be mitigated by a quality landscaping and screening scheme. Other sites in the village are considered to be more preferable because they would be more contained within the landscape and relate better to the existing village. This site is not considered suitable for allocation as part of this Local Plan.

Site 101 - Land south of Hill Cottages, Shadingfield

Suggested Use: Housing

Site Area: 0.41



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have an 'Amber' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling centre.

Historic England stated there could be potential impact on the setting of listed buildings:

- Turnpike Farm to the west is Grade II* listed;
- The Service Range to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

The landowner, Sotterley Estate stated the site is suitable, available, achievable and viable. The village of Shadingfield shares services and facilities with Willingham (public house, meeting place, playing field, bus stop) which contribute towards its sustainability and it is important to consider the village as part of a wider network of settlements within the rural area. The village is located on the bus route between Beccles and Southwold and has good links to the A145. While it is suggested the site could accommodate 12 dwellings it is considered that 5 dwellings would be more appropriate with one of these being an affordable unit with the layout likely to be along the road.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. There is also a low risk of encroachment on the water recycling centre.

The land is greenfield. The site is contained to the north and south but exposed to the west. Development would lead to some landscape impact.

The site has capacity for approximately 5 new dwellings.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of open space, impact on the landscape, access to services, the loss of greenfield land and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the provision of new open space. Existing hedgerows and trees should be protected and enhanced where possible.

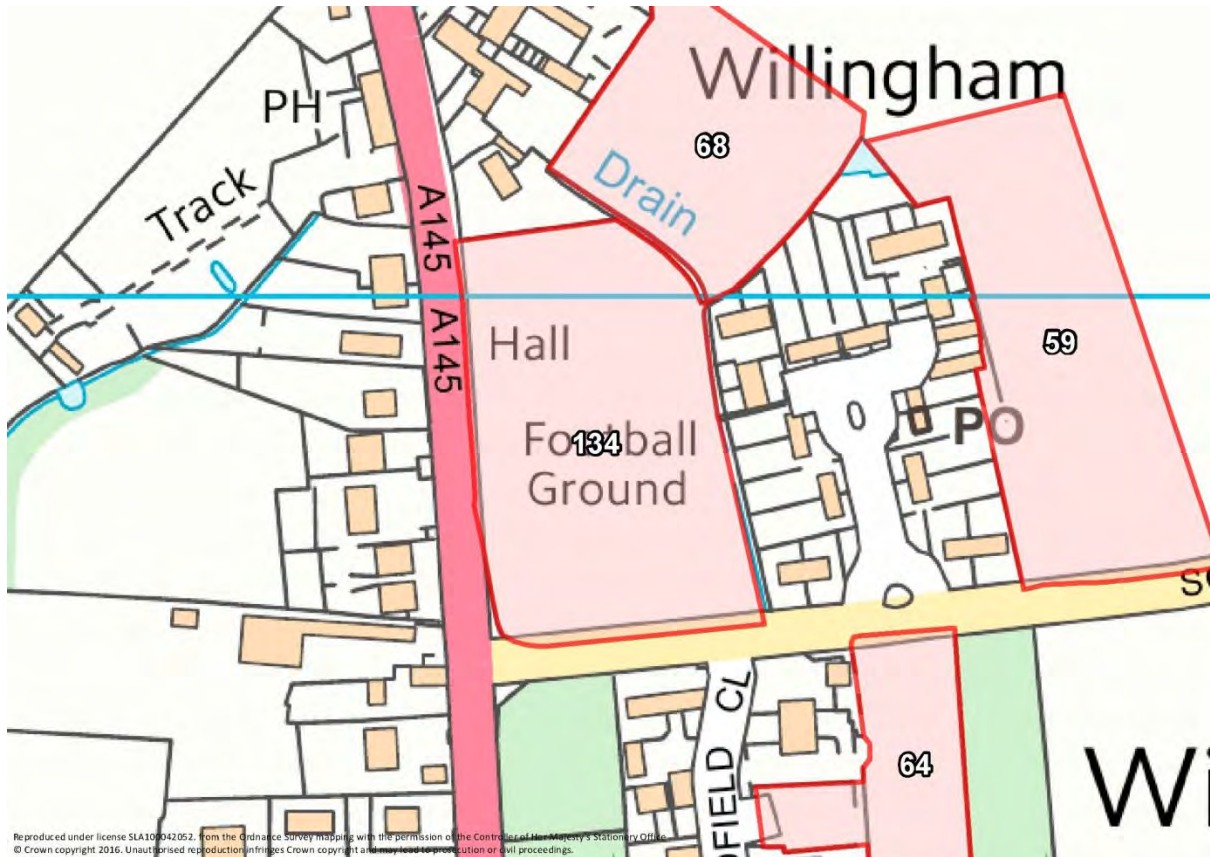
Conclusion

The site is located along the A145 and has good access to the road network. There are no footways to connect the site to the village of Willingham St Mary or the limited bus service that is available. This lack of connectivity will have an adverse impact on people being able to access facilities in the village. The site is located near existing dwellings, however, this is a small cluster and is isolated from other settlement areas making it an unsustainable location. This site is not considered suitable for allocation as part of this Local Plan.

Site 134 - Playing Field, Off A145 London Road, Willingham

Suggested Use: Housing

Site Area: 1.21



Summary of Response from ‘Options for the new Waveney Local Plan’ Consultation

Anglian Water stated that development of the site would have an ‘Amber’ impact on the water recycling centre capacity and an ‘Amber’ impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. There is a low risk of encroachment to the water recycling works and a pipe traverses the site.

Historic England stated there could be potential impact on the setting of a listed building:

- Fox Farmhouse to the north is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a ‘Green/Amber’ impact.

Sotterley Estate recognised that development of the playing field and equipped play area would require replacement facilities to be provided. Sotterley Estate own adjoining land which could facilitate this along

with improving parking and road safety on the main road. The consultation document suggested the site could accommodate 36 dwellings but it is thought 20 dwellings including 6 affordable units would be more appropriate with a route through to the playing field and parking area. The Sustainability Appraisal states there would be a negative effect due to the loss of open space, however, the proposal is to replace the facility and is therefore incorrect. The combined assessment for site 134 with site 68 is correct and it is suggested that some open space along the A145 combined with improved pedestrian facilities would mitigate the loss of open space.

One member of the public commented that development of this scale would adversely affect the character of the village and infrastructure would need to be improved. The area is pleasant to live in but requires access to a private vehicle.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to support development. There is a low risk of encroachment on the water recycling centre and a sewer pipe crosses the site. Overhead power lines also traverse part of the site.

The land is greenfield. The current open space is a focal point of the village and it is advised that some should be retained to mitigate the loss of such space.

The site has capacity for approximately 20 new dwellings at 20 dwellings per hectare. Some land should be set aside for open space and access to playing fields.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of open space, the impact on the townscape, the loss of greenfield land, limited access to services and facilities and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the design and re-provision of open space. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is located within the existing settlement and is currently used as the playing field and equipped play area. The site is well contained within the landscape by the built up area and the A145, however, development of the site would result in the loss of community facilities. The site can be accessed from the A145 and Sotterley Road, however, the loss of playing fields would have an adverse impact on the

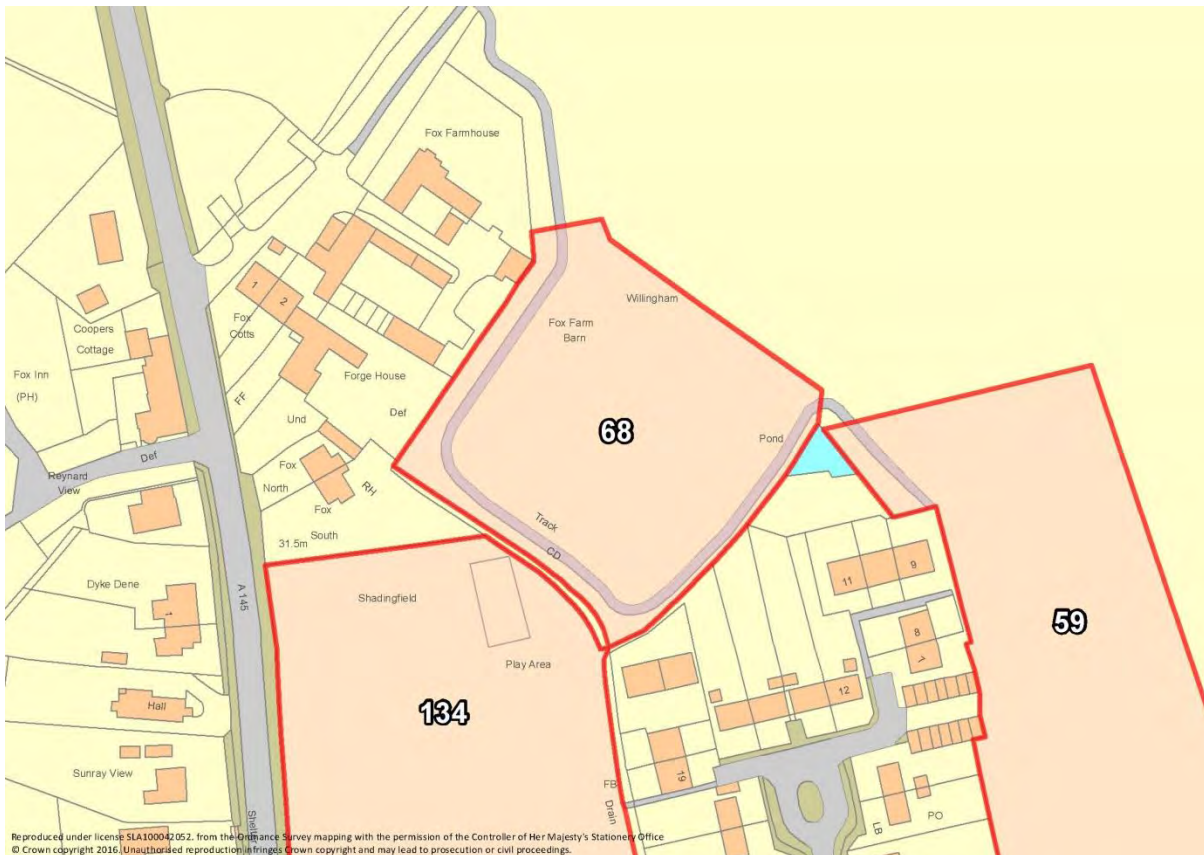
community and for this reason development of the site is not supported. Consideration of using part of the site could be considered with a limited amount of development enabling access to site 68 could be considered as another option, although the development of site 68 would cause substantial harm to the setting of a listed building.

This site is not considered suitable for allocation as part of this Local Plan.

Site 68 with Site 134 - Land North of Chartres Piece, Willingham

Suggested Use: Housing

Site Area: 0.64



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

See comments associated with sites 68 and 134 respectively.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

See the summarised assessments for each site.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, the loss of greenfield land and the impacts on sustainable movement patterns. There is a potential impact on a nearby Grade II listed building.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, reducing anti-social behaviour and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape including screening, improving the quality of play provision and providing a crossing to connect the villages on either side of the A145.

Conclusion

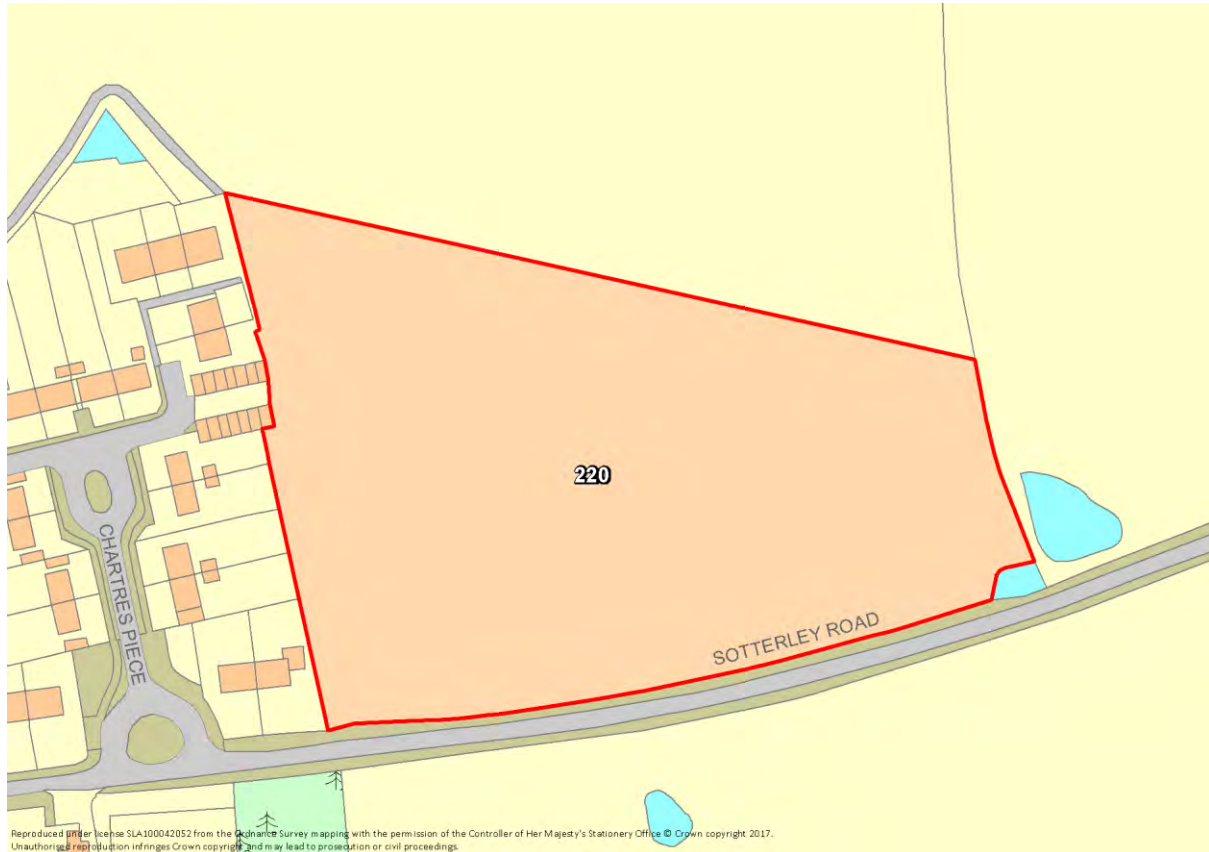
Sites 68 and 134 are well contained within the landscape by the built up areas to the north west and south east. The water recycling centre (within 400m) has capacity and the foul water network requires improvement. There is good access to the road network to get to Beccles and a limited bus service is available. There is some potential for archaeological finds on the site.

The impact on the listed buildings north of site 68 is considered to be potentially significant therefore these sites (combined) are not considered suitable to be allocated for development in the Local Plan.

Site 220 - Land North of Sotterley Road, Willingham

Suggested Use: Housing

Site Area: 1.83



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site has been explored in addition to the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints or impacts that could not be mitigated. The site can be accessed from Sotterley Road. There is potential for archaeological finds on the site and a programme of archaeological work will be required through a planning condition.

The land is greenfield and a pond is located near the site to the east.

The site has capacity for approximately 30 dwellings (16 dwellings per hectare reflecting the recommendation of the landowner and the housing density and character of the nearby residential area).

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the impact on the landscape, loss of Grade 3 agricultural land, the impact on biodiversity, the impact on the historic environment and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to services and facilities to improve health and well-being.

Mitigation measures could include the design of the scheme to be set within the landscape including screening. Existing hedgerows and trees should be protected and enhanced where possible. The footway will need to be extended to service the site.

Conclusion

Located on the edge of the existing built up area and would result in a small extension of the settlement into the open countryside creating a prominent settlement edge. There are no issues with infrastructure and the site has good access to the road network and a limited bus service to Beccles where services and facilities are available.

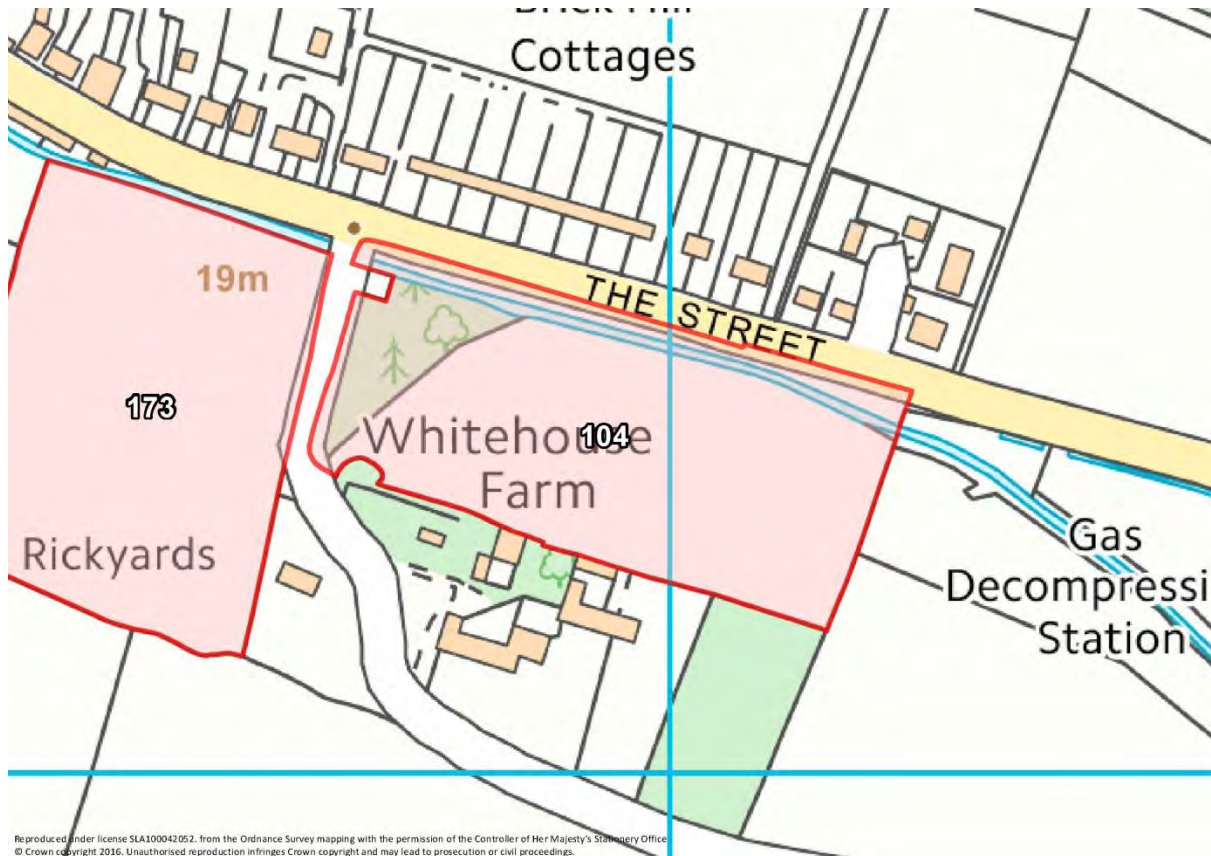
Compared to other sites in the village this provides an opportunity to provide new housing of a mix of tenures that will not significantly affect the character of the settlement. The site is an amendment of proposed site 59 with changes made to the site boundary to reduce potential impact on the landscape and reflecting existing field patterns better. This site has been allocated under Policy WLP7.20 of the First Draft Local Plan for 30 dwellings.

Wissett

Site 104 - Land south of The Street, Wissett

Suggested Use: Housing

Site Area: 1.77



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system. A sewer pipe traverses the site.

The Environment Agency stated that part of the site is located in flood zone 3.

Historic England stated the site is located in the Conservation Area and there could be significant impact on the Conservation Area and potential impact on the setting of listed buildings:

- Church of St Andrew to the west is Grade I listed;
- Whitehouse Farmhouse and barn located adjacent the site is Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Wissett Parish Council commented there was a need for new housing in the village but have concerns about the potential size of the development proposed. The scale development proposed is inappropriate and the increased population and traffic would adversely affect the village. There are listed buildings located on site. The only facility in the village is a public house. There is no public transport, few safe footpaths, limited lighting and no on-road parking. Halesworth provides local services and facilities (although the hospital is to be closed and there is no secondary school) but there are no footways to get there so a car is essential. Any new development should be small in scale and have adequate off-road parking, a play area and access to the site will need to be considered along with major road and footway improvements.

The Halesworth & Blyth Valley Partnership suggested that development of this scale would increase problems for sites 106, 140 and 141.

Three representations were made by members of the public with none supporting for the site. Objections and concerns were raised citing the following issues:

- the road through Wissett is narrow and requires improvement to accommodate additional development along with the provision of footways for the safety of children;
- there is no public transport;
- there will be an adverse impact on the character of the village.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from White House Farm (Mill Road) and The Street. Access is currently only possible for farm vehicles.

Foul sewerage improvements would be needed to support development and a sewer pipe traverses the site. Phone and electricity lines also cross the site and a transformer box is located in the north west corner.

The site is almost entirely with flood zone 3. Mitigating these flood risks would make the site more attractive to the market.

The site is within the Tributary Valley Farmland Character area. The Settlement Fringe Landscape Sensitivity Study indicates that this landscape area has a high sensitivity, a moderate value and a moderate capacity for new development. Limited development on part of this site would not have an excessive impact upon the landscape.

There is biodiversity potential in woodland hedges and the stream.

The site is part of the Wissett Conservation Area.

There is a risk of noise and odour from White House Farm.

A sequential test would need to be undertaken to determine if the site is suitable. If it is, the site has the capacity to accommodate 20 new dwellings if they pass the exceptions test.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with the impact on the landscape and the flood risk. Minor negative effects were associated with the loss of Grade 3 agricultural land, the impact on biodiversity and the impacts on sustainable movement patterns. There is a potential effect on local water quality due to the site proximity to a stream.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the heritage value of the listed buildings and Conservation Area and only locate dwellings in the small area lying outside the flood zone. Improve cycle access to Halesworth. Existing hedgerows and trees should be protected and enhanced where possible.

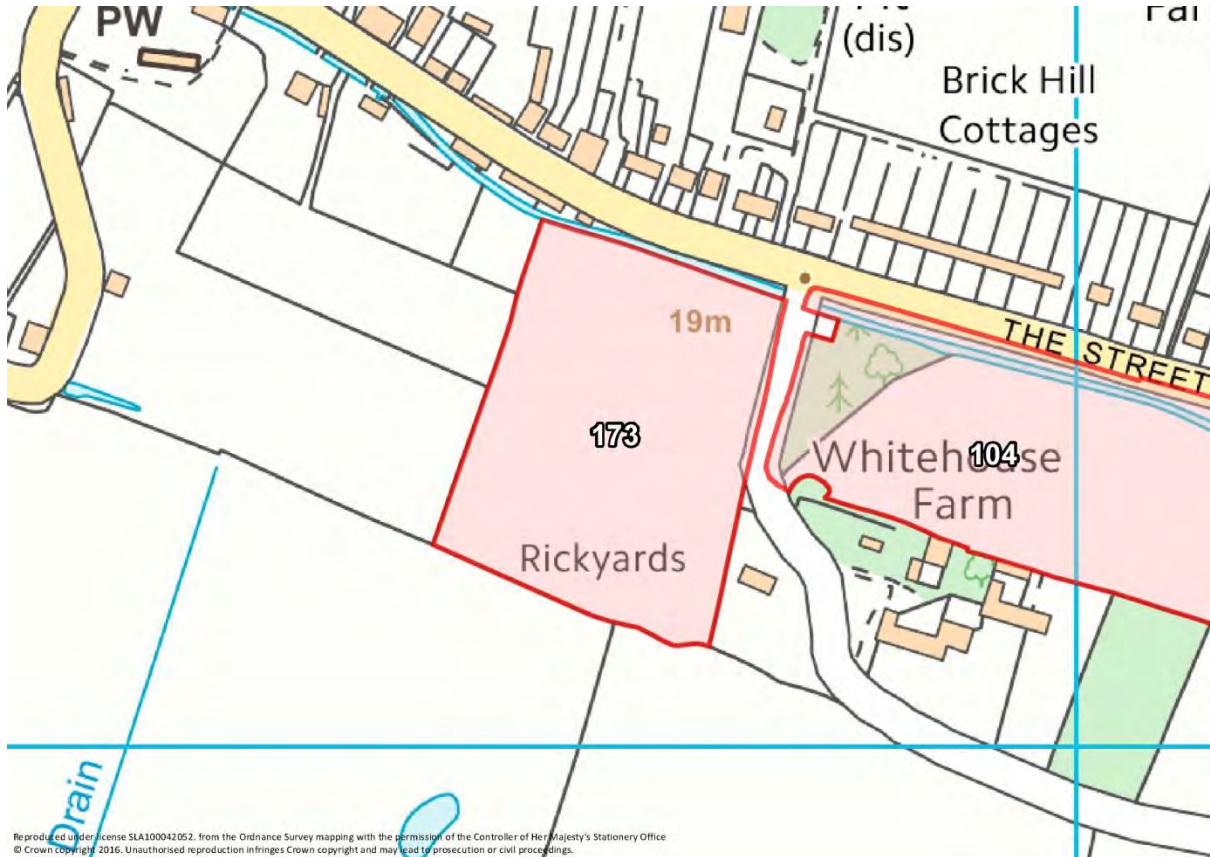
Conclusion

The site is within flood zone 3 and given there are other suitable sites elsewhere in the District which are not within a flood zone residential development is not considered acceptable. This site is not considered suitable for allocation as part of this Local Plan.

Site 173 - Street Field, Mill Road, Wissett

Suggested Use: Housing

Site Area: 1.74



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site is accessible from Mill Road. There could be issues with the junction at the street.

Telephone cables traverse the site.

Parts of the site are in flood risk zones 2 and 3. Mitigating this flood risk would make the site more attractive to the market.

The land is greenfield and is located within a Tributary Valley Farmland landscape character area. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having a high sensitivity, a moderate value and a moderate capacity for new development. The site is set within the landscape.

Wissett Conservation Area is located opposite along with several Grade II and locally listed buildings.

Development could support the local pub and farm shop and justify investment in an equipped play area.

A sequential test would have to be conducted to assess if the site would be suitable for development. If it is, the site could accommodate 26 new dwelling at 15 dwellings per hectare if the dwellings pass the exceptions test.

Summary of Draft Sustainability Appraisal

Significant negative effects were associated with part of the site being located within flood zone 3 and opposite a conservation area. Minor negative effects were associated with the impacts on healthcare, the loss of Grade 3 agricultural land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to services and facilities.

Mitigation measures could include the southern half of the site being developed as it is out of the flood zone. The front half could be used as public open space to improve the setting of the Conservation Area and provide an amenity not currently available. Alternatively the north half of the site could be used for parking to mitigate existing parking issues along The Street. Existing hedgerows and trees should be protected and enhanced where possible.

Conclusion

The site is located south of the village and opposite the Conservation Area. The site is not contained within the landscape and the northern part of the site is within flood zone 3. Housing could be delivered on the south part of the site however, this would have a poor relationship to the built up area of the village.

The site is not considered suitable for allocation in this Local Plan.

Site 200 - Corner of Rumburgh Road and Chediston Street, Wissett

Suggested Use: Housing

Site Area: 0.82



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site is isolated with no pedestrian access, making it unsuitable for development

The land is greenfield and is exposed to the open countryside.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects are associated with access to services, the impact on the landscape, loss of Grade 3 agricultural land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the use of landscaping and screening to set the site within the wider landscape. Existing hedgerows should be protected and enhanced where possible.

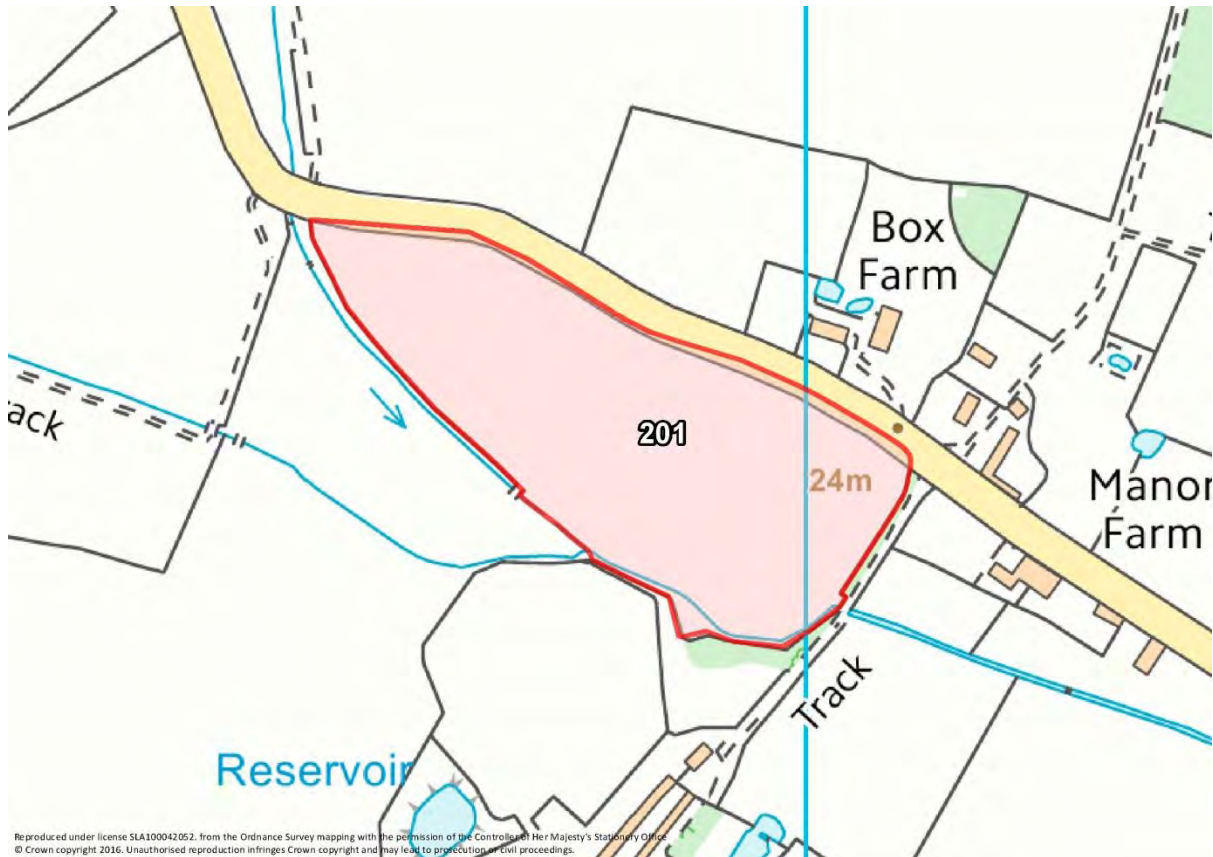
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 201 - Land opposite Box Farm, Wissett

Suggested Use: Housing

Site Area: 2.21



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site is isolated from the settlement with no pedestrian access making it unsuitable for development.

The south western part of the site is covered by a low, medium and high surface water flood risk.

The land is greenfield and classified as Grade 3 agricultural land. The site is located within a Tributary Valley Farmland landscape character area. The site is unrelated to any other development.

The site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects are associated with access to services, the impact on the landscape, The impacts of flooding, the loss of Grade 3 agricultural land and impact on biodiversity.

Minor positive effects were identified in relation to the provision of housing that could meet a local need.

Mitigation measures could include the use of landscaping and screening to set the site within the wider landscape. Existing hedgerows and trees should be protected and enhanced where possible.

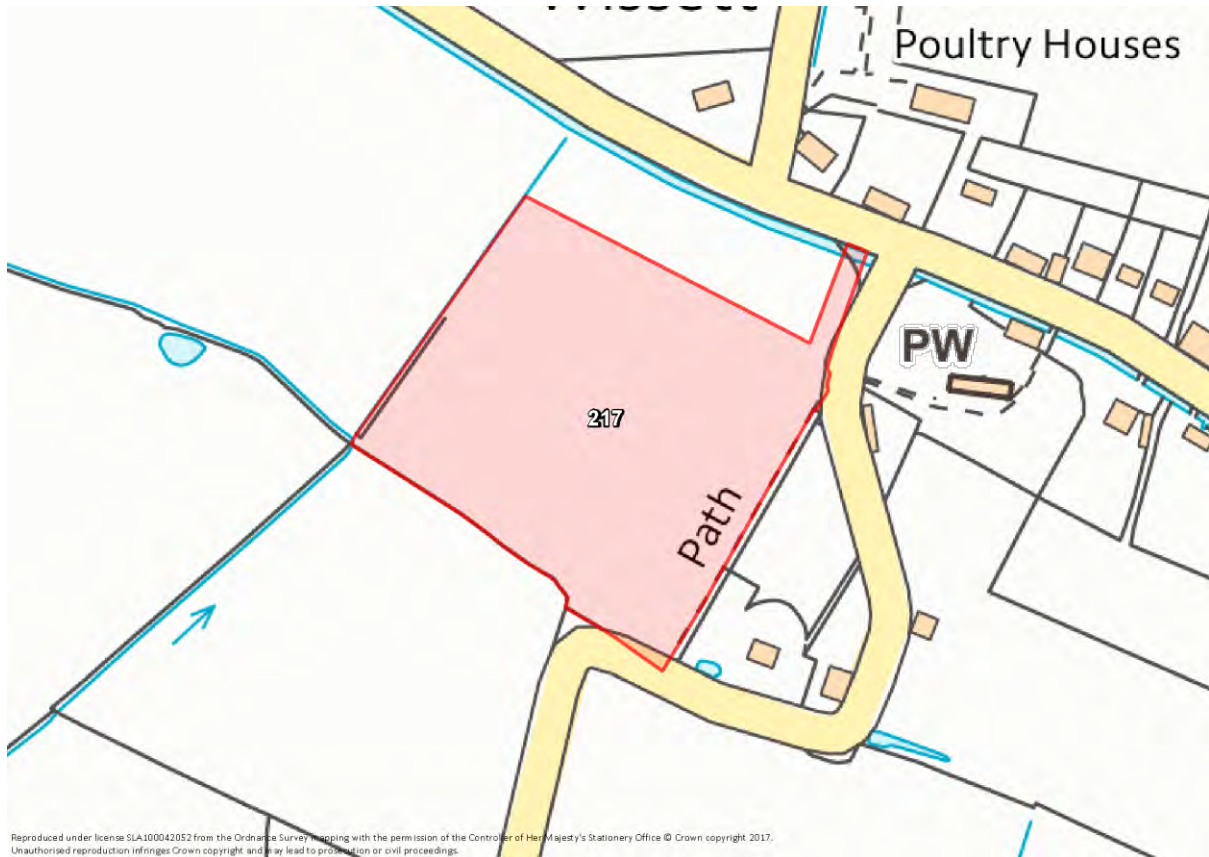
Conclusion

The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Site 217 – Lodge Lane, Wissett

Suggested use: Housing

Site Area: 1.94



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

The site was submitted as part of the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

Development on this site would cause substantial harm to the setting of a Grade I listed church which would be very difficult to mitigate.

There is an area of flood risk found on site.

The site is located in the Tributary Valley Farmland character area and is reasonably contained within the landscape.

This site is not considered to be suitable for development.

Summary of Draft Sustainability Appraisal

A significant negative effect was associated with the impact to the listed church. Minor negative effects were associated with the lack of services, the impact on the landscape, the loss of greenfield land, the impact on biodiversity and the impacts on sustainable movement patterns.

Minor positive effects were associated with the provision of homes to meet local needs.

Planting and screening may help mitigate the effects to the landscape and biodiversity, however the impact to the listed building would be difficult to mitigate.

Conclusion

The site is located south of the village and opposite the Conservation Area. The site is not contained within the landscape and the northern part of the site is within flood zone 3. Housing could be delivered on the south part of the site, however, this would likely cause substantial harm to the setting of the listed church.

The site is not considered suitable for allocation in this Local Plan.

Wrentham

Site 67 - Land west of Chatten Close, Wrentham

Suggested Use: Housing

Site Area: 1.13



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on a listed building:

- United Reform Church nearby is Grade II* listed.

Suffolk County Council Archaeology noted that development of this site would have an 'Amber/Green' impact.

Wrentham Parish Council raised concerns about density, infrastructure, recreation space, traffic and parking. These should be taken into account as part of any planning application.

The landowner, Benacre Estates Company stated the site could accommodate approximately 30 dwellings at 30 dwellings per hectare. The site is available and could be delivered in the next five years. The site is a logical extension to the village being located next to existing residential development. The site is not subject or any landscape or flood risk constraints.

One member of the public supported the site.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Foul sewerage improvements would be needed to accommodate development.

The land is greenfield. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has a moderate capacity to support development. The site relates well to the existing residential development but is exposed to the north.

The site has capacity for approximately 17 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land, the impact on biodiversity and limited access to sustainable travel.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities. There could be an effect on the landscape relating to the fact that the site relates well to the existing built settlement.

Mitigation measures could include the design of the scheme to be set within the landscape and reflect the heritage value of the listed buildings. Existing hedgerows should be protected and enhanced where possible. Improve connectivity for cyclists to Reydon to access employment.

Conclusion

The site is in keeping with the existing form of the built up area and impact on the wider landscape is not considered to be significantly adverse. There is potential for the existing settlement edge to become increasingly prominent as the site overlooks the valley, however, a quality landscaping scheme should be included as part of any planning application to mitigate this impact. The landscaping scheme should link

into the existing shrubs and trees along the settlement edge to enhance the green infrastructure network. The site does not lie within the catchment of any equipped play area, therefore an equipped play area should be provided as part of any development on the site.

This site has been allocated with site 215 as Policy WLP7.9 of the First Draft Local Plan for 60 dwellings and open space.

Site 120 - Land west of London Road, Wrentham

Suggested Use: Housing

Site Area: 1.11



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

Anglian Water stated that development of the site would have a 'Green' impact on the water recycling centre capacity and an 'Amber' impact on the foul sewerage network. Anglian Water stated that surface water should be dealt with through a sustainable drainage system.

Historic England stated there could be potential impact on the setting of listed buildings:

- County Primary School and walling nearby are Grade II listed;
- Clyfton House nearby is Grade II listed;
- numbers 30-32 London road are Grade II listed.

Suffolk County Council Archaeology noted that development of this site would have a 'Green/Amber' impact.

Wrentham Parish Council raised concerns about density, infrastructure, recreation space, traffic and parking. These should be taken into account as part of any planning application.

The landowner, Benacre Estates Company stated the site is enclosed by residential development and is not constrained by any landscape or flood risk designations. Access would come from the A12. The site is available and could be delivered in the next five years.

One member of the public supported the site.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. Access to the site comes from the A12.

Foul sewerage improvements would be needed to support development.

The land is greenfield and classified as Grade 3 agricultural land. The site is located within a Tributary Valley Farmland landscape character area. At a strategic level the Settlement Fringe Study suggests this site is in an area of moderate landscape sensitivity and has a moderate capacity to support development. The site is contained within the wider area. The play area adjacent to the site is poorly overlooked.

The site has capacity for approximately 22 new dwellings at 20 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land and the loss of biodiversity.

Minor positive effects were identified in relation to the provision of housing that could meet a local need, access to a limited number of services and facilities and the impact on the landscape.

Mitigation measures could include the design of the scheme to be set within the landscape and reduce the impact of the A12 on amenity. Existing hedgerows and trees should be protected and enhanced where possible. To improve the value of the equipped play space new residential properties should provide a frontage to increase natural surveillance and integrate the existing play space into the surrounding area.

Conclusion

The site is located at the south west end of the settlement. The site is in keeping with the existing form of the built up area and likely the impact on the wider landscape is not considered to be significant. The site is adjacent to the equipped play space at the end of Bonsey Gardens, however, this is isolated from the

surrounding area and has poor natural surveillance. Any scheme design will enable properties to have a street frontage onto this open space.

This site has been allocated under Policy WLP7.10 of the First Draft Local Plan for 22 dwellings (20 dwellings per hectare).

Site 213 – Land east of London Road, Wrentham

Suggested Use: Housing

Site Area: 2.70



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site has been explored in addition to the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The site can be accessed from the A12 (London Road).

The land is greenfield and the eastern boundary of the site lies within flood zones 2 and 3a. The area in the flood zone is approximately 0.5ha.

The site has capacity for approximately 50 dwellings (23 dwellings per hectare reflecting the housing density and character of the nearby residential area).

Summary of Draft Sustainability Appraisal

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities.

The site is located in an area with low landscape sensitivity and which suggests a high capacity to support new development, however, the south boundary of the site is considered to have a sensitive settlement edge. The site lies within an area classified as Tributary Valley Farmland in the Landscape Character Assessment.

There is potential for minor adverse impacts on heritage assets with the Wrentham Conservation Area located north of the site and a Grade II listed building located adjacent on the west boundary. There are views when approaching the village from the south and a scheme would need to be designed to provide a quality frontage.

The land is greenfield and classified as Grade 3 agricultural land. There is potential for archaeology on the site but there are no areas identified on the Historical Environmental Record that might affect the site.

Minor negative effects are associated with the impact on the landscape, loss of Grade 3 agricultural land and climate change.

Mitigation measures could include a scheme design and landscaping to protect the setting of the listed building. Screening through planting of hedges and hedgerows trees should be planted along the southern boundary to reduce impact on the wider landscape and avoid creating an exposed settlement edge. The southern boundary of the site should have a soft frontage as this will be very exposed to the south and with views from the A12 and the Grade II listed building. A road access along the southern boundary of the site with dwellings facing onto it from the north and planting along the south side of this access could help mitigate the impact on the landscape and townscape. The land immediately to the south of the listed building should not be developed to reduce potential impact on the heritage asset. Existing hedgerows should be protected and enhanced where possible. The site lies outside of the catchment area of the equipped play space located at Bonsey Gardens and the A12 acts as an additional barrier. Therefore an equipped play area should be provided on site accompanied with some amenity green space to support informal activities.

Conclusion

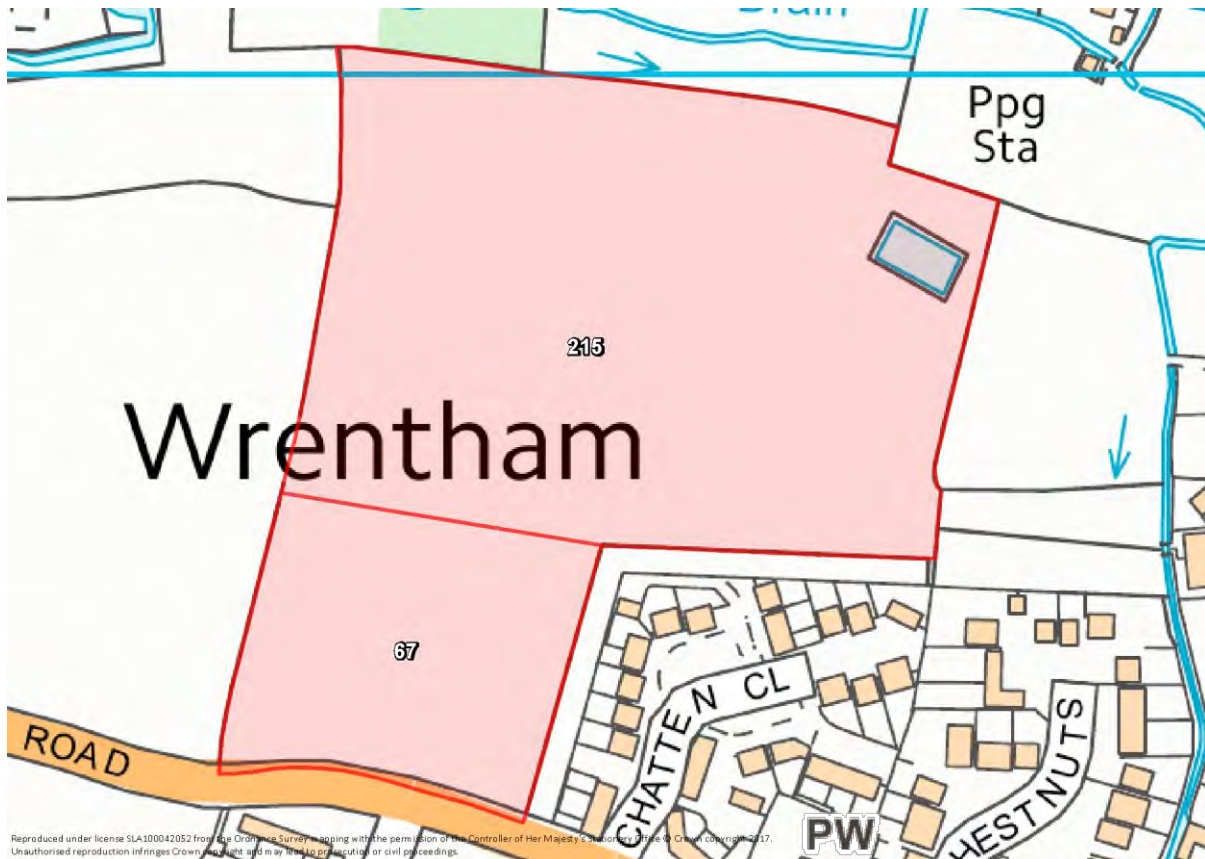
The site is exposed to the south with views from the A12 contributing towards the setting of the village and there is a listed building adjacent to the west with an outlook across the valley. Development could potentially impact upon the setting of listed buildings.

The site is not considered suitable for allocation as part of this Local Plan.

Site 215 – Land north of Chapel Road, Wrentham

Suggested Use: Housing

Site Area: 3.30



Summary of Response from 'Options for the new Waveney Local Plan' Consultation

This site has been explored in addition to the 'Options for the new Waveney Local Plan' Consultation.

Summary of Draft Strategic Housing and Economic Land Availability Assessment

The assessment did not identify any constraints that could not be mitigated. The site can be accessed from Chapel Road via if site 67 comes forward.

The land is greenfield. The Settlement Fringe Landscape Sensitivity Study identifies this landscape area as having moderate sensitivity, a moderate value and making a limited contribution to the setting of the Suffolk Coast and Heaths AONB. As a result the landscape area is identified as having a moderate capacity for new development. The site slopes down towards the Priory Road to the north.

The site has capacity for approximately 72 new dwellings at 15 dwellings per hectare.

Summary of Draft Sustainability Appraisal

The Sustainability Appraisal did not identify any significant effects. Minor negative effects were associated with the loss of Grade 3 agricultural land and the impact on sustainable movement patterns.

Minor positive effects were identified in relation to the provision of housing that could meet a local need and access to a limited number of services and facilities. There is a potential impact on the landscape.

Design needs to reflect the sensitivities related to listed buildings and open countryside. Footways required to connect into the existing network to access the village and public transport.

Conclusion

The site is located to the west of the village and is connected to the facilities by public footway along Chapel Road. The site can be accessed from site 67 to the south from Chapel Road and this connects into the strategic road network to Lowestoft and Ipswich.

The site is reasonably contained within the built up area but the exposed settlement edge that would be created along the western flank would need to be softened through landscaping and planting. A scheme designed so a street frontage allowed properties to face out to the west with tree planting along the west side of this access would help protect the setting of the village and views from the church located west of the site.

This site has been allocated as a 'preferred option' in conjunction with site 67 as Policy WLP7.9 of the First Draft Local Plan for further consultation for a combined 60 dwellings and open space.

5. Analysis of Responses to First Draft Plan (2017) Consultation

This section of the document identifies how comments raised during the First Draft Plan Consultation (2017) were taken into account in the Regulation 19 Publication version of the Local Plan. Comments are split down by the main sections of the plan. Full responses to each individual comment will be published on the Council’s website.

Waveney Context

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Waveney Context

Statutory Consultees

The Broads Authority stated that the river is navigable near to Bungay which might be of relevance to accessibility to this paragraph.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No changes are considered necessary as this part of the Plan.

District-wide Key Issues

Society Key Issues

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Southwold Town Council welcomed the identification of high house prices throughout Waveney and the impact of this on affordability. The Town Council stated that a significant driver of high house prices is the District's attractiveness as a second home destination, which is not referred to in the Plan, and is not just an issue for Southwold.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A respondent stated that house prices are lowest in Lowestoft as the town is not seen as a particularly attractive place to live.

It was suggested that there is a lack of aspiration both at Council level and amongst a large proportion of the population.

It was suggested that rather than emphasising growth, and increasing demands on services, improvements should be made to what already exists such as health services and education.

It was questioned whether there is a good sense of community.

It was suggested that policies of austerity has acerbated all these factors.

It was questioned how the extra 13,000 extra residents have been calculated and has allowance been made after Brexit.

It was questioned why households are expected to decrease in size as with high house prices, more children are staying at home longer meaning that households could increase in size.

Respondents stated that health issues are related to poor diet.

How these comments have been taken into account in the Final Draft Local Plan

No changes are considered necessary as a result of the comments.

The attractiveness of the District as a tourist destination is acknowledged in the Economy Key Issues, and higher house prices in Southwold is also a reflection of second home ownership in the town.

Lower house prices in Lowestoft are not considered an issue and the main issues affecting Lowestoft have been identified in the Lowestoft context section.

The population increase has been amended to reflect the findings of the Waveney Strategic Housing Market Assessment and Objectively Assessed Housing Need Study.

Household sizes are based on trends produced by the Office for National Statistics and there is no reason to assume these are incorrect.

The main issue for health is the lack of physical activity as referenced in the Sustainability Appraisal Report (Social Baseline, Health).

Environment Key Issues

Statutory Consultees

The Broads Authority stated that the Broads is also equivalent to a National Park.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

The Waveney River Trust welcomed recognition of decreasing water quality as one of four key environmental issues and the problems of agricultural run-off, the District's location in a water-stressed region and the sensitivity of rural river valleys and tributary farmland to change.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A respondent was concerned that the statement that water quality in rivers is decreasing mainly due to run off from arable land is inaccurate and does not reflect mitigating actions by farmers.

It was suggested that Grade 1 and 2 agricultural land is identified on the policies map so that it can be protected.

Support was given for the positive statements in this section, however, it was questioned why the Broads is singled for protection from damaging development.

How these comments have been taken into account in the Final Draft Local Plan

No changes are considered necessary as a result of the comments.

It is not considered necessary to reference the Broads as equivalent to a National Park in this section as it is mentioned elsewhere in the Local Plan.

Water quality is discussed in the Sustainability Appraisal (Environment Baseline, Air and Water Quality).

Agricultural land grade maps are published by Natural England and it is not considered necessary to identify these on the Policies Map particularly as they are produced at a scale which is incompatible with the Policies Map.

Economy Key Issues

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A respondent stated that offshore tidal power generators are close to becoming commercially viable and the Council should be looking to attract these companies to the Inner Harbour for their assembly facilities.

A respondent stated that the issue of declining job opportunities needs to be addressed.

A member of the public stated that the infographic on Lowestoft vacancy rates is not very informative.

A respondent provided suggestions to help the local economy: a reduction in business rates; improvements to broadband speeds; improvements to access and parking in Lowestoft and a shopping mall; and the offer of free all day parking in car parks close to the main retail areas.

How these comments have been taken into account in the Final Draft Local Plan

The Lowestoft vacancy rate infographic has been re-written and further information on town centres is contained in the Sustainability Appraisal (Economy Baseline, Town Centre Vitality and Viability).

The offshore renewable energy infographic uses a wind turbine image but does not exclude other types of renewable energy.

Key Issues in Lowestoft, Carlton Colville, Oulton and Oulton Broad

Statutory Consultees

Suffolk County Council suggested additional references to highlight further historic distinctiveness would enhance the text.

Historic England stated that the identification and use of the historic environment and its issues could be improved and would expect more detail on the historic environment, in particular, the issues facing the historic High Street and Scores.

The Environment Agency welcomed the recognition of the importance of protected landscapes and habitats around Lowestoft and the risk posed to these through development and also flooding as a major issue for parts of Lowestoft.

The Broads Authority stated that the Broads is not a National Park for planning purposes. It has status equivalent to a National Park.

Parish and Town Councils

Lowestoft Town Council stated that there is no mention of medical assets/resources, the disparity in available services in the north and south of the town, and supports a full 24/7 minor emergency clinic in Lowestoft.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Bourne Leisure Ltd supported the Council's commitment to protecting key assets of the District with the delivery of strategic flood protection measures. However it is also suggested that the Council should seek to ensure that smaller settlements such as Corton and other seaside locations are also protected.

R G Meadows & Son noted the issues of the large catchment area and location of Carlton Colville Primary School being some distance from the main built up area resulting in congestion on local roads. It is considered that the allocation of site WLP2.15 (Land South of The Street, Carlton Colville/Gisleham) can help address this issue.

Members of the Public

Concern was expressed about developing greenfield sites when there are sufficient areas of brownfield land which could be redeveloped and several sites with planning permission for housing are not being developed.

Concern was expressed about the condition of the High Street and Scores.

It was suggested that the third crossing and flood protection measures should be completed before more housing puts increased pressure on the current infrastructure.

A respondent expressed concern that development at North Quay and Zephyr Cams will not help the town centre and the third crossing could mean that casual traffic will bypass the town.

Concern was expressed that the East of England Park will be a waste and the resources should be used to develop the town centre.

How these comments have been taken into account in the Final Draft Local Plan

The text has been updated to include the Heritage Action Zone status for the High Street and Scores.

Health infrastructure needs have been identified elsewhere in the Local Plan.

Coastal protection has been identified as a district wide key issue.

The allocation of Land South of The Street, Carlton Colville/Gisleham (Policy WLP2.16) will address the issue of Carlton Colville Primary School being some distance from the built up area.

Key Issues in Beccles and Worlingham

Statutory Consultees

Suffolk County Council suggested additional references to highlight further historic distinctiveness would enhance the text.

Historic England stated that the identification and use of the historic environment and its issues could be improved and would expect more detail on the historic environment.

South Norfolk District Council requested that the second paragraph mention the cross-boundary influence of the town and the fact that Beccles acts as a service centre for a number of rural settlements in South Norfolk.

SNDC stated that it is interesting to note the level of out-commuting to other districts, including South Norfolk.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

Reference to the Grade I St Michael's Church and adjacent Bell Tower has been made.

The text has been amended to acknowledge that the town acts as a service centre for communities within both Waveney and South Norfolk.

Key Issues in Bungay

Statutory Consultees

Suffolk County Council suggested additional references to highlight further historic distinctiveness would enhance the text.

South Norfolk District Council supported the mention of cross boundary links and the recognition that Bungay acts as a local service and employment centre for the villages of Earsham and Ditchingham in South Norfolk.

SNDC stated that it is interesting to note the level of out-commuting to other districts, including South Norfolk.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A respondent stated that the proximity of the Broads is not sufficiently emphasised.

How these comments have been taken into account in the Final Draft Local Plan

No changes are considered necessary to this section.

The proximity of the Broads is sufficiently referenced in the Local Plan.

Key Issues in Halesworth and Holton

Statutory Consultees

Suffolk County Council suggested additional references to highlight further historic distinctiveness would enhance the text.

Historic England stated that the identification and use of the historic environment and its issues could be improved. Halesworth and Holton are noticeable from the absence of reference to the historic environment.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A respondent suggested that self-containment is not necessarily good.

Respondents stated that a secondary school is needed if the town is to grow and attract younger families.

Concern was expressed about proposals for a new supermarket which could impact on the town centre.

A respondent stated that there is not much distinction between Holton and Halesworth therefore seeking to preserve a separation between the two settlements is unnecessary.

How these comments have been taken into account in the Final Draft Local Plan

Reference has been made to the town's historic environment.

A reasonable amount of self-containment is good for sustainable development.

As education authority, Suffolk County Council is not currently proposing to provide a secondary school in the town.

There is currently no allocation or planning permission for a supermarket out of the town centre.

The Council considers there is a distinction in identity between Halesworth and Holton and undeveloped land between the two contributes to these separate identities.

Key Issues in Southwold and Reydon

Statutory Consultees

Suffolk County Council suggested additional references to highlight further historic distinctiveness would enhance the text.

Historic England stated that the identification and use of the historic environment and its issues could be improved and would expect more detail on the historic environment.

Parish and Town Councils

Southwold Town Council stated that the population figures presented are inaccurate as they rely on 2011 census data.

The Town Council referenced the Southwold Coastal Community Team Economic Plan and sustainability issues identified.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Respondents were concerned about the number of holiday homes in the town and local people are being priced out.

Concern was expressed about the number of national retailers in the town.

How these comments have been taken into account in the Final Draft Local Plan

No changes are considered necessary to this section.

The 2011 Census data is the latest available data and no change to the text is considered necessary.

The sustainability issues identified by the Southwold Coastal Community Team's Economic Plan identified in this section with the exception of business rates which cannot be influenced within the plan making process.

The Council considers the town centre is vibrant and with low vacancy rates.

Key Issues in Rural Areas

Statutory Consultees

Historic England stated that the identification and use of the historic environment and its issues could be improved and would expect more detail on the historic environment.

South Norfolk District Council supported the importance of broadband for economic development in rural areas and expressed a desire to work with Waveney District to improve broadband speeds in rural areas.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Bourne Leisure Ltd stated that the section does not recognise the employment contribution from established tourism facilities.

The Benacre Estates Company supported the identification of Wrentham as one of the District's largest villages with a reasonable provision of everyday services and facilities and therefore the allocation of housing sites in the village.

Members of the Public

Concern was expressed that the proposed sites in the villages are inconsistent with sustainability objectives, that with little or no facilities any social benefit in expanding village populations is countered by the additional number of private vehicle journeys resulting from the development.

A respondent stated that in addition to access to fast broadband, mobile phone reception is also important.

How these comments have been taken into account in the Final Draft Local Plan

Heritage assets are now referenced in this section.

Reference to tourism jobs has been made.

The Local Plan acknowledges that development in the villages, particularly the smaller villages, will increase private travel for school, work and recreation.

Reference to mobile phone reception has been made.

Overall Spatial Strategy

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Vision

Statutory Consultees

The Broads Authority states that the Broads is not a National Park for planning purposes. It has a status equivalent to a National Park.

The Environment Agency generally agree with the vision and welcome the desire to protect landscapes and the reference to flooding and coastal change. They indicated they would like to see reference to maintaining and improving water quality rather than just maintaining.

Historic England recommended amendments to the forth paragraph of the vision to add in the words historic environment and to include some illustrative examples of heritage assets. They questioned why the historic High Street was not mentioned in the vision for Lowestoft. Historic England welcomed the commitment to maintaining the two separate identities of Beccles and Worlingham. They question why the historic environment did not form part of the vision for Beccles and Worlingham and Bungay. They supported the vision to retain open areas within Bungay and the identification of the historic centre of Halesworth and Southwold as a historic town. They added it was unclear what role the historic environment has in the proposals for Halesworth to become a more significant service centre. They also suggested adding reference to historic environment in the final sentence of the Southwold and Reydon strategy. They would welcome further clarification on how the proposed growth will work with the historic character of the rural settlements.

South Norfolk Council were supportive of the proposed Vision, particularly the cross-boundary references to villages in South Norfolk in relation to the sections on Beccles and Bungay. The Council supported the structure of the vision, with a general section and then more detailed visions for individual settlements.

Suffolk County Council (draft) suggested that the historic environment could be integrated further into aspects of the Vision:

- Page 23: The vision for a heritage offer for Lowestoft (mentioned on page 44, objective 3) could be integrated here.
- Page 25 1.2 Objectives to deliver vision, objective 3 – the County Council would encourage amendment to: ‘To enhance and protect the natural, historic and built environment’.

Parish and Town Councils

No comments were made in response to this question.

Other Organisations

No comments were made in response to this question.

Developers/Landowners

Benacre Estates Company support the vision. Specific support was given to meeting housing needs and growth in the rural areas.

Bourne Leisure Ltd. Support the vision’s reference to tourism. They added that the statements in the vision align with national planning policy. They also supported the use of the employment land needs evidence to support the local plan.

Forecore Ltd. objected to the vision as they did not believe the strategy would be delivered based on the sites allocated in the plan.

Larkfleet Homes welcome the aspirational nature of the plan’s vision but note that the approach to housing growth is more guarded. They suggested that the approach to housing growth should also be aspirational. They noted concerns around lack of homes for ‘first time buyers’, young families and elderly residents seeking to ‘downsize’. The ability to own a home remains an unachievable aspiration for many due to issues of affordability and the availability of the correct type of housing. They noted that issues of unemployment and low wages and that the vision should seek to support substantial housing growth to encourage future economic prosperity. With regard to Beccles, they suggested the aspiration must be to maintain the vitality and character of the town and increase the provision of all types of housing including starter homes, bungalows and retirement community. They noted the lack of community facilities such as healthcare, community centre, primary schools, bus services, local shops and greenspace. They stated that the vision should seek to address these issues. With respect to the vision for Beccles and Worlingham noted in the plan they stated that the aspiration that the separate identities of the two settlements will also have been preserved” was

misconceived. They noted that the specific circumstances of Beccles and Worlingham are such that there is nothing in the way of physical distinction between the two settlements. They added that the two settlements form part of a continuous urban area having coalesced many years previously.

M J Edwards & Partners objected to the statement that Lowestoft will accommodate the majority of the District's growth. They raised concern that the Council is over-relying on the delivery of large-scale development. They indicated that these sites are slow to deliver and that infrastructure would need to be improved. However, they supported the vision in respect of the rural areas.

Northland (Reydon) Ltd. Stated they had no fundamental objection to the spatial strategy.

Richborough Estates Ltd supported the vision with particular regard to Halesworth.

R G Meadows & Son support the vision and consider it aspirational yet realistic. Specific support was given to meeting housing needs and growth in Lowestoft.

The Somerleyton Estate support the vision for the rural areas because it recognises the need to facilitate higher levels of growth in rural areas.

The Sotterley Estate support the vision for the rural areas because it recognises the need to facilitate higher levels of growth in rural areas.

St Johns Hall Farms stated that the vision should include reference to new retail facilities in Bungay. They raised an issue that housing growth in the vision for Bungay is referred to as 'modest', whereas in the Key Diagram it states 'reasonable'. They stated the vision should state 'reasonable'.

Warnes and Sons Ltd objected to the vision as they did not believe the strategy would be delivered based on the sites allocated in the plan.

G Youlden objected to the vision as they did not believe the strategy would be delivered based on the sites allocated in the plan.

Members of the Public

Members of the public raised a number of issues with the vision as summarised below:

- Development proposed for Halesworth poses threats for the natural environment and there is limited reference to retention of trees, hedgerows and wildlife habitats
- Concern raised that the vision is extremely optimistic and based on best scenario hopes.
- Suggestion that more housing should be allocated to Lowestoft and less to Beccles and Worlingham. It was suggested that Lowestoft has economic potential, with offshore sector.

It was suggested that Beccles is a self-sufficient market town which does not need additional population.

- Concern raised that the vision for rural areas did not apply to Mutford, which already lacks services and facilities and that development in Mutford should be in the form of larger properties.
- Concern was raised that permitting development on the St. Felix School site in Reydon was contrary to the vision for that area.
- It was questioned why there was additional need for retail development in Halesworth.
- Concern was raised about the lack of reference to brownfield sites.

How these comments have been taken into account in the Final Draft Local Plan

Reference to improving water quality has been added to the Vision.

Reference to the historic environment has been added in to the Vision, although it is not considered necessary to include illustrative examples in the District wide section. It is not considered necessary to refer to the historic environment in the Beccles and Worlingham and Bungay sections of the Vision as none of the proposals in the plan directly relate to the historic environment of these locations. However, it is considered necessary for Southwold.

The Broads is branded as a National Park, given the context of the Vision is thought more appropriate to refer to it as the Broads National Park.

The Vision is considered to be deliverable based on the sites allocated in the plan.

The Vision is considered sufficiently aspirational with respect to new housing development in that it envisages there to be sufficient housing of the right types and tenures to meet the needs of the population and people moving to the District.

It is considered that whilst the built-up areas Beccles and Worlingham have merged in to one there is open land to the north of Lowestoft Road which is worthy of protection as it provides a visual break between the two settlements which helps reinforce historic separate identities.

It is not considered necessary to reference new retail facilities in Bungay. There is limited need for new retail development in the District and it is considered more appropriate to focus this in the town centres of Lowestoft, followed by Beccles and as local shopping centres on larger sites allocated in Lowestoft and Beccles.

Unfortunately it is not possible to meet the needs of development on brownfield sites.

The rural area is made up of a diverse set of villages and not every aspect of the vision will apply to every village.

It is considered that the overall distribution of development across the District provides a suitable and sustainable balance. No evidence has been presented to suggest the overall distribution set out in the Local Plan is unsound.

Objectives

Statutory Consultees

Historic England stated that they welcomed the principle of objectives 3, 5 and 7 but stated as drafted they do not form part of a positive strategy for the historic environment. They stated that as a minimum objective 3 should be amended to include reference to historic environment. They also suggested that the objectives could be more locally specific.

South Norfolk Council were supportive of the proposed Objectives, which seem to cover all the main areas necessary.

Parish and Town Councils

No comments were made in response to this question.

Other Organisations

Making Waves Together suggested a stronger reference to culture, arts and heritage in the context of growth, urban design, health and wellbeing should be accommodated in the objectives.

Developers/Landowners

Bourne Leisure Ltd. suggested that an additional objective for tourism is included to ensure that there is a clear framework for tourism development in Waveney working towards achieving the Vision. They suggested "9. To support growth in the tourism industry through increases in visitor numbers and overnight stays in the District."

The Somerleyton Estate supported objectives 2 and 6 which support development in villages.

The Sotterley Estate supported objectives 2 and 6 which support development in villages.

Members of the Public

Concern was raised against objective five questioning whether economic growth can be sustainable and whether it is appropriate to continue planning for growth with finite resources and a degrading environment.

It was questioned why objectives relating to health, well-being and education are included when land-use planning can only indirectly achieve them.

It was questioned how the site proposed to be allocated under draft Policy WLP3.1 would help meet objectives relating to the health of the population and the environment.

How these comments have been taken into account in the Final Draft Local Plan

Reference has been made to the historic environment in Objective 3.

A new objective has been added with respect to culture.

A new objective has been added with respect to tourism.

It is considered that the objectives when read in the context of the vision are locally specific.

Within the definition of sustainable development as set out by the National Planning Policy Framework, it is considered possible for economic growth in the District to be sustainable.

Many of the positive effects of town and country planning are indirectly achieved.

All of the policies and proposals in the Local Plan will help deliver the objectives of the plan.

Policy WLP1.1 Scale and Location of Growth

Statutory Consultees

The Broads Authority questioned whether the objectively assessed need includes or excludes the Broads Authority objectively assessed need number.

Great Yarmouth Borough Council stated that objectively assessed needs which is a cross-boundary strategic matter had been adequately addressed.

Historic England welcomed that the Council had undertaken a Settlement Fringe Landscape Sensitivity Study but raised concern that the individual site allocations did not concur with some of

the findings. They also raised concern that some of the allocations did not take into account the historic environment.

South Norfolk Council were pleased to see that Waveney is planning to meet their Objectively Assessed Need and support the fact that the proposed allocations exceed the minimum level of housing needed, as this builds an element of flexibility into the plan and will enable more affordable homes to be delivered to help meet local need. With respect to need for care homes, they suggested that more could be done to express how this need will be met. South Norfolk were also pleased to see that sufficient employment allocations had been made to meet slightly more than what is needed. They stated that this is a careful balancing act to ensure that the plan does not significantly over allocate employment land which has no likelihood of coming forward as this could increase pressure for this land to be released for residential development at a later point. South Norfolk supported the overall distribution of growth, particularly the level of growth for Beccles and Worlingham and Bungay. They added a need for continuing close working between the Council and County Councils to ensure that the transport impacts of growth (especially on the A143 and A146) are properly assessed and planned for, as there will also be growth in South Norfolk adding pressure to these roads.

Suffolk County Council (draft) stated that the distribution of homes and jobs, focussing on Lowestoft and the larger settlements, appears appropriate in respect of coordinating the distribution of new homes and new employment. They indicated that modelling evidence supporting the Local Plan indicates that development will create additional delays. They stated that the modelling suggests no significant congestion issues arising as a result of the development proposed in the Plan at junctions in Bungay, Halesworth, Southwold or Reydon. They noted that a number of junctions in South Lowestoft would be congested if mitigation was not provided. They noted Bloodmoor Roundabout in particular. They noted highways mitigation will be necessary as development comes forward, the evidence suggests that the District's proposed spatial strategy is deliverable if mitigation is provided.

Parish and Town Councils

Barnby Parish Council questioned the number of homes required as they stated there were 11,000 empty homes at present in the area.

Beccles Town Council reluctantly accepted the proposed number of dwellings. They argued that policies should be strengthened ensure that the proper infrastructure is in place to support this demand. They added that Beccles is already suffering from a lack of infrastructure and that in terms of leisure facilities there should be a greater than 15% increase in provision.

Lowestoft Town Council stated that the Local Plan should prioritise large scale leisure facilities and convention space that will benefit both sectors (retail/leisure). A modern multiplex cinema and supporting restaurants would benefit both local users and tourists. A large indoor open space (like a

reconfigured Pavilion at Kirkley sea front) will enable the town to have indoor events and attract local tourists to festival or for meetings and conventions. The Town Council also identified the following gaps in Lowestoft Town Centre:

- Non-food retailing
- Higher-end retailers
- Limited capacity for food stores
- Additional department store
- Need to integrate High Street and London Road North shopping areas
- Multiple cinema
- Market stalls in Triangle Market
- Business rates system based on takings rather than rateable value.

In relation to jobs growth, the town council stated that the town will continue to need large scale office space in the PowerPark, London Road North and the High Street area. They stated that the plan should prioritise these uses above housing in these areas. With respect to housing for the elderly they suggested the need for additional care home spaces was under-estimated and that there was a need for 900-1000 spaces in Lowestoft alone. The Town Council raised concern that there was insufficient clarity as to where the new housing in Lowestoft was to be delivered. They suggested that the majority of housing in Lowestoft would need to be accommodated in surrounding parishes. They supported the use of brownfield site within the town as long as wider issues are not ignored such as maintaining areas for business, light manufacturing and tourism and the safety issues that come from building on flood zones and low lying areas, as well as traffic congestion and other quality of life issues.

Other Organisations

The Beccles Society noted that the economic, housing and retail projections could be affected by Brexit, nevertheless they accepted the calculations as they stand. They raised concerns that the over-allocation of housing seemed unreasonable in relation to Beccles. They added that this would only add to the burden of infrastructure problems in Beccles. The Society approve of and support the Garden Village principle of development and would look for strict adherence to this concept at each future stage.

The Education and Skills Funding Agency stated that the growth proposed will place significant pressure on social infrastructure such as education facilities.

The Southwold and Reydon Society stated that the 9,019 new homes being planned should be an absolute upper limit. They added we should not build homes for an increased population unless we are sure that the local economy will sustain the employment these new residents will need.

Developers/Landowners

Badger Building welcomed the wider spread of housing and the additional allocations. However, they had concerns about the deliverability of some existing allocation and the effect this would have on the availability of new dwellings in the town. They suggested that the Council will need to play a more active role in helping sites come forward and be prepared to take a more proactive role in the more favourable determination of some speculative applications.

Benacre Estates Company supported the approach to housing provision. In particular they supported the level of growth proposed to rural villages. They added that societal changes have affected the sustainability credentials of many of the smaller settlements with the use of the internet allowing for home –working and internet shopping.

Christchurch Land and Estates (Halesworth) Ltd. supported the level of development proposed for Halesworth and Holton and considered it commensurate with the level of services and facilities and public transport connections the town has to offer.

Gladman Developments consider it is essential for Local Plans to provide flexibility by identifying land for the delivery of housing that is 20% above the minimum requirement. They added that evidence from DCLG indicated that 10-20% of permissions do not materialise into a start on site. They added a 20% contingency is also required or circumstances where large scale strategic sites do not deliver housing at the rate that is initially anticipated. They added that large sites should be supplemented by a range of smaller and medium sized sites. They expressed a need for a wide variety of sites in a wide variety of locations to meet all types of demand.

The Home Builders Federation stated they would welcome clarification in future iterations of the plan that the housing shortfall will be delivered in the first five years. They raised concern that the Council has not applied a lapse rate to existing planning permissions. They added that due to the marginal five year supply the Council may wish to consider allocating smaller sites to boost delivery. The Home Builders Federation noted the recent consultation on standardised housing needs. They suggested at present the Council should give limited weight to it but ensures that its assessment keeps up to date with national planning policy. The Federation also suggested that the housing requirement for the District should be increased to take into account the high need for affordable housing.

Hopkins Homes object to the scale and location of growth strategy. They consider that 55% of growth directed to Lowestoft to be overly optimistic, unrealistic and undeliverable during the plan period. They argue that 12% of growth to the rural areas would create an unsustainable pattern of development which would promote a reliance on the private car and impact on the character of the rural area. They argue that the plan fails to allocate enough development to Halesworth and Holton at just 8%.

Larkfleet Homes raised concern with the Strategic Housing Market Assessment and the overall level of growth planned in the District. They stated that the housing market area for Waveney is not justified and it should be included within a housing market area with Great Yarmouth. They stated that the latest 2016 mid year estimates for population should be considered in the Strategic Housing Market Assessment. They added that a 10 year trend would be better than a five year trend as the five year trend is focussed on a recessionary period which Waveney is yet to recover from. They added that the decision to not make adjustments to household formation rates is not at all clearly set out within the main report. They argued that it was not reasonable to not include market signals uplift. Larkfleet welcomes the Council's strategy which sees a proportion of growth going to the market towns and rural areas. However, they argue for a greater proportion going to these areas. They note the positive benefits identified in the Council's Sustainability Appraisal about greater levels of development being focussed in Beccles.

M J Edwards and Partners stated that in order to meet the objectively assessed needs for affordable housing at 208 homes per year, the Council must allocate a higher number of homes overall. They added that in order to deliver 55% of housing need in Lowestoft a higher portion of small to medium sized sites would be required. They noted that it was unclear on the status of Corton and whether it is considered in the 55% Lowestoft allocation or the 12% rural allocation.

R G Meadows & Son supported the approach to housing provision, particularly the identification that targets are minimums. It was suggested that given the increasing offshore wind sector that the Council should allow for provision of future growth in this sector. It was noted that the acute affordable housing shortage should justify a further uplift in the total number of homes being planned for.

S Read agreed with the vision and strategy for the rural area and the overall level of growth and the level of growth for the rural area.

Richborough Estates Ltd. supported the vision, the level of growth and the location of growth. They raised the recent consultation on the standardised methodology for assessing housing needs and that the Council will need to take this into account. They raised some concerns about the amount of development focussed in Lowestoft and raised concerns about the deliverability of brownfield sites in the town and the proposed North Lowestoft Garden Village. They added that as Halesworth serves villages within Suffolk Coastal, Halesworth could assist in addressing deficiencies within Suffolk Coastal District. They therefore suggest that further development could be allocated to Halesworth.

The Somerleyton Estate supported the location of growth strategy.

The Sotterley Estate supported the location of growth strategy, with particular reference to the rural strategy.

Statuslist Ltd. supported the strategy in WLP1.1. They added that the strategy of focussing 55% of development in Lowestoft would help facilitate regeneration of central, brownfield areas of the town. Statuslist stated that the Council may need to consider a further uplift to overall levels of housing required to take into account the high need for affordable housing. They also raised concern about the Council's five year supply given issues with delivery on some sites within central Lowestoft.

St Johns Hall Farms stated that Bungay should accommodate around 8% of the District's growth. They consider this to be a 'reasonable' level of growth in line with the Key Diagram. They stated there is a need to identify strategic reserve sites in case the allocated sites and windfall sites in the town do not meet the targets. They added the Council has a Duty to Cooperate and the Local Plan should also include flexibility to help meet needs of adjacent districts where housing market areas cross administrative boundaries. They stated the plan needs flexibility to help meet affordable housing needs. In terms of retail, they stated that as Bungay is one of the main market towns the Local Plan should identify the level of retail growth for the town.

Warnes and Sones Ltd. stated that the draft plan puts too much reliance on large allocation in Lowestoft which could undermine the level of growth being planned for. They added that historically large sites generally have not proved a successful option in terms of housing delivery and this is particularly true in Lowestoft. They noted examples of Woods Meadow and the Kirkley Waterfront site.

G Youlden stated that the draft plan puts too much reliance on large allocation in Lowestoft which could undermine the level of growth being planned for. They added that historically large sites generally have not proved a successful option in terms of housing delivery and this is particularly true in Lowestoft. They noted examples of Woods Meadow and the Kirkley Waterfront site.

Members of the Public

Concern was raised that housing numbers were not subject to local investigation as they were based on projections from ONS and CLG. It was questioned whether the housebuilding industry would be able to increase supply to meet need, given that in recent years there had been limited development in Waveney.

It was questioned where the jobs would come from to support a growth in population.

Concern was raised that the Strategic Housing Market Assessment does not factor in the impact of Brexit and the likely reduction in inward migration from EU countries. Concern was also raised that

the projections were based on trends from 2010-2015 when it was suggested there was high inward international migration.

It was suggested that the reduced growth as a result of Brexit would mean that all of the growth could be accommodated in Lowestoft with only affordable housing and small units for local families in other locations in the District.

It was suggested that flexible housing requirements would be better, for example 5000-1000 new homes over the 22 year period with re-assessments every few years.

Concern was raised that if houses are built , more people will come to the area, therefore not having any effect on supply and demand.

Concern was raised that unattributable population change was excluded from the assessment. Concern was also raised at how the target of 9,019 homes was reached. It was stated that there was a logical fallacy in the assumption that increasing the target will increase the quantity of affordable housing delivered. It was suggested that if the objectively assessed need is a correct assessment of future housing demand, there will be no demand for housing in excess of the need. If developers consider that there is insufficient demand, they will not build.

It was questioned that if housing numbers are based on economic growth due to the offshore wind sector, then growth should be directed towards Lowestoft.

It was questioned why there were so many empty homes and second homes in the area. It was suggested that housing issues could be solved if second homes were no longer allowed.

It was questioned how many homes would be social homes and how many would be for wealthy people migrating into the area.

Concern was raised with the over-allocation of housing in that developers may 'cherry pick' the best and easier to develop sites in the rural areas over the brownfield site in Lowestoft.

Concern was raised that the need for 208 affordable homes per year was a theoretical figure not an achievable goal, therefore additional land for housing to meet this need was not justified.

It was noted that the plan makes no provision for windfall development even though the Strategic Housing and Employment Land Availability Assessment Land Availability Report identifies the potential for 920 homes to be delivered from this source between 2019 and 2036.

Concern was raised that the scale of growth planned would have a number of impacts including:

- Significant impact on the environment and food production.
- Increase in flooding from increased areas of built development.
- Increase in climate change
- Loss of productive farmland
- Impact on water resources
- Increase traffic congestion
- Hospital capacity
- Coastal erosion

It was suggested that rather than planning for new development, more should be done to get the existing housing stock up to standard. It was stated there were 1512 empty homes in Waveney and these should be bought back into use.

Concern was raised that the percentage for housing distribution relate to percentage of new housing planned rather than the percentage growth. Concern was raised that no attempt has been made to split the housing market area down into sub-market areas. It was suggested there was no evidence base for the distribution and the percentage for Southwold and Reydon was arbitrary and too high.

It was questioned why Option 1 from the 'Options for the ne Waveney Local Plan' consultation was rejected.

In terms of the distribution of growth ,there was little consensus between member of the public.

- 2 members of public argued for greater levels of development in Lowestoft. It was suggested that the high unemployment and social issues, meant it should be the focus of the Council's efforts. It was stated that the market towns could only accommodate growth if there were appropriate employment opportunities and it is not obvious where those will come from.
- 2 members of the public stated that Lowestoft should not accommodate the majority of growth and that Beccles and Worlingham had many larger alternative sites for development which could accommodate more than the 1473 homes proposed. It was suggested that Halesworth could also accommodate more than the 740 homes proposed. It was suggested that the economy of Lowestoft was not sufficient to support this growth.
- 1 member of public supported the level of housing for Beccles and Worlingham. It was suggested it was proportionally commensurate with the level of growth for Halesworth and Bungay.
- 1 member of the public suggested higher levels of development to Bungay and Southwold and Reydon.
- 2 members of public suggested that the level of development in Beccles and Worlingham was too high. It was suggested that Beccles is a fine market town with a pretty optimal population. The latest proposals for growth would do much damage to it. It was suggested that the economy of Beccles was not sufficient to support this growth
- 1 member of the public suggested that rather than adding to additional towns, growth would be better planned by the creation of new settlements.

- 1 member of the public objected to level of development within Halesworth and Holton. It was stated that the infrastructure in the town is already struggling to cope with the needs of the existing residents e.g. primary school places, doctors surgery, sports and leisure facilities. At this level of development it was suggested that it would be inevitable that green space and farmland would be built on. Concerns were also raised with respect to surface water flooding.

Many more comments were made in relation to overall levels of development in each town against the specific section of the Local Plan for each town/area.

How these comments have been taken into account in the Final Draft Local Plan

The objectively assessed need includes the Broads Authority objectively assessed needs number. This is stated under the 'Duty to Cooperate' heading in the introduction section of the Local Plan. It has also now been made clearer in the supporting text to Policy WLP1.1.

Text has been added to clarify how the need for care home/nursing home beds will be delivered. The number of empty homes has been considered in assessing the number of new homes required. Most empty homes are only empty for a short term and therefore will always be a feature of the local housing market.

References to Lowestoft in terms of distribution of growth have been amended to refer to the 'Lowestoft Area' which includes the town and the Parish Council's which includes the areas covered by Lowestoft Town Council, Oulton Broad Parish Council, Oulton Parish Council., Carlton Colville Town Council, Gisleham Parish Council and Corton Parish Council.

The Council cannot set an overarching limit to development. Policy WLP1.3 will limit development on undeveloped greenfield sites beyond the allocations of the plan, but there could be further sustainable sites for development within settlement boundaries which would it would not be appropriate to restrict.

It is not considered necessary or appropriate to identify land for housing to deliver 20% above the minimum requirement. The Council has not counted windfall developments in its housing projections, which according to the Strategic Housing and Economic Land Availability Assessment (2018) could provide a further 990 homes.

A detailed trajectory has been included in the Appendix to the plan which demonstrates a five year supply of housing on adoption which will address the current shortfall.

It is not considered that at present the evidence demonstrates that Waveney is within a combined housing market area with Great Yarmouth. Furthermore it would not be a practical arrangement. The examination into the Great Yarmouth Core Strategy determined that Great Yarmouth is its own

self-contained housing market area. On most indicators the Waveney District is also its own housing market area as evidenced within the Ipswich and Waveney Housing Market Area Strategic Housing Market Assessment.

The Ipswich and Waveney Strategic Housing Market Assessment considered a number of trend timescales and concluded that the five year trend in the case of Waveney was the most robust. New population estimates are always being produced and it is considered there hasn't been significant change to warrant updating the evidence at this stage. The evidence is therefore still considered proportionate.

The Council remains of the view that the evidence included in the Strategic Housing Market Assessment is robust with respect to the approach to market signals.

The National Planning Practice Guidance states that ONS Population projections for the starting point in the assessment of need. The Council does not consider there are any valid reasons from departing from this guidance.

The Council considers the evidence in the Employment Land Needs Assessment (2016) and the Employment Land needs Assessment Update (2017) to be robust. The job numbers in these studies are based on forecast from well respected economic forecasting companies. The impact of Brexit on the future population is extremely uncertain. There is no evidence to suggest that Brexit will have any effect on inward migration in to the District or change in household sizes. Most net inward migration in to the District is a result on internal migration.

The approach to how the Strategic Housing Market Assessment has dealt with unattributable population change is considered robust. There are many uncertainties with this, and given that the National Planning Policy Framework seeks to boost significantly the supply of housing, it is considered that it is best to take a precautionary approach, and plan for the potentially higher level of migration.

Housing need is based on demographic trends not economic growth. However, the Strategic Housing Market Assessment has considered whether there will be a sufficient sized population to fill the jobs expected through economic growth.

Policy WLP8.2 requires 20-40% of new housing to be affordable.

It is considered necessary to over-allocate against need. It is acknowledge that over-allocating could result in developers cherry picking sites, however, the small extent of the over-allocation should limit this. On balance a over-allocation is still considered necessary in order to provide flexibility in housing supply and to help deliver more affordable homes.

There is no evidence to suggest that the scale of growth planned cannot be delivered in a sustainable way. The sites allocated in the Local Plan have all been tested for their sustainability, and although there will be some negative effects, on balance these are considered to be outweighed by the positive effects.

It is considered that in light of the comments raised, there is no evidence to suggest an alternative approach to distributing development would be more appropriate or sustainable.

Key Diagram

Statutory Consultees

The Broads Authority questioned the colouring on the key diagram.

Parish and Town Councils

No comments were made in response to this question.

Other Organisations

Suffolk Coast & Heaths Area of Outstanding Natural Beauty stated that the Heritage Coast is a linear designation and there is no defined 'landward' geographical boundary.

Developers/Landowners

M J Edwards and Partners welcomed the identification of Corton as a Large Village where growth will be focussed.

Members of the Public

No comments were made in response to this question.

How these comments have been taken into account in the Final Draft Local Plan

No changes are considered necessary as a result of the comments.

Policy WLP1.2 – Presumption in Favour of Sustainable Development

Statutory Consultees

Historic England raised concern about bullet point 1 of the policy unless their comments relating to embedding the historic environment in to the vision and objectives of the Local Plan are incorporated.

Parish and Town Councils

No comments were made in response to this question.

Other Organisations

Suffolk Coast & Heaths Area of Outstanding Natural Beauty stated that the policy should be amended to reflect national policies which indicate that the development should be refused or restricted.

Developers/Landowners

Gladman Developments Ltd. were supportive of the policy. They stated it affirmed the local planning authority's commitment to making decisions based on a presumption in favour of sustainable development and it provided assurance of a local approach to planning that will proactively seek to improve the sustainability of the area by ensuring that development contributes to the specific strategic and local vision and objectives of the Local Plan.

Hopkins Homes objected to the policy. They considered that bullet point 1 of the policy was inconsistent with the National Planning Policy Framework as they stated the purpose of Paragraph 14 of the Framework is to ensure the delivery of sustainable development in cases where the vision, objectives and policies of local plans have failed to deliver.

St Johns Hall Farms stated the policy should be amended to confirm that the presumption will also apply in the interim period up until the adoption of the Local Plan.

Members of the Public

One member of the public questioned whether the plan was sustainable or could be made sustainable given the Government's interpretation of the meaning of the word or their interpretation of the precautionary principle.

It was questioned whether there was flexibility with housing and employment development given the trends were based on out of date 2010-2015 estimates.

How these comments have been taken into account in the Final Draft Local Plan

No changes to the policy or supporting text are considered necessary. The policy is considered to be in accordance with and reflect the National Planning Policy Framework. The Local Plan takes effect once adopted therefore it is not considered appropriate to amend the policy to state it will apply in the interim period until adoption.

Policy WLP1.3 – Settlement Boundaries

Statutory Consultees

South Norfolk Council supported the reference in the policy to allow Neighbourhood Plans able to make minor adjustments to settlement boundaries and allocate additional land provided that the overall distribution strategy would not be undermined and development would not be contrary to other policies in the plan.

Parish and Town Councils

Holton Parish Council supported the response made by Cllrs G and A Cackett in relation to the infringement of their property's boundary. It was suggested that the Settlement Boundary should be extended to cover their entire property.

Other Organisations

No comments were made in response to this question.

Developers/Landowners

Gladman Developments Ltd. objected to the use of Settlement Boundaries as they risk putting a strategy in place that arbitrarily restricts suitable development from coming forward on the edge of settlements. They added that this would not accord with the positive approach to growth required by the Framework.

The Somerleyton Estate supported the provision in the policy to allow Neighbourhood Plans to make adjustments to the site allocations without affecting the overall distribution strategy set out in this consultation document.

The Sotterley Estate supported the provision in the policy to allow Neighbourhood Plans to make adjustments to the site allocations without affecting the overall distribution strategy set out in this consultation document.

Members of the Public

It was suggested that the settlement boundary drafted for Westhall was too tightly drawn around existing properties, limiting the ability for infill development to take place, contrary to the aims of the policy. A settlement boundary for Westhall from a previous Local Plan was referred to as a better approach which included some undeveloped land fronting Wangford Road at Westhall Mill. It was stated that Westhall was linear in nature and frontage only development would be more suitable than the site allocated under Policy WLP7.21.

A member of the public from Holton suggested that the Settlement Boundary should be extended to cover their entire property.

It was questioned what had happened to 'physical limits'.

How these comments have been taken into account in the Final Draft Local Plan

No changes considered necessary.

Policy WLP1.4 – Infrastructure

Statutory Consultees

Anglian Water Services welcomed the inclusion of reference to existing water recycling centres and wastewater network and the need for applicants to demonstrate that capacity is available. However, they added that there may be circumstances in which capacity is not currently available within the network or where part of development could be accommodated before mitigation is required. It suggested the following wording: *"Specifically, developers should ensure there is capacity in the water recycling centre and the wastewater network in time to serve the development"*. They added it would be useful for the policy to make reference to the use of planning conditions to control phasing of development.

The Environment Agency stated that it would be useful to include that the Lowestoft Flood Risk Management Project is designed to deliver flood risk benefits from all sources of flooding across the whole town, not just central Lowestoft. They were pleased to see the statement that development will not be permitted where capacity at water recycling centres is an issue. They would recommend

liaison with water companies and ourselves throughout the plan period to ensure adequate capacity is available.

Highways England states that it was vital that the cumulative effects of sites in the Lowestoft area on the A47 trunk road are fully understood and that suitable mitigation measures identified accordingly.

Historic England stated that with respect to telecommunications infrastructure reference should be made to the Cabinet Siting and Pole Siting Code of Practice.

National Grid confirmed they had no comments on the document.

NHS England and the Great Yarmouth and Waveney Clinical Commissioning Group stated that growth planned in the Local Plan needs to be coordinated with the Norfolk and Waveney Sustainability and Transformation Plan which will result in extensive transformation to the way health and care services are delivered, potentially including changes to the physical infrastructure. They stated that within Waveney there are 12 GP practices and 2 branch surgeries; 28 pharmacists, 14 dental surgeries and Beccles hospital and these need to be considered when formulating the Local Plan. They stated that growth will have an impact on future healthcare service provision and that existing GP practices do not have the capacity to accommodate significant growth. They stated that NHS England working with Great Yarmouth and Waveney CCG, NHS Property Services (NHSPS) and the Local Authority has begun to address Primary Care capacity issues in the area and currently have projects to increase capacity underway across Waveney. These projects vary in size and will initially deliver additional capacity to meet current planned growth requirements to 2021. However, infrastructure will require further improvements to accommodate growth. In terms of future requirements, NHS England and the Great Yarmouth and Waveney Clinical Commissioning Group stated that the following will be required:

- Increased capacity in primary care facilities in Lowestoft by means of reconfiguration, extension or possible relocation of one or more existing health facilities. They noted a new build facility at Woods Meadow is planned in this area together with extensions to Rosedale Surgery.
- Increased capacity in primary care facilities in Beccles by means of reconfiguration, extension or possible relocation of existing health facilities.
- Increased capacity in primary care facilities in Bungay by means of reconfiguration or extensions.
- Increased capacity in primary care facilities in Halesworth by means of reconfiguration or extensions.
- Increased capacity in primary care facilities in Reydon by means of reconfiguration or extensions.
- Increased capacity in primary care facilities across District by means of reconfiguration, extensions or possible relocation.

NHS England and the Great Yarmouth and Waveney Clinical Commissioning Group stated that the exact nature and scale of mitigation will be calculated at the appropriate time, as and if schemes come forward over the plan period. They stated that Plans and policies should be revised to ensure that they are specific enough in their aims, but are not in any way prescriptive or binding on NHS England or the Clinical Commission Group to carry out certain development within a set timeframe, and do not give undue commitment to projects. Additionally, they requested further details on the likely phasing of multi-year developments.

Norfolk County Council state that the Local Plan should contain a policy on developer funding explaining how the impacts of the development proposed will be appropriately mitigated (i.e. either by Section 106 planning obligations and/or the use of the Community Infrastructure Levy (CIL)). They added that the supporting text should make it clear that where there is likely to be any cross-boundary impacts arising from development in Waveney District, that developer funding will be used to mitigate such impacts.

South Norfolk Council were broadly supportive of the approach to the provision of infrastructure in the plan and the need to provide three strategic pieces of infrastructure, the Lake Lothing Third crossing, the Lowestoft Flood Risk management Project and the Beccles Southern Relief Road. Other key infrastructure projects outside the Waveney district were also noted, in particular improvements to the A47, which will directly impact parts of South Norfolk. They added any other improvements to key roads (such as the A143) will need to be discussed regularly with South Norfolk Council during the production period for the two relevant Local Plans. The Council indicated they would be keen to work with Waveney to improve rural broadband connection and speeds as this is key to facilitating sustainable development in rural areas.

Suffolk County Council stated it would be useful if the policy, or perhaps supporting text, to provide more detail as to how the relationship between necessary, site-specific transport infrastructure (to be provided through planning obligations) and strategic transport infrastructure (arising from cumulative impacts and delivered through CIL) will be managed. They added that this may necessitate reconsideration of the District Council's Regulation 123 List. The County Council also provided an update on education infrastructure requirements. And waste infrastructure requirements.

UK Power Networks indicated that it is difficult for them to estimate capacity requirements without knowing the detail of the sites. They provided high level information on the capacity of primary substations, all of which had capacity of at least 3MVA with some substations in Bungay and Lowestoft having capacity of over 7MVA. They indicated that with respect to Beccles there was sufficient capacity in the primary substations in Beccles and Barsham, however, to connect any significant additional demand the 11kV network will require reinforcement. They indicated that this will require 2km of new cabling which will need to be funded from developers.

Parish and Town Councils

Barnby Parish Council stated that the A146 from Barnby to Carlton Colville is not fit for purpose. They stated it needs frequent repairs and is dangerous due to sharp corners and junctions from small roads. They added that the Parish Council will campaign for a replacement road and urged the District Council to support the campaign.

Lowestoft Town Council urged the plan to encourage all efforts to maintain and improve broadband speed and access for residents and business, and that all efforts to use the most up to date technology be pursued, to include fibre optic connection to the end user. The Town Council stated the plan should require new open space on all developments of one hectare and larger (not generally). They added that open space should be contiguous and located at the front boundaries of all new developments and the Parish or Town Council who may own them being consulted during the development.

North Cove Parish Council stated there was a need for quality employment in the area which should be close to new housing and come first. They stated that it was pointless to increase the size of doctor's surgeries, schools and hospitals if it is impossible to attract doctors, nurses, teachers to the area to fill vacancies. They added that extra housing will increase the pressure on already overstretched and exhausted staff.

Ringsfield and Weston Parish Council raised concern about drainage from where the Southern relief road joins London Road contributing to flooding in Beccles and towards Weston. They were also concerned that the relief road will increase traffic using Cromwell Road and School Road in Ringsfield. They requested traffic calming measures to mitigate the negative impact of increased and faster traffic. Through Weston on London Road (A145), they suggested a speed limit of 50mph would be desirable heading away from and towards the proposed roundabout.

Other Organisations

Beccles and Bungay Cycle Strategy stated that the Beccles Southern Relief Road will deliver some relief to the communities of Beccles and Worlingham. They were concerned that this relief will not be maximized and that it may be eroded with time. They would like to see through traffic discouraged by diverting the A145 along the relief road avowing the town altogether, reducing speed limits on approach roads to Beccles and Worlingham and introducing severe weight restrictions to ensure HGVs avoid the town.

The Education and Skills Funding Agency provided background on their organisation and welcomed that the policy requires developers to consider infrastructure requirements need to support development; and makes it clear that "development will be expected to contribute towards

infrastructure provision to meet the needs generated". They welcomed the direct reference to primary school provision. They added that the plan should make reference to national planning policy in respect of provision of school places. They welcomed the identification of new primary schools in site allocation policies and stated that the next version of the plan should seek to provide additional details of the requirements for delivering the new schools, including when they should be delivered to support housing growth, the minimum site area required, any preferred site characteristics, and any requirements for safeguarding additional land for future expansion of schools where need and demand indicates this might be necessary. The agency also recommended that the next version of the plan highlights:

- specific requirements for developer contributions to enlargements to existing schools and the provision of new schools for any particular site will be confirmed at application stage to ensure the latest data on identified need informs delivery
- requirements to deliver schools on some sites could change in future if it were demonstrated and agreed that the site had become surplus to requirements, and is therefore no longer required for school use.

They also suggested that a Planning for Schools topic paper could be prepared to clearly set out the evidence behind school need.

The River Waveney Trust welcomed the requirement that developers should ensure there is adequate capacity in the water recycling centre and the wastewater network, but the policy should be re-worded to state that development cannot be started until improvement works are underway, and not simply that phasing 'may be' necessary.

Developers/Landowners

Benacre Estates Company supports the policy with particular reference to improvements on the A12 and provision of Broadband. They made reference to the historic plans to bypass Wrentham.

Bourne Leisure Ltd. stated that the policy should be re-phrased to ensure reference to viability. They suggested the following wording: *"All-Where appropriate and viable, development will be expected to contribute towards infrastructure provision to meet the needs generated by that development"*

Statuslist Ltd. supported the policy. However, they stated that it was necessary for the policy to acknowledge that development viability may result in reduced financial contributions to allow a scheme to be delivered.

Members of the Public

Concern was raised by a number of members of the public about the existing provision of infrastructure across the District.

Concern was raised that there was a lack of good, suitable road system especially to the south of Lowestoft and that frequently the town was grid-locked.

It was suggested that the Third Crossing planned for Lake Lothing should be a spanned bridge with a dual carriageway. It was suggested that the bridge is needed now and that buses in Lowestoft should run later into the night.

It was noted that education provision was seriously lacking both in quality and access. It was suggested that many were over-subscribed, understaffed or under threat of closure. Concern was raised that the area fails to attract quality teachers. It was stated that pupil motivation is affected by local and post-school employment prospects.

It was identified that health provision was a major issues, particularly due to the ageing population.

It was suggested there was a lack of rail provision and the service was unreliable.

It was noted that the lack of trunk roads meant any disruption has serious impacts.

It was suggested that any increase in population will have an extremely challenging impact on the above services, pose a serious threat to all aspects of our lives, and represent a major environmental threat.

It was stated that if communities are to flourish, there needs to be provision of employment, schooling, improved transport networks, medical facilities and leisure opportunities.

Concerns were raised about the impact of proposed growth in Beccles and Lowestoft on the infrastructure of those towns.

It was noted that cycles, trains and buses were important too.

Concern was raised that there was no mention in the plan about expanding hospital provision.

Concern was raised about how the health centre in Beccles would cope with new residents.

Concern were raised about the health care provision in Halesworth, particular as the town is distant from the district hospitals. Concern was also raised about flooding in the town.

It was questioned how infrastructure charges would be grouped together to pay for extra green space, leisure facilities, healthcare facilities, water, sewerage, flood prevention etc. if extra housing was made up of many small developments instead of large developments.

Many more comments were made in relation infrastructure in each town against the specific section of the Local Plan for each town/area.

How these comments have been taken into account in the Final Draft Local Plan

Policy WLP1.4 has been amended to state that improvements to the wastewater infrastructure need to be made in time to serve the proposed development.

The supporting text has been amended to state that the Lowestoft Flood Risk Management Project is designed to deliver flood risk benefits from all sources of flooding across the whole town.

The Infrastructure Framework in Appendix 1 has been updated following further conversations with NHS England and the Great Yarmouth and Waveney Clinical Commissioning Group.

The approach to the Community Infrastructure Levy and Section 106 planning obligations has been clarified in the text.

Reference to improvements to the A146 have been added to the Policy.

It is not foreseen that there will be any strategic infrastructure projects outside of District which will require developer funding. It is already a feature of the Community Infrastructure Levy that receipts can be spent outside of the District should a need arise. Therefore it is not considered necessary to make any further reference in the supporting text.

The Policy supports the provision of high-speed broadband.

The Policy requires the provision of open space on residential developments of more than 1 hectare.

The Beccles Southern Relief Road is currently under construction. The impacts and mitigation from this proposal would have been considered at the time of the planning application. In line with this policy the Council will support measures which improve the success of the project.

The specific requirements for new education provision are set out in the Infrastructure Framework in Appendix 1 to the plan.

It is not considered appropriate to mention viability in this Policy. If development generates an essential or critical need for infrastructure which cannot be funded and viably delivered, that development would not be considered sustainable and therefore would not be supported. The Community Infrastructure Levy, which is the main funding source for off-site infrastructure is a fixed charge which cannot be reduced in light of viability issues.

The Local Plan will not have specific criteria for the design of the Third Crossing. This is a major piece of infrastructure which is being progressed through the Nationally Significant Infrastructure Projects consent process.

It is considered that Policy WLP1.4, together with the Infrastructure Framework in Appendix 1 will address the concerns about infrastructure provision raised by members of the public.

Lowestoft, Carlton Colville, Oulton and Oulton Broad

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Strategy for Lowestoft

Statutory Consultees

The Broads Authority questioned whether an issue to consider is that development needs to support the town centre.

New Anglia Local Enterprise Partnership supported the identification of Enterprise Zone sites within the Strategy for Lowestoft.

Parish and Town Councils

Lowestoft Town Council stated that the way the plan aggregates Lowestoft Parish with surrounding parishes making up the urban area make it difficult to understand what will actually affect the parish of Lowestoft.

Oulton Parish Council stated that the First Draft Local Plan is fraught with danger to Oulton Village’s existence and feel that once again local input is not being heard. They stated that with issue of Woods Meadow the village will not survive another influx of 340 houses. Oulton Parish Council consider that the Neighbourhood Plan for Oulton is at a critical stage and should be allowed to come to fruition and so should be taken into consideration.

Other Organisations

The Oulton Parish Neighbourhood Plan Steering Group raised concern that the consultation document does not take into account the time spent on trying to develop a Neighbourhood Plan nor does it gives consideration to the fact that the consultation commenced immediately after the

collection of the completed questionnaires when the message they gave to the community that the concept of these Neighbourhood Plans was to give communities the opportunity to have their say in the future development of their areas. They added that the addition of proposed housing within the Oulton neighbourhood plan designated area in the Local Plan has severely undermined the commitment made to the parishioners of Oulton by the Steering Group and the Parish Council that they would have the ability to help formulate a plan that included the requirement for housing and relevant services. They raised concern about the existing Woods Meadow development and the impact it may have. They stated that it would be wise to not make a decision on any new development land until the impact of the Woods Meadow development is complete. They questioned why the plan delays development in Blundeston until after the prison redevelopment is complete but not in Oulton in relation to Woods Meadow. They also compared the level of housing development proposed in Kessingland with that proposed in Oulton and the fact that the Local Plan considered it unnecessary to allocated further development to Kessingland. They requested that the areas of land being considered within the Parish of Oulton boundary in the Local Plan consultation document to be ring fenced and taken out of consideration at this stage pending the completion of the Oulton Neighbourhood Plan.

Developers/Landowners

MJ Edwards & Partners observed that paragraph 2.3 which states the desire to avoid coalescence between settlements would mean that any scope to extend the settlement of Corton itself would be unreasonably constrained.

Forecore Limited objected to the reliance placed on the two large sites WLP2.12 and WLP2.15. They identified a number of constraints with both sites and stated that these constraints may frustrate delivery on these sites. They provided the example of Woods Meadow as a large site which had significant delays in being brought forward for development. They suggested it was necessary to include a number of smaller sites to give greater confidence of delivery in the town. They made reference to the housing white paper “Fixing our Broken Housing Market” (Feb 2017) and how it identifies the need for releasing more small and medium sized sites for development. They added that their site in Oulton was a suitable site which could deliver homes quickly.

Hopkins Homes consider that the approach to development in Lowestoft will be counterproductive if the aim is to try and secure the redevelopment of ex-industrial brownfield land within the town. They stated by allocating large greenfield sites in Lowestoft this would detract developers from redeveloping the brownfield sites as the greenfield site would significantly cheaper and easier to develop. They considered that there was insufficient demand for new homes in Lowestoft to support the quantum of development proposed and allowing greenfield sites to come forwards will therefore constrain delivery in more complicated and expensive brownfield locations. Hopkins Homes suggested the Council should refocus the additional development that can't be met on brownfield sites to other areas of the district where largescale housing development will not

constrain the delivery of brownfield sites within Lowestoft. They suggested Halesworth and Southwold and Reydon to be the most sustainable location for this additional growth.

G Youlden objected to the reliance placed on the two large sites WLP2.12 and WLP2.15. They identified a number of constraints with both sites and stated that these constraints may frustrate delivery on these sites. They provided the example of Woods Meadow as a large site which had significant delays in being brought forward for development. They suggested it was necessary to include a number of smaller sites to give greater confidence of delivery in the town. They made reference to the housing white paper “Fixing our Broken Housing Market” (Feb 2017) and how it identifies the need for releasing more small and medium sized sites for development. They added that their site on Gunton Avenue was a suitable site which could deliver homes quickly.

Warnes and Sons Ltd. objected to the reliance placed on the two large sites WLP2.12 and WLP2.15. They identified a number of constraints with both sites and stated that these constraints may frustrate delivery on these sites. They provided the example of Woods Meadow as a large site which had significant delays in being brought forward for development. They suggested it was necessary to include a number of smaller sites to give greater confidence of delivery in the town. They made reference to the housing white paper “Fixing our Broken Housing Market” (Feb 2017) and how it identifies the need for releasing more small and medium sized sites for development. They added that their site on Hall Road, Carlton Colville was a suitable site which could deliver homes quickly.

Members of the Public

Concern with the overall growth proposed for Lowestoft was expressed.

Concern as raised about the level of traffic on Oulton Street and the likely increase as a result of new development. Concern was raised about safety on other surrounding routes.

Concern was raised that doctor’s surgeries in the Oulton area were over-subscribed.

It was noted that the sewerage and drainage system needed to be addressed.

The impact on wildlife and heritage from proposed developments was raised.

Concern was raised that the First Draft Local Plan had not had regard to the fact that Oulton are preparing a Neighbourhood Plan.

Concern was raised that the level of development in Oulton would mean it will lose its character as a village.

It was noted that the high street in Lowestoft is struggling from unoccupied units and too much low quality retail. It was suggested that action was needed to revitalise the town to bring in more business. It was noted that out-of-town retail was diverting trade away from the town centre and increasing congestion. It was noted there were insufficient car parking spaces and the link between the town centre and the beach was poor. It was suggested that the priority for the Council should be on residential expansion of brownfield sites close to the centre. It was suggested that the town should be made more appealing to tourist and that aspects of the Southwold success story could be replicated in the southern beach area of the town.

It was suggested that the town needed an increase in leisure facilities including nightclubs.

It was suggested that Neves pit on Normanston Drive would be suitable for development.

Concern was raised that homes planned would be for people moving into the area. It was considered this would further drive up the cost of properties.

Concern was raised that the plan focussed on new homes, the number of which were out of proportion with the proposals for new employment.

How these comments have been taken into account in the Final Draft Local Plan

No changes to the overall strategy for Lowestoft are considered necessary.

The urban area of Lowestoft extends into the parishes of Oulton Broad, Oulton, Carlton Colville and Gisleham. In terms of planning strategically for the growth of Lowestoft it is therefore necessary to consider these areas together. For Lowestoft to grow and take a reasonable share of the District's development needs relative to its size, it is inevitable that this development will have to occur on greenfield land in some or all of these Parishes. In planning for the growth of Lowestoft it may also be necessary to expand into other Parishes which border Lowestoft, such as Corton. The strategy has sought to maximise the amount of development which can occur on brownfield sites within Lowestoft and Oulton Broad. In terms of greenfield allocations, the strategy has sought to direct these to the least environmentally sensitive land where there is greatest potential for social and economic gains. This is evidenced in the Sustainability Appraisal Report.

Large sites including the WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood, WLP2.12 North Lowestoft Garden Village and WLP2.15 Land south of the Street Carlton Colville will provide an important source of housing which also has the benefit of providing new on-site infrastructure to support the needs of new development. It is appreciated that these sites can take time to come forward and as such conservative estimates have been made with respect to delivery on these sites. These sites are complimented by two further smaller allocations and around 20 existing

commitments on smaller sites within the Lowestoft area. Furthermore, the vast majority of housing allocations outside of Lowestoft are on smaller sites which can deliver housing quickly. The Council therefore considers that the overall strategy for the District which includes a good mix of large small and medium sized sites in many different locations will enable a robust supply of housing over the plan period. Relying exclusively on smaller sites reduces the opportunity to secure new infrastructure improvements.

In terms of concerns relating to Oulton's Neighbourhood Plan, the Council is supportive of communities undertaking Neighbourhood Plans. However, Neighbourhood Plans cannot be used to stop or limit the amount of development an area can take. The Council's Local Plan needs to set out the strategic matters concerning growth and development for the Waveney District. Importantly, it must set out a plan for meeting objectively assessed needs for housing and ensuring a rolling five year supply of housing. This means there is a necessity to identify sites for development within the plan in all parts of the District, irrespective of whether a Neighbourhood Plan is under preparation or not. If the Local Plan does not identify sufficient land to meet a five year supply, there is a significant risk that speculative development could occur in advance of Neighbourhood Plans coming forward. The identification of sites in the Local Plan, necessary to meet objectively assessed need does not undermine the value of preparing a Neighbourhood Plan for that area, which could have significant influence on the shape and design of development coming forward and other non-strategic matters.

In terms of the concerns raised by Hopkins Homes, the allocation of greenfield land on the edge of Lowestoft is not considered counterproductive to the aims of regenerating brownfield sites. The brownfield sites together with the greenfield sites allocated and existing commitments equates to some 5000 new homes over the plan period, equal to 230 homes per year. It is considered that the market in Lowestoft is strong enough to support the development of 230 homes per year in Lowestoft. The housing market in Lowestoft has supported this level of homes in the past and therefore there is no reason to suggest it wouldn't in the future. Therefore, the development of greenfield sites should not detract from interest in the brownfield sites.

In terms of concerns relating to infrastructure provision, through liaison with key infrastructure provider, the plan has identified where there are issues with the provision of infrastructure and has identified the necessary improvements required. There are sufficient mechanisms in place to ensure the delivery of infrastructure including developer contributions.

Improving the town centre and central and coastal areas of the town are key to the strategy for Lowestoft. This includes identifying improvements to the town centre and providing a positive strategy for the regeneration of brownfield sites.

Infrastructure Needs

Statutory Consultees

Anglian Water Services stated that they are in the early stages of producing a 25 year growth forecast for our area of responsibility and are developing long term integrated strategies to manage growth, for catchments in our area. This will be published and consulted on in our new Water Recycling Long Term Plan and as part of the PR19 business planning process. They noted that sewerage network improvements are generally funded/part funded through developer contribution via the relevant sections of the Water Industry Act 1991. The cost and extent of the required network improvements are investigated and determined when they are approached by a developer and an appraisal is carried out.

The Broads Authority suggested that the items listed under 'Green Infrastructure' should be categorised as open space and recreation or community facilities.

Parish and Town Councils

Oulton Parish Council stated that with Woods Meadow being developed infrastructure is going to be overloaded. They acknowledged that a school, community centre and doctor's surgery will be built on the development to accommodate the influx of people into the area, but these are already painfully slow in materialising with deadlines not adhered to or missed continuously. They raised concern that roads are not of a standard to accommodate additional housing. They added the Hall Lane, Somerleyton Road and Gorleston Road are pinch points and there should be HGV restrictions in place.

Other Organisations

Beccles and Bungay Cycle Strategy welcomed the inclusion of the Pedestrian and Cycle Bridge over Lake Lothing at Brooke Peninsula (including new bridge over railway line to Normanston Park) and the improvements to the cycle network as identified in the Waveney Cycle Strategy. They added that to support development allocated by Policy WLP2.12 a grade-separated pedestrian and cycle crossing over (or under) the A47 was required.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that cycling in Lowestoft is dangerous and that cycle routes could be improved. An example of blue tarmac tracks as used in London was highlighted. It was suggested that there was a need for proper separation of cyclists, pedestrians and cars.

Concern was raised that the Third Crossing will not be delivered by December 2022 and whether the pedestrian and cycle bridge next to the Bascule Bridge would be delivered.

It was suggested that recent changes to Bloodmoor Roundabout have improved the situation for pedestrians, and any further changes need to take this into account.

It was suggested that Lowestoft Station needs a revamp.

Concern was raised about flooding in Carlton Colville, which it was suggested had been exacerbated by new development.

It was questioned whether it would be viable to have another school in Carlton Colville.

It was suggested that to encourage inward investment into Lowestoft better national transport links were required.

Support was given to the delivery of the pedestrian and cycle bridge and implementation of the Waveney Cycle Strategy.

It was suggested that with the completion of the Third Crossing it was essential to put measure in place to reduce car traffic on the existing road network to avoid traffic volumes increasing back to the levels experienced today.

It was requested that Lowestoft Town Council should be involved in the process for improvements at Lowestoft Station.

A need was expressed for pedestrian access to all areas, free from cyclists, traffic, skateboarders and motability scooters.

Improvements to surface water drainage in the area of Famona Road, to the Gardens, The Street Carlton Colville were requested. It was suggested at times the area was impassable. It was stated that the foul sewers in the areas are often blocked and extensive improvements would be required before the construction of 800 new homes.

A one-way system around central Lowestoft was requested.

It was stated that new allotments proposed off Monckton Avenue should be considered in this section of the plan.

It was requested that the Third Crossing was shown on all plans in the document.

How these comments have been taken into account in the Final Draft Local Plan

There is no evidence to suggest that the growth planned for Lowestoft would overload infrastructure. Whilst the level of growth planned will exceed the capacity of some types of infrastructure, the plan identifies improvements to infrastructure which will mitigate these impacts.

It is agreed that cycle routes need to be improved, the plan identifies some specific improvements and there are others detailed in the Waveney Cycle Strategy which the plan gives weight to.

The existing flooding problems in Carlton Colville are acknowledged in the plan. Policy WLP2.15 allocate land in Carlton Colville for 800 homes which will deliver mitigation to the existing flood problems along The Street in Carlton Colville. This site will also generate the need for and deliver a new school for Carlton Colville.

Policy WLP2.3 promotes improvements to Lowestoft Station. Lowestoft Town Council will be a consultee in any proposed works.

It is agreed that better national transport links are required. Policy WLP1.4 states that the Council will support improvements to the A12 between Lowestoft and Ipswich and the A47 between Lowestoft and Peterborough.

It is agreed that the Third Crossing is essential mitigate traffic impacts. Transport modelling undertaken to support the Local Plan as reported in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) has also identified further essential works at Bloodmoor Roundabout which will be necessary in order for the growth to be accommodated.

Improvements to the highway system around Lowestoft will be considered as part of reviews of the Local Transport Plan and work being undertaken on the Lake Lothing Third Crossing.

It is not considered appropriate to show the Third Crossing on the formal Policies Map until the crossing has consent.

It is agreed that reference to the proposed Monckton Avenue allotments should be referenced.

Policy WLP2.1 – Central and Coastal Lowestoft Regeneration

Statutory Consultees

The Broads Authority questioned whether the identification of Lowestoft as a priority regeneration area has formal status and whether it is identified at a national or local level.

Historic England broadly welcome the objectives for Central and Coastal Lowestoft. However, they stated that the objectives and supporting text could be more specific about the historic environment, its current state and opportunities for heritage-led regeneration.

The Marine Management Organisation stated that when the Outer Harbour is referred to there could be reference made to East Marine Plan policies around Ports and Shipping and/or Dredging and disposal as these policies are designed to enable continued use of ports and safe navigation routes.

Suffolk County Council welcomed the first objective for central and coastal Lowestoft. They noted the Third Crossing does create the potential for significant improvements to access and movement in the town, and the plan could go further in identifying transport and environmental improvements which could be enabled by delivery of the Crossing. The County Council would be pleased to consider potential measures, to be referenced in the Plan and delivered through Policy WLP2.1, alongside the District, and in consultation with partners such as Highway England.

Parish and Town Councils

Lowestoft Town Council urged that a central tourism visitor centre was re-established.

Other Organisations

Suffolk Wildlife Trust supported Objective 10.

Developers/Landowners

Statuslist Ltd. broadly support the policy. However, they requested greater flexibility in recognition of fluctuating national and local economic conditions and public sector funding. They suggested a further objective of “*Ensure proposals are flexible and deliverable*”. They added that this would be in line with objective 13 of the current Area Action Plan and would be in line with advice in the Inspector’s Report for the Area Action Plan.

Members of the Public

It was requested that the North Denes area remains exclusively as public open space. Support was given to the enhancement of this area as an open space, with improvements to public access. It was noted that this was the case in the Note of Implementation prepared by the Council for this area. It was noted that the areas protected by enforceable covenants which guarantee that it 'shall be forever kept and used as a public recreation or pleasure ground' for the benefit of all the people of Lowestoft. The wildlife value of the area was noted. Whilst it was acknowledged that Lowestoft Town Council may prepare a Neighbourhood Plan to give this area protection, it may take some time to prepare, therefore it was essential that the Local Plan protected this area.

It was suggested that the caravan park on North Denes should be removed to produce a long, open coastal strip, for the benefit of wildlife particularly migrating birds and the citizens of Lowestoft. It was suggested that the area north of oval only needed tidying up with ecologically suitable planting. It was added that the East of England Park should be returned to a natural state with net drying racks restored and designed to be vandal proof. It was noted that the area, together with the North Denes is a bird migration stop over point.

It was stated that it was confusing to call area 1 "North Denes Tourism and Ecological Enhancement Area" as it didn't cover the area most recognised as North Denes. Concern was raised about the loss of open space designation for DIP Farm in this area and that this may lead to a static caravan development.

It was suggested that a more innovative approach would benefit the town centre. It was suggested that parts of London Road North could be used for small housing units, including building over parts of the pedestrian street to provide a wind break. More restaurants, cafes and small shops were suggested alongside new housing units. Rather than a town centre hotel or a cinema, replacing the Battery Green Car Park with affordable housing apartments, was suggested as a better option.

It was suggested that the brownfield sites that this policy seeks to regenerate will never be delivered whilst greenfield sites are allowed to be developed. It was suggested that no greenfield sites in Waveney or Suffolk Coastal should be allowed to be developed until the regeneration sites in Lowestoft are fully developed.

A discrepancy on the extent of the East of England park as shown on the map on page 45 compared to the map on page 47 was noted.

How these comments have been taken into account in the Final Draft Local Plan

Lowestoft has been previously formally identified at a national level as a priority area for regeneration through the designation of the Urban Regeneration Company. It was also identified in

the former East of England Plan (Regional Strategy) as an area for regeneration. It has long been recognised locally in successive Local Plans and economic and community strategies as a focus for regeneration.

It is agreed the section could be more specific about the historic environment and references have been added to the objectives and supporting text.

It is agreed that greater reference and linkages to the Marine Plan could be made throughout the Local Plan. Extra references have been made throughout the plan.

It is considered that the plan provides sufficient detail within the Central and Coastal Lowestoft section and in particular Policy WLP2.3 about possible improvements the Third Crossing could deliver. A Town Centre Strategy/Masterplan will be prepared which will add further detail in this respect.

The Local Plan policies and objectives would support the development of a central tourism visitor centre.

It is not considered necessary to have a specific objective on flexibility and deliverability. The objectives contained within this section are output objectives, which such an objective would be inconsistent with. Furthermore, the planning system has flexibility built in, and the Plan needs to be deliverable and flexible in the policies it contains in order to be sound.

The spatial objectives for the themed opportunity areas within this section would ensure that the undeveloped parts of North Denes remain as public open space. The area is also designated as open space on the draft Policies Map and therefore has protection afforded to it under proposed Policy WLP8.23 on Open Space.

It is acknowledged that boundary between opportunity areas 1 and 2 is incorrect. As such Area 1 has been moved southwards.

A Town Centre Strategy will be prepared to help support the town centre. Permitted Development Rights already allow the provision of housing above shop units and the conversion of some shop units into housing. Policy WLP8.19 on the Vitality and Viability of Town Centres promotes a greater range of uses within town centres, including the provision of cafes and restaurants along primary frontages.

Given the significant housing need for the area it is not possible to restrict the development of greenfield sites until the brownfield sites are complete. The brownfield sites together with the greenfield sites allocated and existing commitments equates to some 5000 new homes over the plan period in Lowestoft, equal to 230 homes per year. It is considered that the market in Lowestoft is strong enough to support the development of 230 homes per year in Lowestoft. The housing market

in Lowestoft has supported this level of homes in the past and therefore there is no reason to suggest it wouldn't in the future. Therefore, the development of greenfield sites should not detract from interest in the brownfield sites.

Policy WLP2.2 PowerPark

Statutory Consultees

Highways England stated that this employment site is directly associated with offshore operations which brings with it a set of peculiar challenges and opportunities. They stated they would like to see the Plan maximise its emphasis wherever possible on sustainable transport initiatives that will be considered exemplary in this employment sector.

Historic England stated that no reference is made in either the supporting text or policy WLP2.2 that Power Park includes parts of two different conservation areas through the inclusion of Whapload Road and the Dock in the proposed allocation. They welcomed reference in the policy to the Scores and Historic High Street and the aspiration to retain non-designated heritage assets. They recommended further consideration of the wording of this part of the policy to ensure it is National Planning Policy Framework (NPPF) compliant.

The Marine Management Organisation stated that where Power Parks and Offshore Energy is referred to reference could be made to East Marine Plan policies around employment (Policy EC3 is supporting offshore wind as seen as a transformational economic activity) and renewable energy (Policy WIND1 and 2 enabling offshore wind).

Suffolk County Council stated the site is accessed from the A47 trunk road and that sustainable links to the town centre are required.

Suffolk County Council noted development surface water could discharge into sea unrestricted but would have to size attenuation for tide lock scenario. They noted the site was in Tidal flood zone 2 and 3.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

Suffolk Wildlife Trust noted that the policy recognises the presence of the Lowestoft Harbour Kittiwake Colony County Wildlife Site (CWS) within the policy area and that it requires mitigation for

any impacts arising from the proposed development. However, they stated that prior to considering mitigation, development should first seek to avoid any impacts.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that it would be wonderful if cyclists could get access to the seawall from the end of Hamilton Road.

Support was given to the expansion of the fishing industry.

Support was given to concentrating on the offshore and sustainable power sector in this area.

It was suggested that electrical charging points should be extended across the site.

It was suggested that another turbine could be included in the area and that the area around the current turbine should be cleared to make the site more attractive to business.

How these comments have been taken into account in the Final Draft Local Plan

In terms of sustainable transport, the site is within a town centre location which benefits from good access from bus services, and train services. The Policy encourages the improvement of cycle and pedestrian links to the site and within the site.

Reference to the conservation areas has been added into the supporting text and further information has been added with respect to the non-designated heritage assets with links made to the heritage policies of the Local Plan.

Reference has been added to the Marine Plan and specific policies relating to employment and offshore wind. Reference to the Marine Management Organisation has also been made to the policy.

With respect to concerns raised by Suffolk Wildlife Trust, the policy has been amended to make clear that development should first avoid effects on the County Wildlife Site.

The provision of electric charging points is covered in Policy WLP8.21 on Sustainable Transport.

Proposals for renewable energy will be considered under Policy WLP8.27 of the Local Plan.

Policy WLP2.3 Peto Square

Statutory Consultees

The Environment Agency stated that proposals for more vulnerable development would still need to pass the Exception Test to demonstrate that development is safe, despite the planned Lowestoft Flood Risk Management Project. They added it will be addressed in the level 2 SFRA through understanding the flood risk in greater detail. The Level 2 SFRA should consider the detailed nature of flood characteristics within the flood zone for the allocated sites to ensure the exception test can be passed. The Exception Test must consider the residual risk of flood risk from failure of defences.

Historic England welcomed paragraph 2.20 which sets out the importance of the square as a point of arrival, defined by a number of historic buildings. They welcomed the policy requirement of high quality public space, bringing the Customs House back into use, and preserving and enhancing the conservation area through the regeneration. They added they would welcome reference to the grade II status of the building known on the National Heritage List for England as 'Port House' but not known locally under that name to avoid confusion.

Suffolk County Council stated that it was necessary to improve sustainable links (walking/cycling along north side of Lake Lothing) and provide cycle parking.

Suffolk County Council noted the minerals wharf Hamilton Docks and North Quay in Lowestoft is within 250m of the allocation. They noted it is unlikely that the development of these sites will cause the loss of the minerals wharfs, hence the allocations are not opposed. However, they noted that the District Council should be aware of the proximity to a safeguarded facility and policy requirements should be included to ensure that this is assessed and to require that development which causes the loss of that facility will require a satisfactory alternative to be made available, or at least highlight the Minerals Plan policy.

Suffolk County Council noted development surface water could discharge into Lake Lothing unrestricted but would have to size attenuation for tide lock scenario. They noted the site was in Tidal flood zone 2 and 3.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that development should not be planned until the new third crossing is in place.

It was suggested that the policy was essential as the area was currently very unsightly and an awful approach into the Lowestoft central area.

It was suggested that the Conservation Area should be extended to include areas with large amounts of Victorian architecture. It was added that so much had already been ruined due to alterations.

It was suggested that this public space and others are poorly managed and either accommodate anti-social behaviour or appear scruffy and dilapidated. It was suggested that skateboarders, cyclists and motorcyclist should be removed from the pedestrian areas. It was added that more greenery would help. It was suggested that the sea-gull problem needed to be dealt with in a humane manner.

How these comments have been taken into account in the Final Draft Local Plan

Clarification has been added to the supporting text to state that the Customs House is a grade II listed building and also known as the 'Port House' .

Site specific flood risk assessments will include sufficient detail to pass the exceptions test.

The site is not within 250m of a minerals wharf and development is unlikely to have an impact on the mineral wharfs in Lake Lothing or the Outer Harbour.

The Policy supports sustainable transport measures and requires better pedestrian links and permeability. It also supports measures to reduce the impact of traffic which will improve the attractiveness of sustainable modes of transport to and through the area.

The Policy seeks to improve the public realm. Further detail will be added through the forthcoming Town Centre Strategy/Masterplan and any subsequent Neighbourhood Plan or Supplementary Planning Document.

Policy WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood

Statutory Consultees

The Environment Agency support the sequential approach to flooding within the policy. They added that the policy should emphasise the need for flood risk assessments to accompany individual planning applications. They advised that the section should identify the possible risks of contaminated land due to previous industrial uses. They welcomed the desire to increase the biodiversity across the site including increasing the habitat for the common lizards.

Highways England stated that it seems clear that the site will be closely associated with the new crossing at Lake Lothing and , as such, its impact on the A47 in the centre of Lowestoft are perhaps therefore likely to be tolerable. They added that this assumption needs to be tested by evidence supporting the plan, in particular any impact on the A47/Millennium Way.

New Anglia Local Enterprise Partnership welcomed the identification of employment land designation in the Riverside Road Enterprise Zone.

Suffolk County Council stated that an internal spine road (linking through the sites) and permeability for sustainable modes are required. They added that the layout may need to be reconsidered in light of emerging access proposals for the Lake Lothing Third Crossing. They noted the original masterplan included a pedestrian and cycle bridge linking the sites to Normanston Park.

Suffolk County Council noted the minerals wharf Hamilton Docks and North Quay in Lowestoft is within 250m of the allocation. They noted it is unlikely that the development of these sites will cause the loss of the minerals wharfs, hence the allocations are not opposed. However, they noted that the District Council should be aware of the proximity to a safeguarded facility and policy requirements should be included to ensure that this is assessed and to require that development which causes the loss of that facility will require a satisfactory alternative to be made available, or at least highlight the Minerals Plan policy.

Suffolk County Council stated that the site is within 250m of Oulton Broad Waste Transfer Facility, however the sites are on the opposite side of Lake Lothing, so they are unlikely to affect each other.

Suffolk County Council noted development surface water could discharge into Lake Lothing unrestricted but would have to size attenuation for tide lock scenario. They noted the site was in Tidal flood zone 2 and 3.

Parish and Town Councils

Gisleham Parish Council stated that the site could accommodate a more focal point sports arena. This area would be central to the population of Lowestoft and close to the third crossing with easy access to public transport, walking and cycling. They added that the effect of potential flooding would be minimal.

Other Organisations

Suffolk Wildlife Trust stated that whilst paragraph 2.30 recognises that the County Wildlife Site on the allocation, provides habitat for the common lizard it does not recognise that it supports a range of other species including a number of UK Priority (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)) breeding birds. They noted that the existing consent for development on the site involved the loss of part of the County Wildlife Site, the revision of the policy provides an opportunity to consider a holistic approach to redeveloping the whole area to retain a greater proportion of the County Wildlife Site. They questioned, whether access could be achieved through the Sanyo site rather than the County Wildlife Site. They agreed that development should support and enhance ecological networks through the site and that development should facilitate enhancement of the County Wildlife Site. They stated the policy should seek to protect the County Wildlife Site from development.

Developers/Landowners

Badger Building stated that development of this site is ransomed by the need to relocate the Jeld Wen playing field. They raised concern that the permission on the Brooke Business Park site is now 2 years old and no reserved matters application has been made. They added that given the timescales for the necessary technical work, they conclude that development is some way off. They remain of the view that the outline consent on the site is not deliverable and is not an attractive proposition for the market,

Gladman Developments Ltd. state that the Local Plan should take into account the risks associated with the delivery of large scale schemes such as this one.

Hopkins Homes suggested that there were viability issues with respect of delivery on this site and that there is little developer interest in the site. They also noted that the planning permission on the Brooke Business Park site only has a year left till it expires. Given the high risk that the consent will expire, they suggest that 300 homes should be deleted from the Local Plan housing trajectory from delivery on this site.

Statuslist Ltd. stated that there had been very limited interest in the Jeld Wen Factory part of the site for industrial purposes since July 2012. Concern was raised that no residential development had

occurred on the site since the adoption of the Lake Lothing and Outer Harbour Area Action Plan. They raised concern that this lack of delivery meant that areas around the Brooke Peninsula and the Sanyo factory site are not deliverable. They added that the proposal for half of the Jeld Wen Factory site to be used for employment was not deliverable. They stated that there is limited activity in the office sector and the industrial market has declined since the 2014 oil price crash. They also stated that sales activity for mainstream residential is low in the area. They argued that a viable form of development of the entire Jeld Wen Factory site would be shared ownership affordable housing. They noted the benefits of this type of housing to increasing the affordability of the housing stock. In terms of flood risk, they made reference to the proposed strategic flood defences project which would help protect the development. As a result they suggested amending the policy to refer to a minimum of 1380 homes across the site and remove reference to the locational specifications for different uses across the site.

Members of the Public

A number of respondents supported the use of the site for commercial and industrial development and raised concern that if housing is developed on the Brooke and Jeld Wen site, any resurgence of maritime trade and construction will be limited. It was added that the Brooke site in particular is uniquely suitable for ship building and offshore energy construction. The potential for tidal power was also noted. It was added that people do not need to live near water and that Lake Lothing has been the source of prosperity in the past and could be again.

Concern was raised that the impact on Heath Road had not been fully understood. Concern was raised about some of the detail with respect to the current live planning permissions on the site, with respect to separation distances and building heights. It was requested that building heights on Heath Road should be limited to two storeys.

Concern was raised about the narrow access from Victoria Road and Waveney Drive to the site and the risk from flooding.

It was suggested that more could be done to exploit the water frontage for uses other than housing such as tourism. It was added that tourism was main industry the town had to offer.

Support was given to the redevelopment of this area in preference to greenfield sites to the north of the town.

Concern was raised about the impact on the road network and the traffic caused by the new houses and the school on the site.

How these comments have been taken into account in the Final Draft Local Plan

The Policy has been amended to include the requirement for site specific flood risk assessments.

The development of this site is unlikely to have any impact on the minerals wharf and should be in accordance with Policy 6 of the Minerals Core Strategy. The minerals wharf referred to by Suffolk County Council is within the area designated by Policy WLP2.9 'Inner Harbour Port Area' this policy requires development next to or opposite the area to ensure potential conflicts are mitigated through the layout, use and environmental credentials of new buildings. It also requires developers to liaise with port operators to ensure that potential conflicting uses are addressed prior to any application for planning permission.

It is not considered that a sports use is the most optimal use of this area. The site's central location and brownfield status lead it to being a suitable site for mixed-use housing and employment.

The supporting text has been amended to make reference to other species present on the County Wildlife Site. The access arrangements for the site were considered in some detail during the preparation of the Lowestoft Lake Lothing and Outer Harbour Area Action Plan and through the preparation of the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief. This work concluded there were no realistic alternative options to secure access to the site.

Development of the site is not ransomed by the need to relocate the Jeld Wen Playing Field site. Condition 46 of the planning permission for the Brooke Peninsula and Jeld Wen Playing fields site (DC/13/3482/OUT) does not require re-provision to take place prior to development, just submission of a plan to set out the approach to re-provision. Whilst it is appreciated there are concerns around delivery and viability of this site, the assumptions made with respect to delivery within this plan period are considered realistic. It remains a priority of the Council to proactively encourage delivery on this site. There is no evidence to support the deletion of 300 homes from the housing trajectory from this site.

In terms of housing on the Jeld Wen Factory part of the site, this is only supported on the Waveney Drive half of the site. The Council considers that employment development on the northern, waterfront parts of the site is most appropriate. This part of the wider allocation is sequentially less preferable in terms of flood risk.. No robust evidence has been submitted to demonstrate the site is not viable or deliverable for employment use.

It is considered that the general balance on the site between housing and employment uses is correct. The Policy seeks to retain slipways on the Brooke Peninsula and retains 7.5 hectares of waterfront for employment.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of

the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments.

Policy WLP2.5 East of England Park

Statutory Consultees

Historic England welcomed the identification of the historic High Street, Scores and local importance of the fishing net drying racks in the supporting text and policy for East of England Park. They recommended that reference to the Conservation Area is made in either the supporting text or the policy.

Suffolk County Council stated that the allocation was unlikely to significantly impact on the highway.

Suffolk County Council noted development surface water could discharge into sea unrestricted but would have to size attenuation for tide lock scenario. They noted the site was in Tidal flood zone 2 and 3. They noted a combined Anglian Water sewer although ideally should separate surface water from this.

Parish and Town Councils

Gisleham Parish Council state that Lowestoft has great beaches and fine countryside surrounding the town and more emphasis to the leisure industry could be made in the plan. They added that cycle and walking routes on coastal and country lanes could be created with the proposed Ness Point park as a focal point for starting or finishing a route.

Lowestoft Town Council urged an integrated approach to development in the Denes area that respects the natural biodiversity as well as the tourist and public demands. They added that greening the streets of Lowestoft would have visual and functional benefits including reducing the effects of climate change and reducing street clutter.

Other Organisations

Beccles and Bungay Cycle Strategy stated that Ness Point is the destination for many cyclists on long distance east-west cycle rides yet the final few hundred metres of these long rides is very poor quality. They welcomed the vision to enhance the area but would like to see cycle links improved from the west and the south.

Suffolk Wildlife Trust stated that the policy should recognise the site's ecological value and ensure that this is protected and enhanced as part of any works at the site.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A number of respondents stated that the caravan park should not be expanded in this location. It was suggested that existing caravans were a blot on the landscape.

The appropriateness of adding lighting to the section of the seawall north of Bird's Eye was questioned. It was added that the lights in Bird's Eye's carpark are carelessly positioned so that light spills over from their land onto public land, where it causes glare, blinding rather than helping people trying to enjoy the seawall at night.

It was stated that Tingdene, who operate the caravan park should be persuaded to replace their fence with a post and rail fence.

It was suggested that a route through Bird's Eye was needed to improve the connection between the High Street and Ness Point.

It was suggested that Birds Eye should be encouraged to reduce the visual impact of the factory on the area.

A discrepancy on the extent of the East of England park as shown on the map on page 45 compared to the map on page 47 was noted.

How these comments have been taken into account in the Final Draft Local Plan

Reference in the supporting text has been made to the North Lowestoft Conservation Area.

It is agreed that cycle links to the site should be improved. A number of measures to improve cycle links through the town have been identified in the Waveney Cycle Strategy, which is given weight in the infrastructure section of the Lowestoft strategy and in Policy WLP8.21 on Sustainable Transport.

The ecological value of the site has been referenced in the supporting text and a requirement for an ecological assessment has been added to the policy.

There are no proposals in the Local Plan to expand the caravan park in this location. Work on masterplanning the site will consider matters relating to lighting and fence treatments.

The discrepancy between the allocation site and the plan and the outline spatial objectives plan on page 45 of the document is because this higher level plan groups the allocation with the Sparrows Nest Gardens and Belle Vue Park.

A route through Birds Eye is not supported. Whilst this may provide a direct route to Ness Point it is not considered it would be the most attractive route given the industrial nature of the area. Therefore wayfinding measures will likely direct people to access the East of England Park from the north near Sparrows Nest Gardens and from the South near Hamilton Road.

Policy WLP2.6 Western End of Lake Lothing

Statutory Consultees

The Environment Agency supported the approach to flood risk on this site. They added that there will be a requirement for site specific flood risk assessments.

Suffolk County Council stated that improvements to South Elmham Terrace were required (surface and footways). They stated that the allocation should encourage sustainable route along south bank of Lake Lothing.

Suffolk County Council stated that the site is within 250m of Oulton Broad Waste Transfer Facility, however the sites are on the opposite side of Lake Lothing, so they are unlikely to affect each other.

Suffolk County Council noted development surface water could discharge into Lake Lothing unrestricted but would have to size attenuation for tide lock scenario. They noted the site was in Tidal flood zone 2 and 3.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building stated that they has discussed development opportunities in this area with landowners and found them not to be viable. They added that delivery is ransomed by the need to acquire additional land for vision splays and highway improvements. They raised concern that the identification of this area for housing effectively locks up housing numbers which are unlikely to come forward.

Members of the Public

Concern was raised about the lack of investment in the area and lack of progress on a flood barrier. Concern was raised about the state of the un-adopted access roads.

It was suggested that this area should concentrate on waterfront activities such as marine engineering, marine chandlers and servicing the commercial shipping and leisure boat activities.

Concern was raised about the impact of development on Crompton Road and Stanley Road. It was suggested that these streets were already congested with parked cars and increased traffic would increase noise and pollution. It was suggested that car park was needed between Crompton Road and Stanley Road for visitors to the Victoria Road Doctor's Surgery.

How these comments have been taken into account in the Final Draft Local Plan

No changes to the Policy or supporting text are considered necessary.

Parts of the site are not ransomed and could potentially be delivered in the shorter term.

Plans for the strategic flood protection measures in Lowestoft are progressing and is expected to be in place by 2020.

The policy promotes maritime industrial uses.

No concerns have been raised by the Highway Authority with respect to Crompton Road and Stanley Road. The level of housing proposed in this area is unlikely to have a significant impact on congestion on these streets, given the central location of the site and the fact that the majority of the site is already in use. The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any singifcant issues with the expceiton of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments.

Policy WLP2.7 Former Battery Green Car Park

Statutory Consultees

Historic England noted that this site is opposite grade II St Margaret's House and redevelopment of this site is an opportunity to improve its setting. They raised concern about the aspiration to create a landmark building. They added the current structure is imposing and unwelcoming and any replacement should aim to work with the surrounding area. They welcomed a commitment to an active frontage but added it would benefit from further refinement to achieve a positive outcome.

Suffolk County Council stated the site is accessed from the A47 trunk road and access needs to be considered according to end use.

Suffolk County Council noted that the site could utilise existing drainage to manage surface water.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

Making Waves Together raised concern about the impact a multiplex cinema may have on local providers which run a cinema programme. They added that there is opportunity to incorporate the theatres near this locality into this policy area and create a cultural quarter that can help stimulate the night time economy. They stated there needs to be a more attractive offer for national retailers and restaurants to invest in the town, both in terms of long-term planning and financial incentives.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that there should be an inquiry into why the car-park, which was built in 1982 should be in a state which requires demolition. It was stated that it was ridiculous to consider additional retail units, when it was difficult to fill existing premises in the town.

It was requested that there should be no social housing on the site.

There was support for using the site for entertainment and leisure uses. A replacement multi-storey car park was also suggested.

It was questioned why another cinema was needed in the town centre.

How these comments have been taken into account in the Final Draft Local Plan

Reference to the adjacent Grade II listed St Margaret's House has been added in to the supporting text.

The design of the scheme will need to be in accordance with Policy WLP8.29 which requires consideration of the local context in terms of scale, height and massing.

The Policy aims to provide a flexible approach to the use of the site by supporting a range of town centre uses. The Retail and Leisure Needs Assessment 2016 has identified a need for all of these uses over the course of the plan period.

Policy WLP2.8 Historic High Street and Scores Area

Statutory Consultees

Historic England welcomed a policy on the Historic High Street and the Scores. They noted that the area is under threat from inappropriate development and poorly maintained buildings. They particularly welcomed the commitment to retaining and enhancing historic shop fronts, which are characteristic of the area. They noted that the policy does not mention the designated heritage assets – conservation area and listed buildings – and the supporting text could be more detailed to set out the qualities of the historic environment, the aspirations for the area, and how the historic environment is part of this. They added they would be happy to discuss further the aspirations for this area and how the policy and supporting text could be improved to achieve heritage-led regeneration of the area.

Suffolk County Council stated that the allocation was unlikely to significantly impact on the highway.

Parish and Town Councils

Lowestoft Town Council stated that business/retail space should be prioritised in heritage buildings.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that a route through Bird's Eye was needed to improve the connection between the High Street and Ness Point.

It was stated that it was important to bring the Town Hall back in to use.

Concern was raised about the existing planning permission for a Burger King on the site. Reference was made to research linking takeaways in deprived areas to health inequality.

It was stated that some buildings in the High Street are outstanding enough to be explicitly mentioned, including nos 80, 55, 49 & 27. It was suggested that the Crown Hotel could serve as a restaurant again.

It was noted that most of the Score were in reasonable condition except Mariners Score and Crown Score where there were some broken walls and fly tipping.

How these comments have been taken into account in the Final Draft Local Plan

Policy on designated heritage assets is set out in the National Planning Policy Framework and it is not considered appropriate to replicate it in this policy. Instead the application of the National Planning Policy Framework has been referenced in the supporting text.

The level of detail in the supporting text is considered sufficient for the Local Plan.

The Policy provides protection of existing retail and business premises, including those within heritage buildings.

A route through Birds Eye is not supported. Whilst this may provide a direct route to Ness Point it is not considered it would be the most attractive route given the industrial nature of the area.

Therefore wayfinding measures will likely direct people to access the East of England Park from the north near Sparrows Nest Gardens and from the South near Hamilton Road.

Policy WLP2.9 Inner Harbour Port Area

Statutory Consultees

Suffolk County Council stated that sustainable links should be provided.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that this area should become a major recreational area including a multi-screen cinema, sports facilities, restaurants and bowling. It was suggested that this would take advantage of waterfront views and riverside walking areas.

It was suggested that the appearance of this area needed to be improved.

It was suggested that land on the South Quay should be utilised as a business park. It was suggested that North Quay should be used as the site for back up to river, road & rail trade.

How these comments have been taken into account in the Final Draft Local Plan

No changes to the Policy or supporting text are considered necessary.

Policy WLP8.21 on Sustainable Transport will encourage sustainable links to be provided as part of any development within this area. As this policy is more about protecting and managing existing uses, it is not considered necessary to refer to sustainable links in the policy.

This area provides an important source of employment and is important to the local economy as a operational port. Therefore, redevelopment for leisure uses is not considered appropriate.

Policy WLP2.10 Oulton Broad District Shopping Centre

Statutory Consultees

The Broads Authority support the policy.

Suffolk County Council stated that the allocation was unlikely to significantly impact on the highway.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that restrictions on the growth of takeaways and burger bars would have an effect on human health.

It was suggested that there was already a good assortment of cafes and restaurants. It was stated there was a lack of food retail premises such as butchers and delicatessens. Non-food retailing was considered to be lacking in terms of basic provisions for tourists visiting on boats. It was stated that the policies need to promote and encourage the increase of general retail, both food and non food and the centre of Oulton Broad must be about more than just restaurants and cafes if it is to survive.

How these comments have been taken into account in the Final Draft Local Plan

The Policy has been amended to provide support for new retail development in the District Centre. The Policy also provides some protection from change of use for existing A1 retail units.

Policy WLP2.11 Kirkley District Shopping Centre

Statutory Consultees

Suffolk County Council stated that the allocation was unlikely to significantly impact on the highway.

Parish and Town Councils

Lowestoft Town Council stated that mixed-use development, including B1 office, A2 financial and professional services, housing and hotel should be supported in Kirkley District Shopping Centre. They stated that proposals for the change of use of ground floor retail units to community facilities should be permitted provided that:

- the unit does not occupy a prominent position in the Centre;
- satisfactory vehicular access and car parking can be provided;
- the unit has suffered from a clearly demonstrated long-term vacancy for a period of at least 12 months; and the physical treatment of the unit minimises the problem of dead frontages or is appropriate to the proposed use.
- is appropriate in scale and supports the needs of the adjacent residential area;
- is accessible to all sectors of the community.

They added that drinking establishments and hot food takeaways should not accommodate more than 20% of the frontages. They added that this will assist in controlling the night-time economy and allow for critical mass of daytime open shops to encourage foot traffic and a thriving retail street.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was stated that the area is up and coming and very careful consideration should be given to what uses are allowed. It was suggested that the main negative aspect of the area was the number of homes in multiple occupation.

Concern was raised about anti-social behaviour in the area. It was suggested that this was associated with local rented accommodation.

How these comments have been taken into account in the Final Draft Local Plan

The Policy has been amended to provide support for new retail and other town centre use development in the District Centre. The Policy also provides some protection from change of use for existing A1 retail units and restricts change of use to A4 drinking establishments and A5 hot food takeaway uses.

Policy WLP2.12 – North Lowestoft Garden Village**Statutory Consultees**

Anglian Water stated that the plan should make clear that there is a water treatment works to the north of the site, not a wastewater recycling centre as indicated by the plan. They added that the Local Plan should include reference to the applicant for this site demonstrating that the proposed development would not adversely affect the normal operation of their operational asset.

The Environment Agency stated they would support the promotion of green infrastructure as part of the North Lowestoft Garden Village, although they would like to see the benefits of green infrastructure promoted more strongly. They added that green infrastructure can play a role in providing assets such as green corridors which link habitats, adapting to climate change adaptation, flood risk management, as well as contributing to human health and well-being.

The Broads Authority stated that the photos included were confusing. They added that it should be stated that the photos illustrate what a Garden Village could look like.

Great Yarmouth Borough Council were pleased to see that the extent of the allocation maintains a sizeable gap between the allocation and Hopton-on-Sea. They added that it was important that the proposed development does not undermine that strategic importance of the A47 and the planned improvements. They requested that this matter is explicitly addressed in the policy.

Highways England stated that while the A47 remains rural and high speed in character there would be a strong presumption against creating any additional junctions. However, they did not rule out redefining the character of this section to be more integrated with that of the urban sections through Lowestoft. They added the Plan needs to make clear this will need to be undertaken with careful planning and suitable package of measures to achieve it. They noted their primary concern is to ensure the A47 at the very least suffers no degradation in safety, preferably to see improvements where possible, across all user groups. They added there are particular challenges in relation to how the A47 splits this site. They stated that the impact of the site on the operation of the nearby roundabout junctions needs to be assessed and maintained at acceptable levels.

Suffolk County Council stated that as access would be from A47, Highways England would need to be consulted. They added that safe means of crossing the A47 was required to link the two sites, and that the masterplan should ensure that the two sites are interconnected as much as possible and the A47 is not a barrier to sustainable means of travel. They added that speed limit reduction may be desirable or essential depending on the design of the crossings and access points. They suggested there was some scope to remove existing sub-standard access from the A47 which would help mitigate the impacts of the scheme. They added that cycle and pedestrian access was required to Corton Long Lane and minor roads to the west of the site. The County Council would also seek new off site rights of way to provide recreation opportunities into the surrounding countryside, to the West linked to the existing access network in Blundeston and east into Corton and the coast path.

Suffolk County Council stated that there should be reference made to archaeology work in the supporting text and in the policy to require an archaeological assessment to inform planning applications.

Suffolk County Council noted that the site is within 400m of a sewage treatment works and that proposals should not prejudice the works.

Suffolk County Council stated that there are pockets of surface water flooding across the site and a natural surface water flow route along the northern boundary of the site.

Parish and Town Councils

Corton Parish Council stated that they understand the need for housing and are not against the proposed plan for housing on the site. They questioned how much the input the Parish Council would have on the plans. They questioned what role the existing school and pavilion would have. They raised issues with access on to Corton Long Lane due to traffic associated with the nursery. They requested that they are advised on all future plans within their Parish boundary.

Oulton Parish Council raised concern that the development would cause an increase in traffic through their village. They stated that the paths through the village are narrow and pedestrian are at risk from being hit by HGVs. They requested that Oulton Street was narrowed in one location to avoid overtaking and limit HGVs.

Other Organisations

Beccles and Bungay Cycle Strategy stated that an essential part of this development would be a grade-separated pedestrian and cycle crossing over (or under) the A47. They added the primary school should be located close to this crossing to help achieve very high levels of walking and cycling to the school. They suggested a well designed subway with good visibility would be the best option.

Suffolk Preservation Society welcomed the inclusion of local shopping and leisure facilities only as they would not wish to see the regeneration of Lowestoft town centre to be prejudiced through out of town competition.

Suffolk Wildlife Trust noted that the eastern part of this site was subject to wildlife audit in 2017 which recommended that a number of further surveys were required to establish the site's ecological value. The Trust stated that these further surveys were necessary to identify avoidance, mitigation and enhancement measures and should also be undertaken for the western part of the site. They added that the policy should ensure ecological surveys are undertaken should any development come forward on the site. They added the policy should also secure ecological enhancements, as well as any required mitigation or compensation measures.

Developers/Landowners

ER (East Anglia) Ltd. stated that they strongly support the proposed allocation. They requested minor additions to the policy to enable small-scale development on parts of the site, specifically the land fronting onto Blundeston Road, to come forward in advance of the adoption of the Masterplan for the site. They stated that modest quantum of residential development along Blundeston Road would not prejudice the wider allocation and the provision of community facilities and the design principles of a Garden Village. They added this would help the site make an early contribution to the District's housing supply.

Gladman Developments Ltd. state that the Local Plan should take into account the risks associated with the delivery of large scale schemes such as this one.

M J Edwards & Partners objected to the proposed allocation. They noted that access was a constraint. They raised concern that the requirement for a masterplan as part of a neighbourhood plan process, while necessary, will further delay the delivery of housing. They added the development and loss of farmland would have a devastating effect on the business. They noted that the existing road system was considered inadequate to support the development and a major investment in the roads system was required. They also raised concern about insufficient jobs and economic opportunity to support the development.

Suffolk County Council as the landowner of the site supported the allocation subject to the adoption of a masterplan, covering access, distribution issues etc, as per the draft plan. They noted that the land is currently subject to an agricultural tenancy, but vacant possession can be achieved once a grant of planning consent for an alternative use has been achieved.

Members of the Public

Concern was raised that the scheme would not meet Garden City principles in terms of land value capture.

It was questioned why so many new homes were required.

It was considered that the development was too large, representing a 300% increase in the size of Corton. It was suggested that this scale of development would undermine the ambience of the village and won't integrate into the existing village, spoiling the identity of Corton and reducing the vitality of the village.

Concern was raised that the development would de-value existing properties.

Concern was raised that views from private property and also public view point of the countryside would be lost.

Concern was raised that the development would result in the loss of grade 2 agricultural land.

It was noted that the site covered land previously occupied by the medieval hamlet and church of Thorpe and development would destroy this.

It was stated that the development would deprive residents of Corton of rural walks.

Concern was raised about the impact on utility infrastructure, particularly water pressure. It was noted Corton already suffers from poor water pressure.

Concern as raised that any affordable homes would not remain affordable in perpetuity.

It was stated that the site was too near the sewerage works and there would be an amenity issue associated with the smell. It was suggested that the sewerage treatment works was constructed in its current location in order to avoid being close to residential properties.

Concern was raised about the impact on the landscape which was considered to be very attractive.

Concern as raised about impact on wildlife. It was noted that the site provided a habitat for tawny owls, barn owls, bats, fallow deer, buzzard, otter, sparrow hawk, cuckoo, and woodpecker, together with other common species.

Concern was raised about the impact on traffic congestion, particularly congestion along Corton Long Lane associated with parked cars outside the Kindergarden. Related to this was concern about

increase in accidents associated with the poor access and increase in traffic. Concern was also expressed about the impact of using Corton Long Lane during the construction phases.

Concern was expressed about the A47 cutting the site in half. It was suggested that just one half of the site could be developed. Slipways were requested as a means of access on to the A47.

Concern was raised about the introduction of another roundabout on the A47 and it was suggested the site would be better served from the existing roundabouts, together with a pedestrian and cycle bridge over the A47. It was suggested that the western part of the site could be accessed from Gorleston Road.

Concern was raised that the distance from the site to the town centre would discourage healthier travel options such as walking and cycling.

It was noted that drainage is an issue in Corton which contributes towards coastal erosion. It was suggested that development of this site may add to the current problems particularly if trees are removed.

It was stated that development could have a negative impact on tourism.

Concern was raised on the impact on doctor surgeries, dentists and hospitals.

It was suggested that the increased population could result in an increase in crime. Concern was expressed whether the police would be able to cope with the scale of the population increase associated with the development.

It was stated there was a lack of jobs and economic potential to support the increase in housing.

Concern was raised about the capacity of the existing school in Corton.

Concern was raised that following the completion of the Garden Village, bus services will be diverted away from Corton to the new village as it will have a larger population.

It was suggested that rather than creating a new village it would be better to expand each village with sympathetic additions. This would spread impact and would allow development to connect into existing bus routes.

It was suggested that brownfield land should be developed before greenfield.

It was suggested that more development could be located to the south of the town to avoid the coalescence with Great Yarmouth. It was suggested that the two towns could work together to prepare a strategy.

It was suggested that the Council bring back empty properties into use rather than developing new houses on the site.

It was noted that the development provides an opportunity to deliver a new cycle link towards Great Yarmouth making use of the old railway line.

It was stated that walking and cycling should be seen as the main method of travel within the site.

Concern was raised that the allocation covered properties on Taylors Farm.

It was stated that the site should not be called 'North Lowestoft Garden Village' when the site is within Corton Parish and has poor links to Lowestoft.

There was support for the creation of more sheltered housing and dementia friendly design principles.

It was suggested that if the scheme is carried out with due sensitivity and imagination, it could make a positive contribution to the area. It was suggested that development should be non-pastiche, stereotype-free styles of architecture, thoughtful layout and grouping, and ecologically sound use of open space. It was suggested that planting should be native, deciduous hardwoods (not ornamentals) with copse and spinney technique applied. It was suggested that as some of the development will occupy land formerly belonging to the medieval hamlet of Thorpe, the name should be used in whatever title is chosen to identify the garden village.

How these comments have been taken into account in the Final Draft Local Plan

The part of the site to the west of the A47 has been removed from the allocation. Instead the allocation has been extended to the slightly to the north to Stirrups Lane. This change resolves some of the issues around access and the issue of severance by the trunk road and potential impact on the strategic function of the A47. It also reduces the landscape impact as the east side of the site has a greater capacity for development and is more contained in the landscape between detracting features. Expanding the site to the north will have limited impact on coalescence and there is limited visual connectivity between Stirrups Lane and the edge of Hopton.

Reference to the wastewater recycling centre have been changed to water treatment works. An additional requirement has been added to the policy to require the masterplan to demonstrate no adverse effect on the operation of the works.

The photos have been removed from the document.

A requirement for an ecological assessment to support the masterplan has been added to the policy.

Reference to a cycle link between Hopton and Corton has been added to the supporting text and has been added to the infrastructure delivery plan.

Corton Parish Council will continue to be consulted on plans as they progress.

Transport modelling undertaken as detailed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) indicates the development will not result in an increase in traffic through Oulton Village and will not result in significant impacts on the network elsewhere. Localised issues on Corton Long Lane and elsewhere in the vicinity of the site will be assessed through a transport assessment associated with the planning application. Traffic calming measures in Oulton Street would need to be considered through detailed transport assessment associated with development on the land allocated north of Union Lane and between Union Lane and Hall Lane (Policies WLP2.14 and WLP2.15).

The scale of retail development on the site will be commensurate with the scale of development and is likely to take the form of a local shopping centre which would not compete with the town centre. Reference to the archaeological potential of the site has been added to the supporting text including reference to the possible location of the former village of Thorpe.

Reference has been made to the provision of a cycle link between Hopton and Corton.

Whilst it is acknowledged that the site falls within the Parish of Corton, it is considered a stand-alone development resulting in a new settlement and therefore would not result in an increase in the size of Corton as a village.

Issues relating to private views and value of property are not material planning considerations which can be taken into account in the preparation of the Local Plan.

It is acknowledged that the development will result in the loss of high grade agricultural land. However, many alternative options would have the same effect. On balance the benefits of the development are considered significant enough to outweigh the loss of high grade agricultural land.

The development will need to include green infrastructure provision and provide new rights of way. This should help ensure existing residents and new residents will have access to the countryside.

No concerns have been raised by Essex and Suffolk Water with respect to water pressure.

The policy requires the masterplan to have regard to water treatment works and ensure new development does not impact upon its operations. If necessary there is scope within the site to ensure no residential development occurs within 400m of the works. Anglian Water usually raise concerns if residential development is delivered within 400m of the works as this is where odour issues can start to arise.

The site has a similar accessibility to the town centre as other alternative sites on the edge of Lowestoft.

Drainage issues will be addressed through the masterplanning exercise and in more detail at the planning application stage. There is no evidence to suggest there are any issues which are insurmountable.

There is no evidence to suggest that development will have a negative impact on tourism.

The infrastructure delivery plan in the Local Plan identifies that there will need to be improvements to police infrastructure to support growth. These will be funded through developer contributions.

A new school will be provided on the site which will mitigate any impacts on the existing primary school in Corton.

Policy WLP2.13 – Land North of Union Lane, Oulton

Statutory Consultees

The Broads Authority noted that the allocation is close to the Broads and would extend the built form of Lowestoft towards the Broads.

The Environment Agency supported the policy and welcome the inclusion of the need to assess and if required remediate the site for any contamination related to its past use.

Historic England noted that the site incorporates the location of the former Oulton Workhouse. They noted, that whilst there are no remaining buildings, the site includes a burial ground. They noted that the policy and supporting text states that development should be avoided on the burial ground.

Suffolk County Council stated that main vehicular access should be from Parkhill plus additional sustainable links.

Suffolk County Council stated that archaeology assessment should be carried out prior to planning permission being granted rather than as a condition. They also requested the policy to be amended

to read: 'Development should avoid impacts on and enhance the historic burial ground to the northwest of the site'.

Suffolk County Council stated that surface water flood risk from an ordinary watercourse traverses through the site.

Parish and Town Councils

Oulton Parish Council objected to the site. They stated that Oulton Village has a varied and interesting past. They noted the site has historic value and the burial site should be returned to its original state to give respect to peoples loved ones. They stated that the site is surrounded by green belt. They added that the proposed density was too high and not in keeping with the density and type of housing already existing in the original Village. They stated that if the allocation is carried forward it will destroy the original village.

Other Organisations

Suffolk Wildlife Trust stated that the site was subject to a wildlife audit in 2017 which recommended that a number of further surveys were required to establish the site's ecological value. They noted that the policy requires the submission of an ecological assessment. They added that development should also be required to protect any habitats of ecological value on the site and include measures to mitigate or compensate any impacts and measures to enhance the site's value for wildlife.

Developers/Landowners

Oldman Homes strongly supported the allocation. They stated that the site is considered to be entirely deliverable and capable of making a significant contribution towards satisfying the Council's residual housing need during the period up to 2036. They added that the site forms a logical extension to the built up area, being directly adjacent to the settlement boundary. They added that part of the site constitutes previously developed land and in line with the National Planning Policy Framework ensure effective reuse of previously developed land. They stated that the site is not located in a sensitive landscape setting and, subject to appropriate design / landscaping measures, can be incorporated into the urban area. They stated that the site can be developed in a way to ensure there is not impact on a nearby County Wildlife Site or nearby listed buildings. They added the site is suitable in terms of highways and accessibility and is capable of incorporating measures to encourage travel by non-car modes. They added it will also provide an opportunity to enhance infrastructure, such as the pavement on Parkhill, to the benefit of the wider community. They stated that development could begin within five years subject to allocation and planning permission and that development is considered viable taking into account affordable housing provision and CIL contributions. Notwithstanding the above, they requested a number of minor amendments to the policy. They stated they do not consider the site to be rural in character and therefore the reduced

density of 25 dwellings per hectare is not justified. They stated that in order to ensure efficient use of land it was suggested that 30 dwellings per hectare would be appropriate with lower density on the edges and higher densities in the middle of the site. It was suggested that the provision of open space on the site could be reduced by making improvements to open space elsewhere in the locality. They requested changes to the policy to reflect these issues. They noted this would allow the construction of 170 dwellings on the site.

Members of the Public

The main concerns raised related to the impacts on traffic congestion and road safety. It was noted there was significant congestion at Oulton Broad Roundabout where queues can be 20 minutes long. It was noted there was an HGV problem on Somerleyton Road.

The narrowness of Oulton Street and pathways and the associated safety concerns with respect to HGVs and other traffic was noted. Safety concerns were also noted at Hall Lane, Dunstan Drive and Sands Lane and Union Lane. It was stated that Parkhill was an accident blackspot, with frequent speeding drivers and the roads running north toward Great Yarmouth were dangerous. Speeding concerns were also identified along Oulton Street.

Concern was raised about the cumulative increase in traffic along Parkhill associated with the North Lowestoft Garden Village Proposal and the Woods Meadow development. Concern was raised that traffic calming measures and HGV weight limit have not been implemented. It was suggested that the pedestrian crossing on Parkhill needed be made more visible.

Concern was raised that air pollution associated with cars waiting to turn out of the access road on to Parkhill.

Concern was raised about the impact on other infrastructure including schools and GP surgeries. It was noted that there was no guarantee that GPs will staff a new surgery.

It was noted that there was a historical burial site associated with the workhouse and that it should not be disturbed or harmed.

Concern was raised about the impact on wildlife.

It was noted that there were existing noise pollution associated with Parkhill Hotel. It was suggested that these would get worse with more residents in the vicinity.

Concern was raised about the impact of the Local Plan on the Neighbourhood Plan. It was suggested that the Neighbourhood Plan should be completed and use that to highlight the areas which should be developed.

It was suggested that the level of development would mean that Oulton would become a continuation of Lowestoft.

Concern was raised about the potential loss of privacy for people bordering the site.

Concern as expressed about the drainage issues and the capacity of the sewerage system. It was noted that the system is regularly becoming blocked.

How these comments have been taken into account in the Final Draft Local Plan

The Policy and supporting text have been amended to provide greater reference to the burial ground on the site and the need to avoid development on this part of the together with a requirement to enhance the site.

It is agreed that a density of 30 dwellings per hectare would be a more appropriate density for this site. Although the site has a semi-rural character, there are local examples of higher density housing along Oulton Street (60 dwellings per hectare). The site is of a scale to accommodate higher densities in the eastern and southern parts of the site, allowing for lower densities on the northern and western edges of the site to fit in with the more rural character of that location. As such an average density of 30 dwellings per hectare is considered appropriate. However, as a result of the stronger reference to the burial area, it is considered that the capacity of this site for development is 150 homes rather than 170 as argued by Oldman Homes.

Reference has been made to the ecological assessments undertaken by Suffolk Wildlife Trust. It is not considered necessary for the policy to include provisions to protect any habitats of ecological value on the site and measures to mitigate or compensate any impacts and measures to enhance the site's value for wildlife. Policy WLP8.34 - Biodiversity requires this.

Whilst the site is in reasonable close proximity to the Broads, it cannot be seen or experienced from the Broads and would have no demonstrable impact on the Broads or its setting.

It is not considered appropriate to reduce the amount of open space required on the site. There are no Local Equipped Areas for Play within 400m walking distance from the majority of the site. Therefore a new local equipped area for play is required on the site. Fields in Trust recommend that a Local Equipped Area for Play measure 20m by 20m with a 20m buffer between the activity zone and dwellings. Therefore a space of 60m by 60m would be preferable equating to approximately 0.4 hectares of open space.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option

Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

There is no evidence of local air quality concerns in the Oulton Street area.

There have been seven road accidents on Parkhill in the last five years. None of these have involved pedestrian casualties. Whilst safety is a concern it is considered that any issues can be mitigated. A detailed transport assessment associated with a planning application will assess safety in more detail and identify any necessary mitigation. The extension of the footpath along Parkhill will help to reduce speeds.

There is unlikely to be any noise issues affecting the site from the Parkhill Hotel. The site is some distance and there is already a reasonable amount of screening in the form of buildings and vegetation between the site and the hotel.

The Council's Local Plan needs to set out the strategic matters concerning growth and development for the Waveney District. Importantly, it must set out a plan for meeting objectively assessed needs for housing and ensuring a rolling five year supply of housing. This means there is a necessity to identify sites for development within the plan in all parts of the District, irrespective of whether a Neighbourhood Plan is under preparation or not. If the Local Plan does not identify sufficient land to meet a five year supply, there is a significant risk that speculative development could occur in advance of Neighbourhood Plans coming forward.

Whilst Oulton is a distinct community with its own Parish Council, it is part of the continuous built-up, urban area of Lowestoft and already contains many examples of suburban housing. Lowestoft, as the main town in the District is justified in taking the majority of the District's growth. However, there is limited suitable and available land within the Parish of Lowestoft to accommodate this level of growth. Therefore it is necessary that a proportion of the growth of Lowestoft takes places in the Parishes of Oulton, Corton, Carlton Colville and Gisleham.

Policy WLP2.14 Land Between Hall Lane and Union Lane, Oulton

Statutory Consultees

The Environment Agency stated that they would support the retention of natural features including trees and hedgerows in the layout of any future development at the site.

Historic England noted the requirement for 1 hectare of the site to left as open space along the frontage of the site on Hall Lane, adjacent to the grade II* listed Manor House as part of the

mitigation of the impact on the setting of the Manor House. However, they stated that the proposed allocation would have a negative impact on the setting of the House and would result in harm to its significance. They therefore, find the allocation unsound. They stated that the building would have had some status and significance. They added that the western side of the building which faces the allocation is still recognisable as a building of the 16th century which makes the house's setting on this side of particular importance. They stated the house would originally have been set in an agricultural context and in substantial grounds benefiting its importance and that of its owners. It is likely that fairly formal planting would have been laid out close to the house on its southern and western sides with fields beyond. They added that the north-side of Hall Lane has not been developed to date and therefore beyond the rear (western) boundary of the Manor House's garden open fields can still be seen. They added that despite all the changes to the Manor and its surroundings over several hundred years this part of its setting still makes an important contribution to the significance of the house by echoing its original context and emphasizing its place in a predominantly rural landscape. They noted the proposed allocation would fill the field to the west of the Manor House with modern housing and remove its present character as open green space. They noted that the policy requires the buildings fronting onto the 'open space' on Hall Lane would be detached and spaced as existing buildings to the south of Hall Lane. They stated that the development on the south-side of Hall Lane is inappropriate in itself and would be even less appropriate closer to the Manor House. They added the density of the development would require vehicular access in a way that does not reflect traditional forms of building. They stated that a Heritage Impact Assessment should be prepared to understand whether development could take place on the site, and if so what type and quantum.

Suffolk County Council stated that main vehicular access should be from Hall Lane plus additional sustainable links.

Suffolk County Council welcomed the consideration of the impact on the listed manor house. However, they suggested the open space provision, currently set at c1ha, should also be informed by specific assessments of impacts on the setting to determine development parameters.

Suffolk County Council stated that surface water flood risk from an ordinary watercourse traverses through the site.

Parish and Town Councils

Oulton Parish Council objected to the site. They stated that Oulton Village has a varied and interesting past. They noted the Grade II* Manor House. They stated that the site is in the green belt. They added that the proposed density was too high and not in keeping with the density and type of housing already existing in the original Village. They stated that if the allocation is carried forward it will destroy the original village.

Other Organisations

Suffolk Preservation Society object to the allocation as they consider it will harm the setting of the grade II* Manor House. They stated that the provision of a 1 hectare buffer to the west of the asset is insufficient to safeguard its rural context. They recommended that the number of dwellings is substantially reduced and that the policy makes specific reference to the heritage asset.

Suffolk Wildlife Trust stated that the site has not been subject to wildlife audit and therefore its current ecological value has not been established. They stated that although the policy requested an ecological assessment and the retention of natural features, with a baseline ecological assessment it cannot be confirmed that the site is appropriate for allocation for development. They recommended that further ecological assessment was undertaken. They stated that should the site be allocated it must be ensured that the design of any development avoids or mitigates any ecological impacts and secures significant ecological enhancements.

Developers/Landowners

Sharon Corbin strongly supported the proposed allocation. They stated that the site is considered to be entirely deliverable and capable of making a significant contribution towards satisfying the Council's residual housing need during the period up to 2036. They added that the site forms a logical extension to the built up area, being directly adjacent to the settlement boundary. They noted that the site is not within a sensitive landscape and subject to appropriate landscaping and design could be incorporated into the urban area. They considered that the proposed development of the site is not constrained by environmental or heritage assets. They added a buffer to the south would ensure heritage assets are not harmed by the proposed development. They added the site is suitable in terms of highways and accessibility and is capable of incorporating measures to encourage travel by non-car modes. They stated that whilst the site is within two separate ownerships development can be delivered immediately. They added the development is considered viable taking into account affordable housing provision and CIL contributions. However, they requested some changes to the policy. They stated that work undertaken by Canham Consulting indicated that an alternative access could be provided to the north of the site. They stated that this would have the benefit of allowing a phased approach to development ensuring that the delivery of residential units on the northern part of the site is not delayed. They suggested that the policy should be amended to allow access via the north of the site.

Badger Building supported the allocation. They stated that it would be helpful if the need for this site to be developed jointly with adjoining land was more explicitly set out so that it is clear that the open space provision serves all the allocation and is an integral part of the scheme. They raised some reservations about the preservation of hedgerows within the site layout. They recognised the ecological case for this but stated it can often make for awkward boundary arrangements between properties.

Members of the Public

The main concerns raised related to the impacts on traffic congestion and road safety. It was suggested that Hall Lane could resemble an A road, following completion of development. Speeding concerns were noted on Hall Lane which was considered dangerous due to bends in the road. Concern was raised about the cumulative effects of the development together with the Blundeston Prison development and the Woods Meadow development. It was noted there was significant congestion at Oulton Broad Roundabout where queues can be 20 minutes long. It was noted there was an HGV problem on Somerleyton Road. The narrowness of Oulton Street and pathways and the associated safety concerns with respect to HGVs and other traffic was noted. Safety concerns were also noted at Hall Lane, Dunstan Drive and Sands Lane and Union Lane. It was stated that Parkhill was an accident hotspot, with frequent speeding drivers and the roads running north toward Great Yarmouth were dangerous. Speeding concerns were also identified along Oulton Street.

It was stated that Parkhill was an accident hotspot, with frequent speeding drivers and the roads running north toward Great Yarmouth were dangerous. Speeding concerns were also identified along Oulton Street.

Concern was raised about the cumulative increase in traffic along Parkhill associated with the North Lowestoft Garden Village Proposal and the Woods Meadow development. Concern was raised that traffic calming measures and HGV weight limit have not been implemented. It was suggested that the pedestrian crossing on Parkhill needed be made more visible.

Concern was raised about the lack of a footpath along Hall Lane.

It was suggested no development should take place in Oulton until the effects of the Woods Meadow development had been ascertained.

Concern was raised about the impact on other infrastructure including schools and GP surgeries. It was stated that local schools are at capacity and there is difficulty recruiting teachers. It was noted that there was no guarantee that GPs will staff a new surgery. It was suggested there were very few local shops within Oulton village and nearby supermarkets were already overcrowded and overused.

It was stated that the electricity and telephone infrastructure in the locality was poor and new development would make it worse.

Concern was raised about the impact on the grade II* listed Manor House.

Concern was expressed about the impact on equestrian activities.

Concern was raised about the impact of the Local Plan on the Neighbourhood Plan. It was suggested that the Neighbourhood Plan should be completed and use that to highlight the areas which should be developed.

It was stated that the site is characterised by a series of very well established hedgerows containing mature trees which border Hall Lane and Union Lane as well as a hedgerow dividing the equestrian pasture at the southern part of the site from the hay field at the north. It was suggested that development of the site would be contrary to the aims identified in the Landscape Character Assessment for this landscape area.

Issue of flooding on Hall Lane and Union Lane were noted. It was noted that development of the site could make matters worse. It was stated that the site is frequently waterlogged and boggy and new development could significantly increase surface water discharge compromising local ditches. It was suggested there could be an increased risk of subsidence.

It was noted that the area does not benefit from mains drainage, and the installation of mains drainage would cause significant disruption.

Concern was raised about the impact on wildlife. The presence of bats, owls, deer, foxes and harrier hawks and a rookery were noted.

It was suggested that brownfield sites should take preference over greenfield sites.

Concern was raised that the density of development was too high. It was questioned why sites in Blundeston had a much lower density and were being phased behind the delivery of the Blundeston Prison site, whilst the sites in Oulton were not phased behind the Woods Meadow site. It was also questioned why Kessingland, which was a similar size to Oulton was allocated significantly less development as they had a completed Neighbourhood Plan.

It was suggested that the level of development would mean that Oulton would become a continuation of Lowestoft.

It was stated that the trees surrounding the site should be protected.

Concern was raised about loss of private views.

Concern was raised about the potential loss of privacy for people bordering the site.

It was questioned where the jobs would come from to support the new development.

Concern was raised about any access, vehicular, pedestrian or cycle on to Union Lane. It was stated that the road is extremely narrow and has no pavements.

How these comments have been taken into account in the Final Draft Local Plan

A Heritage Impact Assessment has been undertaken to understand the potential impact on the setting of the Grade II* listed Manor House. This concluded that the paddock field to the south of the site should be left entirely undeveloped. As such this area has been removed from the allocation.

With the exception of the field boundaries which include hedgerows and mature trees, which the policy seeks to retain, there are no natural features on the site which would question the overall suitability of the site for development. The policy requires an ecological assessment to be undertaken prior to planning permission being granted. This assessment will identify any habitats which need to be retained within the development and any other mitigation necessary.

Access from Union Lane is not considered suitable due to the lack of footways on the street. It is not considered feasible to extend the footway along Union Lane to due to numerous parcels of third party land.

Although the site is made up of a number of landowners, the open space requirement is for the whole site. It is not considered necessary to make this explicit in the policy.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

There have been six road accidents on the Hall Lane/Oulton Street junction in the last five years and further accident on the B1074 north of Laurel Farm. None of these have involved pedestrian casualties. Whilst safety is a concern it is considered that any issues can be mitigated. A detailed transport assessment associated with a planning application will assess safety in more detail and identify any necessary mitigation. The extension of the footpath along Parkhill associated with the North of Union Lane site (Policy WLP2.14) will help to reduce speeds. A footpath will also be extended along Hall Lane.

It is considered that there is no justification for holding back development until Woods Meadow has been delivered. The evidence base studies which support the Local plan suggest that development is suitable in this location cumulatively with the Woods Meadow development.

To mitigate the impact on the listed building it will be necessary to retain the paddock. Therefore there shouldn't be any impact on equestrian activities.

Only a small part of Hall Lane is currently at risk of surface water flooding. The risk is considered to be low. Any development will be required to provide sustainable drainage systems to mitigate the risk of flooding from surface water run-off.

All suitable and available brownfield sites in the District have either been allocated for development in this Local Plan or already benefit from planning permission. However, even with these sites identified for development there is still a need for greenfield sites to meet development needs.

A density of 30 dwellings per hectare is considered consistent with the surrounding character.

Issues relating to privacy and outlook will be managed at the detailed planning application stage in line with Policy WLP8.29 on Design.

The Council's Local Plan needs to set out the strategic matters concerning growth and development for the Waveney District. Importantly, it must set out a plan for meeting objectively assessed needs for housing and ensuring a rolling five year supply of housing. This means there is a necessity to identify sites for development within the plan in all parts of the District, irrespective of whether a Neighbourhood Plan is under preparation or not. If the Local Plan does not identify sufficient land to meet a five year supply, there is a significant risk that speculative development could occur in advance of Neighbourhood Plans coming forward.

Whilst Oulton is a distinct community with its own Parish Council, it is part of the continuous built-up, urban area of Lowestoft. Lowestoft, as the main town in the District is justified in taking the majority of the District's growth. However, for this to occur the growth has to occur in the Parishes where there is undeveloped land including Oulton, Carlton Colville and Corton.

Policy WLP2.15 – Land South of the Street, Carlton Colville/Gisleham

Statutory Consultees

Historic England identified that there was a scheduled monument on the site known as 'Moated Site 200m south west of Bell Farm'. They noted that moats are a significant archaeological feature in the rural landscape of Suffolk and derive a considerable amount of significance from their rural context and setting. They stated that any development that includes and is within the setting of a rural moated site is therefore likely to have an impact upon that significance. They stated that the proposed development would remove the remaining rural context and setting for the monument. They recommended that a heritage impact assessment is undertaken setting out whether or not any development is possible, what the effects would be of development on designated heritage assets

and their settings and, if development were possible, what mitigation measures and quantum of development would be appropriate. Without this evidence they do not believe the evidence is there to justify the inclusion of this site allocation.

Suffolk County Council stated that the site has the ability to provide a solution to the existing traffic problems at the Primary School. They noted potential for permeability with the existing residential area. They stated that existing public rights of way could be utilised and enhanced and opportunities should be sought to link to WLP2.16. They added that the site masterplan should ensure connectivity for sustainable modes and avoid the major access road forming a barrier to interaction between zones.

Suffolk County Council stated that the policy and supporting text needs to make reference to the scheduled monument on the site. They stated there should be a requirement for detailed assessment of development impacts on the setting of the monument, which may affect the illustrative masterplan. They noted that references to below ground archaeological remains are sound and should remain as they are.

Suffolk County Council stated approximately 26ha of Mixed Use Policy WLP2.15 is within a Minerals Consultation Area and according to British Geological Survey data there is potential for this to be an exploitable resource. They added that material will need to be tested for quality and some prior extraction or use of the material on site may be necessary, depending on the economic value of the material, as stated in Policy 5.

Suffolk County Council stated that a number of flood reports have been received from residents who live in the vicinity of the Kirkley Stream, specifically in the Carton Colville area. Therefore the County Council is fully supportive of the proposed use of land for flood mitigation measures. They noted the Lowestoft flood risk management project (led by Waveney District Council) has highlighted the need to potentially divert the existing watercourse to reduce flows into Anglian Water sewer under The Street. The District Council should consider altering figure 12 to reflect new findings. They suggested the following wording is included in the policy: *'The Northern part of the site is required to incorporate flood mitigation requirement as set out in the Lowestoft Flood Risk Management Project. This section of the site should not be developed instead incorporate the needs of flood mitigation, form part of the surface water drainage and open space, including the provision of local equipped area for play and allotments.'* They also proposed an additional point: *'The site will comply with policy WLP 2.15 and utilise Sustainable Drainage Systems (SuDS) to manage surface water runoff. Existing surface water flow path traverses the site and should be managed appropriately avoiding diversion where possible.'* The Council stated that the majority of water from the site will eventually discharge into the Kirkley Stream which is a highly vulnerable watercourse. They would like to discuss discharge rates from this site, seeking betterment on pre-developed rates and discharge at 1 in 1 year rates for all events up to 100 year. They added that SuDS should be utilised to discharge surface water at source.

Parish and Town Councils

Carlton Colville Town Council stated that the site off of Bell Farm does not offer sufficient opportunities, nor access to work or leisure activities. They stated that The Street is not wide enough and there are no opportunities to widen it. They added that the site is too near Kirkley Stream in terms of ecology. They stated that the community hub aspect could be accommodated in existing facilities. They stated that the car park area would add to difficulties already experienced on this junction. They stated that the Town Council already provides allotment spaces for its residents and new allotments would generate increase traffic from South Lowestoft. They stated that there was already a care home in close proximity to the site. They added the site does not provide good access to employment areas. They stated that a preferable site would be site 179 known as Eades Farm, Beccles Road. They stated that this site has good access on to the A146 with good links to Lowestoft, Beccles and Norwich, They stated there would be no requirement for the Country Park because the site is adjacent the proposed Oakes Farm sport and leisure site. They believed the site would generate the same benefits as the WLP2.15 site. They suggested Eades Farm would allow for the existing community of Carlton Colville to continue to benefit from a semi-rural environment and also the new dwellings would also benefit from a semi-rural feel. They noted that following an open day attended by 70 residents, several of the residents expressed the same view as the Town Council.

Gisleham Parish Council stated that they thought the area was unsuitable for the level of development proposed. Whilst they recognise that the town has to grow on a north-site axis, they raised concern that the development is on high quality agricultural land which is essential to provide food resource for both local and national use. They stated that 800 homes on this land would put a significant strain on the country roads to the south of the site. They added that Carlton Colville Primary School has sufficient land within its boundary to enable improved parking on its site, without utilising valuable farm land. They also raised issues with flooding, reduction in wildlife habitat, pressure on road networks and pressure on facilities such as doctor's surgeries.

Other Organisations

Suffolk Wildlife Trust stated that the site has not been subject to wildlife audit and therefore its current ecological value has not been established. They stated that although the policy requested an ecological assessment and the retention of natural features, with a baseline ecological assessment it cannot be confirmed that the site is appropriate for allocation for development. They recommended that further ecological assessment was undertaken. They stated that should the site be allocated it must be ensured that the design of any development avoids or mitigates any ecological impacts and secures significant ecological enhancements.

Developers/Landowners

Badger Building supported the allocation. They had reservations about the scale of the community benefits which the Council seeks to derive from this scheme and the impact that the costs of such benefits might have on the viability of the scheme when coupled with Community Infrastructure Levy. They raised concern about the impact on cash flow from the early delivery of the community centre and country park. They indicated that early discussions between the Council, landowner and developer would be needed to bring the site forward.

Gladman Developments Ltd. state that the Local Plan should take into account the risks associated with the delivery of large scale schemes such as this one.

R G Meadows & Son supported the allocation and indicated that early delivery was possible as the site is in single ownership. They indicated a number of possible changes to the indicative masterplan through the submission of two masterplan options. In one option they suggested that instead of providing a new primary school, the existing primary school could be expanded upon site. The alternative option still proposed a new primary school but located slightly to the south to ensure the school is not within the flood zone. They argued that a country park was not necessary in this location. They stated that with development to the north, east and west, a country park in this location would not exhibit a sense of countryside environment. They also argued that the Area of Outstanding Natural Beauty was only 1 mile away and the Norfolk and Suffolk Broads 2 miles from the site indicating good access to natural space. Nevertheless they indicated there should still be significant amounts of open space and landscaping on the site as indicated on their masterplan options. They stated they supported pedestrian and cycle accesses from Ullswater, Shaw Avenue and Low Farm Drive but they did not have control over these accesses. With respect to the requirement for the car park for the community centre and existing school, they said that this should be made more flexible as the exact location of these will not be determined until detailed masterplanning had been undertaken. They raised issue with the term 'early' with respect to delivery of the community centre, country park and car park as it wasn't precise. They also raised concern with the term detailed, with respect to the masterplanning which it would be required to involve the community in. They also noted that there was a successful horse-riding and livery business located on the site and suggested the policy should have a criterion to relocate the business to the south of the site. They added they would like a criterion indicating that viability should not prevent the development from coming forward.

Members of the Public

There was support for the cycling proposals of the allocation, particularly a safe cycling and walking route to the school as an alternative to Rushmere Road. It was suggested that there should also be provision for a pedestrian/cycle route from the south-eastern corner of the site to the South Lowestoft Industrial Estate extension (WLP2.16).

Concern was raised what would happen to existing community buildings if a new hub is developed.

Concern was raised about the loss of high grade agricultural land.

People adjacent to site raised concerns about potential loss of privacy.

Concern was raised about the potential impact on property prices, particularly if housing association homes are built.

It was suggested there was a lack of jobs to support the new housing development.

It was noted that there was a flood plain to the north of the site. Concern was raised about the impact on surface water drainage. It was suggested that moving the country park to the north of the site would help mitigate this.

It was questioned whether flood mitigation would mitigate both existing issues but also issues caused by the new development.

Concerns that the sewerage system is at capacity and that Anglian Water have to frequently unblock the existing sewers along The Street.

It was noted that there was not enough consideration of bridleways.

Concern was raised about the Impact on social infrastructure such as doctor's surgeries and schools.

Concern was raised about the impact on congestion. It was suggested that this made the allocation contrary to the Suffolk Local Transport Plan. It was stated that parked cars on the Street meant there was regular congestion and safety issues. Concern was raised about the lack of a footpath on the north side of the Street in the vicinity of the Mardle.

Congestion at Bloodmoor Roundabout was also noted. It was suggested that access would be better from Shaw Avenue or Low Farm Drive which would keep traffic out of the village centre.

It was suggested that a road link should be provided directly to the A12. It was suggested this would also reduce impact on Bloodmoor Roundabout. It was also suggested that there is provision of a road between WLP2.15 and WLP2.16 for local traffic moving between the residential area and the employment area. It was suggested this would reduce the congestion experienced where the A12 meets the A1145.

It was suggested that the access roads shown on the indicative masterplan were too close together. Not on a major road connection increasing the need to travel. Impact on the Street

It was suggested that parking should be provided for the new school as well as the old school. More development to the north where there is more jobs and greater potential for economic development.

Concern was raised that the plan does not identify impact on the scheduled monument. It was suggested that the development would negatively impact on the monument.

Concern as raised by some people that they would lose their private view over the fields.

Concern as raised over the impact on wildlife.

It was noted that the development would increase light pollution in the area

It was stated that long views towards Gisleham Church (grade I listed) would be disrupted.

It was stated that the development was not a logical extension. It was suggested there were three hubs to Carlton Colville all with access on to major roads. It was stated that this development would create a fourth hub without a direct link to main access roads, jobs and infrastructure.

It was suggested that the landscape sensitivity is high, including natural ponds, flood plains, hedgerows and trees, with sweeping views.

It was suggested that the community hub should be located more centrally to the existing community.

It was suggested that the new primary school would have the same problem as the existing primary school with increased school traffic going through the old village centre.

Concern raised that care provision on the site would further increase traffic. It was suggested that this would be better located in central or north Lowestoft which has better access to support provision.

It was suggested that development should preserve the 'green corridor' of existing meadows from the north west of the proposed development (Secrets corner) through past Bell Farm and to the proposed location of the Primary School. This would provide a 'soft edge' to the existing community and also not only provide flood mitigation but also a wild life corridor in line with the Suffolk Nature Strategy.

It was suggested that the Country Park should be on the northern edge of the development which would have the advantage of increasing accessibility to the existing community, linking in with the

flood plain, provide a future opportunity for a link to the industrial site to the east. It would also provide a buffer between new housing and existing housing.

It was suggested that the detailed masterplan should be accompanied by a biodiversity assessment.

It was stated that the development should be designed to complement and blend in with the old village rather than being another faceless, overcrowded, red brick estate.

It was requested that the plan clarifies that there will be no additional development in the Carlton Colville area for the next 20 years if this development goes ahead.

It was noted the scheme conflicts with the Suffolk Design Guide which states a major access road can only serve up to 300 dwellings.

It was suggested that other smaller sites around the town would have less of an impact. It was suggested that land to the west of Beccles Road would be more appropriate.

How these comments have been taken into account in the Final Draft Local Plan

A Heritage Impact Assessment has been undertaken to understand the potential impact on the setting of the scheduled monument. This has concluded that retaining an open area to the west of the site will mitigate any harm to the setting of the monument as well as the setting of the Grade I listed Holy Trinity Church Gisleham. As such the policy and supporting text has been changed to reflect this together with the illustrative masterplan.

Reference to the Minerals Consultation Area has been added to the supporting text.

The policy and supporting text have been amended to better reflect the Lowestoft Flood Risk Management Project.

The Street is considered a suitable access road and the Suffolk County Council Highway Authority have raised no concerns. Should a detailed transport assessment indicate a need to remove car parking from The Street to accommodate the increased traffic flows, part of the site could be used to provide off-street parking for existing residents. The supporting text to the policy has been amended to reflect this.

With the exception of the field boundaries which include dikes, hedgerows and mature trees, there are no natural features on the site which would question the overall suitability of the site for development. The policy has been amended to require an ecological assessment to be undertaken prior to planning permission being granted. This assessment will identify any habitats which need to be retained within the development and any other mitigation necessary. The policy has also been

amended to require the retention of natural features where possible. The development of the site, together with the flood risk mitigation proposals provide an opportunity to enhance the ecology of the site.

Given that Carlton Colville Town Council have expressed a request for the community hub to be located elsewhere, this has been removed from the policy.

It is not considered that the alternative site Eades Farm (site 179) is preferable. The site currently has a poor relationship with the existing built-up area of Lowestoft and Carlton Colville. Parts are closer to Beccles Town Centre than Lowestoft Town Centre which could divert custom away from Lowestoft Town Centre. The site also has poor connections to existing employment areas. The site would not generate the same benefits as this site, including addressing traffic issues at the primary school and mitigating flood risk.

Viability is challenging on this site. The Whole Plan Viability Study (2018) indicates that the site is viable with 20% affordable housing (in line with the rest of Lowestoft), £10 per sqm Community Infrastructure Levy and Section 1016 contributions of up to £7,500 per dwelling to deliver on-site infrastructure and any highway improvements. However, to achieve this it is necessary to increase the density to 35 dwellings per hectare which means the allocation has be increased to 900 dwellings. Consequential amendments have been made to the text to reflect this.

A Country Park is considered essential in this location, both to mitigate the impact on the setting of the Scheduled Monument and the Grade I listed church at Gisleham, as well as to provide a semi-natural area for recreation which will help avoid impacts on nearby protected habitats.

The policy has been amended to require the relocation of the horse-riding business to elsewhere on the landowners holding.

The illustrative masterplan shows links to and the policy requires links to the Ullswater development which provides onward links to the South Lowestoft Industrial Estate.

It is acknowledged that the development will result in the loss of high grade agricultural land. However, many alternative options would have the same effect. On balance the benefits of the development are considered significant enough to outweigh the loss of high grade agricultural land.

Issues raised with respect to privacy would be addresses at the time of detailed planning applications. The requirement for open space and flood mitigation to the north of the site means few existing properties will back on to new development. The Country Park has been moved on the illustrative masterplan to the west of the site which means properties along Rushmere Road will also not back on to new development.

Impact on existing property prices is not a material planning consideration and cannot be taken into account in the preparation of a Local Plan.

In terms of concerns raised by members of public with respect to flooding, the requirement in the policy for flood mitigation should improve the existing situation and remove the risk from some existing properties along The Street.

The provision of a country park, subject to design considerations could provide new bridleways. New development will have to provide solutions to improve the capacity of the sewerage network to the satisfaction of Anglian Water.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

Loss of private views over the countryside is not a material planning consideration and cannot be taken into account in preparing the Local Plan.

The proposed new primary school will be in a more central location which better serves the large populations on the Bloodmoor estate and the housing estates to the north of Castleton Avenue. This should help encourage travel to school by walking. Therefore, the traffic impacts associated with school travel should be reduced, as acknowledged by Suffolk County Council as the Highway Authority.

The Suffolk Design Guide is now out of date.. Suffolk County Council as the Highway Authority are happy with the access arrangements.

Policy WLP2.16 – Land at South Lowestoft Industrial Estate

Statutory Consultees

The Environment Agency stated that this area potentially drains into the Kirkley Stream catchment. They stated it would be beneficial to ensure that surface water management measures reduce surface run off from future development. They added that Suffolk County Council have identified a

need for strict requirements on surface water discharge to the Kirkley Stream due to known flood risk issues.

New Anglia Local Enterprise Partnership welcomed the identification of employment land designation in the Enterprise Zone. They noted that Suffolk County Council is in the process of developing industrial units at this location.

Suffolk County Council stated that Main vehicular access from should be from Hadenham Road. They stated that opportunities for a public right of way to WLP2.15 should be sought.

Suffolk County Council stated this site is adjacent to Lowestoft Household Waste Recycling Centre and within 250m of Lowestoft Vehicle Car Breakers. They noted that proposals at these allocations need to be able to coexist with these facilities.

Suffolk County Council stated that discharge via ordinary watercourses will have to confirm where these drain to, if eventually to the Kirkley Stream they would expect betterment, as there is significant flood risk downstream which may affect WLP2.15.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

Suffolk Wildlife Trust stated that the site has not been subject to wildlife audit and therefore its current ecological value has not been established. They stated that although the policy requested an ecological assessment and the retention of natural features, with a baseline ecological assessment it cannot be confirmed that the site is appropriate for allocation for development. They recommended that further ecological assessment was undertaken. They stated that should the site be allocated it must be ensured that the design of any development avoids or mitigates any ecological impacts and secures significant ecological enhancements.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that there is provision of a road between WLP2.15 and WLP2.16 for local traffic moving between the residential area and the employment area. It was suggested this would reduce the congestion experienced where the A12 meets the A1145.

It was stated that the cycle link to Church Road was important as was a link to WLP2.15.

Concern was raised about the loss of agricultural land for food production. It was stated that industrial development should be concentrated on South Quay.

How these comments have been taken into account in the Final Draft Local Plan

All development will require sustainable drainage measures in line with Policy WLP8.24.

A requirement for an ecological assessment has been added to the policy.

It is not possible to secure a road link between WLP2.15 and WLP2.16 as the road travels through land which is not available for development. A cycle link can be achieved through the Bloodmoor/Ullswater housing estates.

There is insufficient land available to accommodate development needs on brownfield/previously developed land. Therefore it is necessary to allocate agricultural land for housing and employment development.

Policy WLP2.17 Land at Mobbs Way, Oulton

Statutory Consultees

New Anglia Local Enterprise Partnership welcomed the identification of employment land designation in the Enterprise Zone.

Parish and Town Councils

Oulton Parish Council stated that screening between the site and the Woods Meadow development should have already been started or marked out.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Concern was raised about the impact on infrastructure. Concern was raised about the impact of the Local Plan on the Neighbourhood Plan. It was suggested that the Neighbourhood Plan should be completed and use that to highlight the areas which should be developed.

It was noted that the area appears to be working well as an industrial site. It was suggested that consideration needs to be given for parking of heavy lorries. It was suggested that a roundabout on to Gorleston Road was required to support the expansion.

How these comments have been taken into account in the Final Draft Local Plan

The Council's Local Plan needs to set out the strategic matters concerning growth and development for the Waveney District. Importantly, it must set out a plan for meeting objectively assessed needs for housing employment development. This means there is a necessity to identify sites for development within the plan in all parts of the District, irrespective of whether a Neighbourhood Plan is under preparation or not. If the Local Plan does not identify sufficient land there is a significant risk that speculative development could occur in advance of Neighbourhood Plans coming forward.

There is no evidence to suggest a roundabout is needed and the Highway Authority have not identified a need for a new roundabout at the access on to Gorleston Road.

Policy WLP2.18 Oakes Farm, Beccles Road, Carlton Colville

Statutory Consultees

The Broads Authority noted that the allocation is close to the Broads and would extend the built form of Lowestoft towards the Broads.

The Environment Agency stated that the area potentially drains into the Kirkley Stream catchment. They stated it would be beneficial to ensure that surface water management measures reduce surface run off from future development. They added that Suffolk County Council have identified a need for strict requirements on surface water discharge to the Kirkley Stream due to known flood risk issues. They welcomed the conservation of hedgerows and trees within the development.

Historic England noted that the Grade II listed house, the Rookery, is opposite the proposed allocation. They added that the asset is not identified in the policy or supporting text and there is no apparent assessment of impact on the setting and the significance of The Rookery, particularly of the proposed floodlit sporting facilities.

Sport England supports the principle of this development, which was identified as a site to provide new facilities for outdoor sport in the Waveney Playing Pitch Strategy (2015). They noted an established need for additional 3G football provision in the district, and stated the proposed population growth in the Lowestoft area will generate additional demand for sports pitches and other recreational facilities. They suggested the policy requirement, 'Any floodlighting should be low impact', was vague and misleading. They stated that the proposed 3G pitch will need to meet Sport England minimum standards and that the hours of floodlighting should be controlled to protect residential amenity. They added that the site specific criteria should state that changing facilities should be provided to meet Sport England/FA requirements, and car parking will be provided to meet WDC policy requirements. They also recommended that a criteria is added to say that all grass pitches, artificial pitches and courts will be provided to meet Sport England/NGB technical requirements, in order to ensure the new facilities are fit for purpose.

Suffolk County Council stated that sustainable links were required including a new footway along the A146 frontage.

Suffolk County Council noted there is no discharge strategy is evident and soil conditions look sporadic for infiltration. They noted there is no watercourse and no Anglian Water surface water system.

Parish and Town Councils

Gisleham Parish Council stated that rather than developing this area for sport, consideration should be given to improving existing facilities in Lowestoft such as the Denes Oval. They added that this would tie in with the Ness Point proposal. They stated that they felt this site, together with site 179 would be most suitable areas for housing development to the west of the town. The proximity of Castleton Avenue and Beccles Road would allow for greater access to the primary road networks making Lowestoft, Yarmouth, Beccles and Norwich convenient for commuting or leisure. Public transport links would be far easier to create than the proposed area WLP2.15.

Other Organisations

Lowestoft Railway Hockey Club stated that they were disappointed to see provision of a 3G football pitch. They noted there was already sufficient provision in the area. They stated that the area has insufficient provision of hockey facilities. They noted the only provision is that on East Point Academy which they suggested the future of was uncertain. They therefore suggested that the 3G pitch should be replaced with an astro type suitable for Hockey.

Suffolk Wildlife Trust stated that the site has not been subject to wildlife audit and therefore its current ecological value has not been established. They stated that although the policy requested an ecological assessment and the retention of natural features, with a baseline ecological assessment it

cannot be confirmed that the site is appropriate for allocation for development. They recommended that further ecological assessment was undertaken. They stated that should the site be allocated it must be ensured that the design of any development avoids or mitigates any ecological impacts and secures significant ecological enhancements.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

It was suggested that development for sports and leisure would urbanise rural land with good ecological value and contribute to the sprawl of Carlton Colville.

Concern was raised about the impact of traffic and lighting on wildlife and people. It was added that development would have a major detrimental impact on the fringe of the Broads National Park.

It was suggested that the area would be more suitable for housing as it is close to the main road network. It was suggested that sports facilities would be better located in the central part of the town such as on the Jeld Wen site which will be near the third crossing.

It was suggested that most of the land is not level and the soil type is very heavy and doesn't drain very well and gets water logged, which is not ideal for sporting activities. It was suggested it would be better to put the sports facilities on the land along Beccles Road and Burnt Hill Lane.

It was noted there was a lack of provision for equestrian activities.

Concern was raised about the impact on infrastructure. It was suggested that development could impact upon broadband speeds.

Concern was raised about the loss of fields and countryside for people to enjoy walking.

It was suggested that this was a poor location for sports facilities from a traffic management perspective. It was suggested that development would add to existing congestion along the A146 and A1145. It was added that the Council should not consider putting traffic lights on the roundabout.

Concern was raised about the impact on existing residential properties from noise.

Concern was raised about the potential for residential development to enable the sports facilities. Concerns were raised about the impact of this on infrastructure. It was suggested that the Blundeston Prison site would be better for sports facilities.

It was questioned whether Lowestoft and Gt Yarmouth Rugby Club was being considered for residential development. It was suggested this would be a natural extension to the built up area. Alternatively, it was suggested that Gunton Park would lend itself well as a sports facility similar to WLP2.18 at Oakes Farm, thus supplying a multi use sports facility at the North end of Lowestoft. It was suggested that the Water Lane leisure centre was not suitable to meet the sporting needs of north Lowestoft and it was questioned whether it was expected people to commute to WLP2.18.

How these comments have been taken into account in the Final Draft Local Plan

The policy has been amended to be less specific about the types of sports facilities to be provided. This will enable flexibility to deal with changing circumstances.

A requirement for a Transport Assessment has been added to the policy to ensure any traffic impacts are mitigated.

The text around flood lighting has been clarified, although it is not considered necessary to specifically reference Sport England standards. This would result in a less concise policy as there are numerous standards which could be applied. Instead the reference to relevant standards has been added to the policy.

It is not considered that the development on this site will have any impact on the setting of the Broads.

All development will require sustainable drainage measures in line with Policy WLP8.24. The Grade II listed Rookery is separated from the site by the busy A146. There is significant vegetation screening along this road. Given the low risk of any development impacting upon the setting of the Rookery, it is not considered necessary to make reference to it in the policy or supporting text.

It is not considered necessary to add a requirement to a footway along the A146 frontage as the site may not be accessed from this road.

The site is not considered suitable for housing in its entirety. It is a significant distance from Lowestoft Town Centre and employment areas and is less favourable than other options allocated for Lowestoft. However, a limited amount of residential development on the 6 hectares at the north of the site may be suitable for residential development, only in order to enable the delivery of the sports facilities.

There is no evidence to suggest that the site contains habitats and species which would undermine the overall suitability of the site. A preliminary ecological appraisal has been undertaken which didn't identify any significant issues which would undermine the suitability of the allocation.

Issues relating to noise will need to be addressed at the planning application stage. It is considered that there is sufficient space on the site for noise not to be an issue to residential amenity.

Gunton Park has been allocated for residential development to facilitate the relocation of the Lowestoft and Great Yarmouth Rugby Club to larger and improved facilities. These are likely to be in the north of the town.

Alternative Sites

007 Burn Hill Lane to Marsh Lane, Carlton Colville

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Gisleham Parish Council stated that the use of areas to the west of Carlton Colville would have the advantage of commencing the much needed Barnby bends bypass from the roundabout at the end of Castleton Avenue. They added that Areas 7 and 112 on the Beccles Road could be developed as preferred sites as links with the A146 would enable good transport infrastructure.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was questioned why site were begin considered on the River Waveney side of Beccles Road.

It was suggested that this site should be given further consideration in place of WLP2.12.

It was suggested that this site was preferable as it borders an existing main road and access and therefore better in traffic management terms. It was suggested the site is better located to fit in with bus routes and therefore discourage car use. It was suggested the site also had a benefit over WLP2.15 as surface water could discharge directly into the Broads.

It was suggested that this site would be better suited for sports and leisure development rather than the Oakes Farm site (Policy WLP2.18)

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The sites were submitted for consideration by owners, developers and interested parties. Strategic site allocations are detailed in the Draft Local Plan and discounted sites are listed in the Appendix for public comment.

The use of the land west of the A146 either for housing or sports and leisure would extend the built up area of Lowestoft and Carlton Colville towards the Broads. The Settlement Fringe Landscape Sensitivity Study identified the site as having a low capacity for development due to the rural character and visibility from the Broads. Development of the site would have a detrimental impact the setting of the Broads and the landscape.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments. The allocated sites have good access to main roads and public transport without creating unacceptable levels of traffic.

The sites west of the A146 do not offer significantly better development and traffic management opportunities such that this would outweigh the harm to the Broads and landscape.

The site is not considered suitable for development. The site has not been taken forward in the Local Plan.

021 Hall Road Carlton Colville

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Warnes & Sons Ltd. stated that the Local Plan had not allocated sufficient small and medium sized sites. They stated there were sound arguments which suggest this site should be included in the new Local Plan as a residential allocation including:

- The site is well related to the urban edge and would round off the existing line of development that extends along the western boundary of the site.
- The site has good access to everyday facilities and services and with good public transport links within easy walking distance of the site.
- The site is in single ownership and is owned by a reputable local builder.
- There are no constraints such as contamination, flood risk, access and no excessive costs involved in preparing land for development.
- Once planning permission is granted the site will deliver houses quickly.

They noted with respect to highway impacts that the Council has provided no evidence of these and there is no comment from Suffolk County Council as Highway Authority. They added they were to allow road widening along the full length of the land in their ownership to improve flow of traffic and incorporate a footpath along the western side of Hall Road. They stated that significantly more congestion would be caused by the preferred site WLP2.15. They added that development of the site will deliver new affordable homes and improvements to infrastructure through CIL. They stated that an archaeological desktop study and geophysical scan had been undertaken which suggests archaeological concerns could be dealt with through condition. They added that the preferred site WLP2.15 would have greater archaeological potential and could impact upon the setting of a scheduled monument.

Members of the Public

It was suggested that the smaller alternative site options around Carlton Colville would be preferable as traffic will be dispersed on to several different roads.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed. The Draft Local Plan has allocated housing to a range of sites of different sizes that have the capacity to be developed within the plan period.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to a few small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The school is a locally known point of congestion at school drop-off and pick-up times. The preference is locate development where existing issues will not be exasperated. The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The site 21 is considered less preferable to the site allocated under Policy WLP2.15 (now WLP2.16) of the Draft Local Plan. The site 21 is not of a scale to provide on-site benefits such as a school, country park, allotments, local shops, community centre, or community parking for the school.

The site has not been taken forward in the Local Plan.

022 Hammonds Farm, London Road, Gisleham, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Wellington Construction stated that in response to the Council's concern about the poor relationship there was already linear development along London Road, and established housing to the north-east Willow Road and Jubilee Road. They added it relates better to the built up area than the proposed garden village to the north of Lowestoft. It was suggested that the site could deliver housing more quickly than preferred sites. They added improvements to car fuel efficiency will broaden the case for sustainability considerably

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is detached from the limited linear residential development on London Road/A12 to the south. Access to the site is off the A12 to the west and as such does not relate well with the residential development to the north. The immediate area is dominated by out-of-centre retail and tourism uses. Proposals to address issues of school capacity by sending children from the site to the proposed new school on allocated site WLP2.15 (now Policy WLP2.16) would not support sustainable methods of transport.

The site is considered less preferable to the sites allocated in the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops.

Policies in the Draft Local Plan address the issue of providing affordable housing and self build housing.

The site has not been taken forward in the Local Plan.

023 Holly Farm, Wood Lane, Oulton, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Mr and Mrs Waring requested that the site is reconsidered. They suggested that there were factually inaccurate or incomplete information and inconsistent conclusions which have led to the site being discounted. They stated the Council's assessment did not take account of the potential to reduce the impact on the landscape and improve its setting on the Broads, and connection to a long distance footpath. They added the analysis does not take into account how Site 23 will need to remain viable and consequently have ongoing impact on the landscape and of the setting on the Broads. They stated the following was inaccurate or incomplete information in the Council's analysis:

- The site is not only accessed from Wood Lane, it is also accessed from the surfaced and adopted Holly Hill, Camps Heath.
- The site has safe pedestrian access as it is traversed by a Public Footpath connecting to existing Camps Heath village facilities.
- The site is adjacent and contiguous to the built up area of Camps Heath and not solely in open countryside.
- The site is partly brownfield
- No account of the development of the adjacent Woods Meadow Country Park with its safe pedestrian access is made.
- Bus Stop, Primary School, Playground, Country Park, Shops, Sports Facilities are all within walking distance on existing or proposed pedestrian paths.

They stated the following were inconsistent conclusions

- Sites 7.4, 7.6, 7.7, 7.18, 7.19, 7.20 have been allocated despite no footpath or limited pedestrian access.
- Sites 7.6, 7.7, 7.15, 7.16, 7.17, 7.18, 7.19, 7.20, 7.21 have been allocated on agricultural land adjacent to villages.
- Sites 7.5, have been allocated taking account existing "brown field" development in a village.
- Various sites are allocated in the new Local Plan aim to support the local economy.

- Sites allocated in 7.15, 7.16, to provide opportunity for small number of buildings in scale and character with village

They added that the site currently has many poor quality, prominent and high buildings covering the majority of the elevated site, which are visible from a considerable distance over Broads landscape. They added the proposal would seek to remove a number of these and therefore improve the impact on the landscape. They added the site is mainly redundant and needs a economically viable future during the Local Plan period. They noted a small scale development would be anticipated to have lesser impact upon highway and pedestrian infrastructure than other alternatives.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed. The site is located in the countryside with the countryside defined as land outside any settlement boundaries of towns or villages. The site is near to the built up area of Lowestoft and the new development at Woods Meadow.

The strategy for rural areas, as detailed in Section 7 of the Draft Local Plan, supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. The site does not have a close relationship with a “larger village” or “smaller village”. The site is on the periphery of Camps Heath a scattered settlement with no shop, school, GP surgery or any other significant services or facilities. The site is therefore not comparable with those rural sites allocated in Section 7 of the Draft Local Plan which support existing rural services, facilities and communities.

Due to the proximity to Lowestoft the site had the potential to contribute towards the Lowestoft area’s housing provision and tourism. However, the relatively minor benefits of the site are outweighed by the adverse impact on the landscape and Broads, and the site is considered less preferable to the other sites in and around the Lowestoft area. The site has not been taken forward in the Local Plan.

040 Land at Laurel Farm, Hall Lane, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Badger Building stated that the land to the east of the site remains undeveloped notwithstanding the allocation, at the whim of the land owner and that land to the south will be developed by Persimmon before the end of the plan period, They added that this site has the potential of providing the necessary junction improvement between Hall Lane and Flixton Road. They added that development of the site could also provide financial assistance with the provision of a necessary foul sewer on Hall Lane. They stated could be linked by phasing to the Hall Lane site so that its development did not take place before 2023. They added it would provide a backup site in the context of the five year land supply in the likely event that the sites adjacent Lake Lothing continue to remain undeveloped and would form a follow on from the Hall lane (north side) development, without the need for a subsequent plan amendment.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site has a poor relationship with the existing built-up area of Lowestoft that is not expected to change until 2028. The site is less preferable than other sites in the area. The site has not been taken forward in the Local Plan.

051 Land at The Old Rectory, Church Lane, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Christopher Stannard stated that with the development of Woods Meadow, land at the Old Rectory will have built up areas to the South West, to the South, to the East and to the North East. Therefore they suggested an extension of the built up area to Church Avenue rather than Church Lane produces a more natural boundary from both a geographical and topographical view point. They added that development would not impact on the setting of the Church or the landscape as it is well screened by mature trees. They added there was nothing of historical value on the site. They added the site is available immediately, deliverable and would lend itself very favourably to a low density self build or custom housing project. They stated it has good proximity to local transport links, enterprise areas, schools and shops the development of this site would appear to satisfy many of the criteria of The Government's Draft White Paper "Fixing our broken housing market".

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is a field with areas of woodland that is considered to have a poor relationship with the built up area as it is largely surrounded by other fields, with the exception of the Old Rectory to the north and a few residential properties that abut the southwest corner. Land to the north/west of Church Lane and west of Wood Lane retain a semi rural character. The Old Rectory is a non-designated heritage asset and limited weight can be attributed to soft landscaping which screens the property.

The site is less preferable than other sites in the area. The site has not been taken forward in the Local Plan.

053 Land between Church Lane and Church Avenue, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Messrs Munnings and Jermy stated the site has a good relationship to the existing built up area as the site is adjacent to housing to the north and east (including the Woods Meadow development) and a school to the south. They added there will no material impact on the listed church as the site is approximately 300 metres away from the Church and there is a substantial established wooded area in between and the substantial Woods Meadow Site presently under construction is approximately only a further 100m to the north east. They added the site is in a more sustainable location than site WLP2.12 which they stated was in the strategic gap. They added the site is less than 3 miles from Lowestoft Town Centre and close to proposed services and facilities on the Woods Meadow site. They stated there was potential to provide a new footway between Sands Lane and the new junction serving the site; and exploring the possibility of the provision a formal passing place to the north of the access. They added they would not object to undertaking archaeological work.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is a field that is considered to have a poor relationship with the built up area. The land to the north/west of Church Lane and west of Wood Lane is outside the settlement boundary and new development at Wood Meadows. The area retains a semi rural character that is separate from the urban character of the Lowestoft area.

Additional housing to the west of Church Lane would extend the built up area towards the Grade I listed Church of St Michael and into the countryside having a detrimental impact on the setting of the church, the landscape and the Broads.

The site is considered less preferable to the site allocated under Policy WLP2.12 (now Policy WLP2.13) of the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops.

The site has not been taken forward in the Local Plan.

056 Land between Rushmere Road and Fairhead Loke, Carlton Colville

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Keith Winter stated the site has the potential to deliver land for the expansion of the primary school and car parking on the same side of the road if the site developed for housing.

Members of the Public

It was suggested that the smaller alternative site options around Carlton Colville would be preferable as traffic will be dispersed on to several different roads.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed. The Draft Local Plan has allocated housing to a range of sites of different sizes that have the capacity to be developed within the plan period.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The site is considered less preferable to the site allocated under Policy WLP2.15 (now Policy WP2.16) of the Draft Local Plan. Rushmere Road is a country road and there is no evidence it is dangerous. The option of parking in a car park on the same side of the road as Carlton Colville Primary School does not outweigh the other on-site benefits of site WLP2.15.

The site has not been taken forward in the Local Plan.

080 Land off Church Lane, Carlton Colville

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Badger Building noted that the site is the subject of a current application by ourselves and for the reasons set out in that application and taking in to account the comments made in the site analysis, they are of the view that the site can be developed without detriment to the landscape or the amenities of nearby properties and should be allocated in the plan. They added it does not require land assembly or master planning and provides an ideal opportunity to provide a continuity of land supply given the failure of the sites around Lake Lothing to deliver any housing within the predicted time scales.

Members of the Public

It was suggested that the smaller alternative site options around Carlton Colville would be preferable as traffic will be dispersed on to several different roads.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed. The Draft Local Plan has allocated housing to a range of sites of different sizes that have the capacity to be developed within the plan period.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The site is considered less preferable to the site allocated under Policy WLP2.15 of the Draft Local Plan. The site has not been taken forward in the Local Plan.

111 Land to the north of the A146, Beccles Road, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Durrants (on behalf of the landowner) noted that Carlton Colville Town Council had previously stated the town must retain its semi-rural nature. They note that the development of this site would not impede this as the land to the north of the proposed development is owned by Suffolk Wildlife Trust and is therefore unlikely to be developed. They added the site is boarded to the East, South and West by roads which would define a clear boundary of where development stops. They added potential impacts on the landscape could be minimised by devising a low level lousing scheme; bungalows and planting around the site close to already established hedges. They argued that Site 11 is not visible from the land to the north on the other side of the railway (photos added to illustrate point). They stated that if the sites were to have bungalows there would be fewer units on the sites which would in theory minimise the extra recreational impact on Carlton Marshes. They added there would be a distinct separation between Carlton Marshes and the proposed sites by the railway and grassland to the north. They stated that the site is outside of the flood zone and easily accessible from Burnt Hill Lane, Ivy Lane and A146.

Members of the Public

It was questioned why site were begin considered on the River Waveney side of Beccles Road.

It was suggested that this site was preferable as it borders an existing main road and access and therefore better in traffic management terms. It was suggested the site is better located to fit in with bus routes and therefore discourage car use.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The sites were submitted for consideration by owners, developers and interested parties.

The use of the land would extend the built up area of Lowestoft and Carlton Colville towards the Broads. The Settlement Fringe Landscape Sensitively Study identified the site as having a major

contribution to the setting of the Broads and therefore a low capacity for development. Whilst the impact of development may be mitigated the railway line, through planting and through the design of the housing, the site remains less preferable than other sites in the area.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The site has not been taken forward in the Local Plan.

112 Land to the north of the A146, Beccles Road, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Gisleham Parish Council stated that the use of areas to the west of Carlton Colville would have the advantage of commencing the much needed Barnby bends bypass from the roundabout at the end of Castleton Avenue. They added that Areas 7 and 112 on the Beccles Road could be developed as preferred sites as links with the A146 would enable good transport infrastructure.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Durrants (on behalf of the landowner) noted that Carlton Colville Town Council had previously stated the town must retain its semi-rural nature. They note that the development of this site would

not impede this as the land to the north of the proposed development is owned by Suffolk Wildlife Trust and is therefore unlikely to be developed. They added the site is bordered to the East, South and West by roads which would define a clear boundary of where development stops. They added potential impacts on the landscape could be minimised by devising a low level housing scheme; bungalows and planting around the site close to already established hedges. They argued that Site 112 is not visible from Carlton Marshes (photos submitted to illustrate point). They stated that if the sites were to have bungalows there would be fewer units on the sites which would in theory minimise the extra recreational impact on Carlton Marshes. They added there would be a distinct separation between Carlton Marshes and the proposed sites by the railway and grassland to the north. They stated that the site is outside of the flood zone and easily accessible from Burnt Hill Lane, Ivy Lane and A146.

Members of the Public

It was questioned why sites were being considered on the River Waveney side of Beccles Road.

It was suggested that this site was preferable as it borders an existing main road and access and therefore better in traffic management terms. It was suggested the site is better located to fit in with bus routes and therefore discourage car use.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The sites were submitted for consideration by owners, developers and interested parties.

The use of the land would extend the built up area of Lowestoft and Carlton Colville towards the Broads. The Settlement Fringe Landscape Sensitivity Study identified the site as having a major contribution to the setting of the Broads and therefore a low capacity for development. Whilst the impact of development may be mitigated by the railway line, through planting and through the design of the housing, the site remains less preferable than other sites in the area.

The strategy in the Draft Local Plan allocates a significant percentage of the district's growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

It is highly unlikely that the development of site 7, 111 and 112 would result in sufficient developer contributions to fund a bypass of the Barnby Bends.

The site has not been taken forward in the Local Plan.

137 Rear of Nos 485 & 487 London Road South, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Waveney Removers stated there were no tree preservation orders on the site and is not within a conservation area.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The comments regarding the trees have been noted and assessments updated as appropriate. The site is a small site within the Settlement Boundary of Lowestoft where the principal for residential development is considered acceptable subject to details and site specific issues.

The site has not been taken forward in the Local Plan.

147 The Old Rifle Range, A12 London Road, Pakefield, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Tegerdine considered that the scale of growth in the rural areas was disproportionate and it was not a sound approach when there was land available within Lowestoft, the most sustainable location in the District, such as this site. They referred to previous evidence submitted which demonstrated the deliverability of the site. They stated that the reasons given for discounting the site as a residential allocation are weak and unsubstantiated. They stated the site has a good relationship to the built up area as it borders a row of cottages known as Catherine Terrace, Elizabeth Terrace and Barnard's Terrace. They added that through the preparation of a Masterplan previously presented to the Council, that the site could be developed in such a way as to ensure that there is minimal loss of undeveloped coastline, with provision of an extensive area of open space in the southern and eastern parts of the site. They argued that primary school capacity would be provided on the preferred site WLP2.15 and this site could financially contribute towards it and therefore improve the viability of that allocation. They stated the site is not in productive agricultural use, and its historic use as a rifle range and military base means that it unlikely to ever be returned to this use. They added Site 147 therefore presents a unique opportunity to expand the town in a southerly direction without losing the best quality and most versatile agricultural land.

Members of the Public

It was suggested that development of this site would be preferable to WLP.15 as it would deliver housing closer to major road networks to ensure bus routes can be utilised.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the ‘Analysis of the Options for the new Waveney Local Plan’ published July 2017 remain valid.

The strategy of allocating development in rural areas is considered appropriate and proportionate. The strategy enables development to enhance or maintain the vitality of rural settlements.

The site abuts a row of terrace properties that front the A12 but is not well related to the residential properties in either Pakefield or Carlton Colville. Attempts to address school capacity by sending children from the site to the proposed new school on allocated site WLP2.15 would not offer or support sustainable methods of transport.

The site is considered less preferable to the sites allocated in the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The site is considered less preferable to the sites allocated in the Draft Local Plan. The site has not been taken forward in the Local Plan.

164 Land west of Northern Spine Road/north of Pleasurewood Farm

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was stated that the development of this site would be preferable to WLP2.12. It was stated that concerns over access could be addressed and the landscape is no more sensitive than WLP2.12. It was suggested that the adjacent sewerage treatment works to WLP2.12 was a similar constraint to the adjacent landfill site on site 164.

It was suggested that the site would be a more natural extension to Lowestoft than the proposed WLP2.12.

It was suggested that development of this site would be preferable to WLP.15 as it would deliver housing closer to major road networks to ensure bus routes can be utilised.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Development of the site would have an adverse impact on the landscape and there is a risk of contamination.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to north Lowestoft area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The site is considered less preferable to the site allocated under Policy WLP2.12 (now WLP2.13) of the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops. The site has not been taken forward in the Local Plan.

172 Land west of Parkhill, Oulton (south of Spinney Farm)**Statutory Consultees**

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was noted that access along Parkhill for pedestrians is very poor. Concerns around safety were noted in this respect. Concern was raised with respect to the cumulative effect on this with the Woods Meadow development . It was noted that there is not a great deal of facilities for those who cannot use a car around Oulton/Blundeston regarding shops, Doctors etc.

How these comments have been taken into account in the Final Draft Local Plan

No changes to the site allocations are considered necessary.

178 Carlton Motors, Rushmere Road, Gisleham

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was suggested that the smaller alternative site options around Carlton Colville would be preferable as traffic will be dispersed on to several different roads

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is small and narrow and would not accommodate many houses.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The site has not been taken forward in the Local Plan.

179 Eades Farm, Beccles Road, Carlton Colville**Statutory Consultees**

No comments were made in response to this site.

Parish and Town Councils

Carlton Colville Town Council requested that this site is reconsidered. They stated the site has access on to the A146 with good links to Norwich, Beccles and Lowestoft. They indicated the site could

deliver a similar quantum of development as WLP2.15. They noted the site would not require a Country Park as it will be adjacent WLP2.18 which will provide walking facilities. They noted that cycle paths could provide connections back into Carlton Colville. They stated that the site would generate the same benefits as those proposed under policy WLP2.15 and would allow for the existing community of Carlton Colville to continue to benefit from a semi-rural environment.

Gisleham Parish Council stated that they felt this site and WLP2.18 are the most suitable areas for housing development to the west of the town. They added the proximity of Castleton Avenue and Beccles Road would allow for greater access to the primary road networks making Lowestoft, Yarmouth, Beccles and Norwich convenient for commuting or leisure. They stated public transport links would be far easier to create than the proposed area WLP2.15.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was suggested that the site was more suitable than site WLP2.12 and WLP2.15. It was suggested that this site was preferable as it borders an existing main road and access and therefore better in traffic management terms. It was suggested the site is better located to fit in with bus routes and therefore discourage car use.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site would support a range of on-site infrastructure and the strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the south Lowestoft/Carlton Colville area will necessitate the provision of new services and facilities, such as a new school. Nevertheless, the site is considered less preferable than the allocated site WLP2.15 (now WLP2.16) .

The site is further from the main residential areas of Carlton Colville and offers less opportunity to integrate the site with the existing residential properties. Site is less able to provide spaces, services and facilities that would benefit both the existing and proposed housing developments.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

No changes to the site allocations are considered necessary.

182 Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Forecore Ltd. stated that the Local Plan had not allocated sufficient small and medium sized sites. They stated there were sound arguments which suggest this site should be included in the new Local Plan as a residential allocation including:

- The site is well related to the urban edge and built up area of North Lowestoft being surrounded by development to north, south and east.
- The site has good access to everyday facilities and services and with good public transport links within easy walking distance of the site.
- The site is in single ownership.

- There are no constraints such as contamination, flood risk, access and no excessive costs involved in preparing land for development.
- Once planning permission is granted the site will deliver houses quickly.

They considered that impact on the townscape is not to be of sufficient reason to exclude the site from the local plan and a well designed residential development could offer an equally positive contribution to the townscape and the entrance to the town. They suggested a low-density scheme which retains as much of the existing natural landscaping features and maintains a rural character. They added that in the event of WLP2.12 being developed the entrance to the town will shift a good deal further north. They added that development of the site will deliver new affordable homes and improvements to infrastructure through CIL. They noted that larger allocations proposed in the plan have numerous constraints which might delay development or significantly reduce the number of dwellings delivered.

Members of the Public

It was suggested that this site was preferable to WLP2.12.

It was suggested by another that the site makes an attractive contribution to the townscape and the entrance to the town and creates a rural feel to locality on the edge of the town. It was considered that this statement was also applicable to potential development of the Lowestoft and Gt Yarmouth Rugby Club which is visible and adjacent to this land.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed. The Draft Local Plan has allocated housing to a range of sites of different sizes that have the capacity to be developed within the plan period.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the north Lowestoft area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The site is considered less preferable to the site allocated under Policy WLP2.12 (now WLP2.13) of the Draft Local Plan which can accommodate on-site benefits such as a school. The site has not been taken forward in the Local Plan.

183 Land to the south of Hall Lane, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Ken Houchen objected to the fact that the Plan had discounted this site. It was suggested the site was not in open countryside and is located in close proximity to the hamlet of Camps Heath and the cluster of dwellings that extend along Fisher Row & Holly Hill. It was added that the site is also located just beyond the northern boundary of the large residential site known as Woods Meadow which is currently being developed. It was noted that no formal highway comments had raised concern about safe vehicular access. They added the site provides an opportunity for a low density well designed residential development that will relate well to its surroundings. They added the site could be developed as self build/ custom build housing to meet local need. They added the site is well contained by well established hedgerows

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed. The site is located in the countryside outside the settlement boundary of the Lowestoft area and is surrounded by agricultural fields. The site is close but distinct from the built up area of Lowestoft and the new development at Woods Meadow.

The pedestrian access is considered poor as there are no footpaths or street lighting that connect the site to services, facilities or public transport. The vehicle access is off a country road.

Due to the proximity to Lowestoft the site had the potential to contribute towards housing for the town. However, the relatively minor benefits of the site are outweighed by the larger benefits of the allocated site in the Draft Local Plan. The site has not been taken forward in the Local Plan.

184 Oakenshaw, Parkhill, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was suggested that this site would be preferable to WLP2.12 and WLP2.15. It was suggested that this site was preferable as it borders an existing main road and access and therefore better in traffic management terms. It was suggested the site is better located to fit in with bus routes and therefore discourage car use.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is not suitable for development due to the impact on the setting of the Parkhill Hotel Grade II listed building.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the north Lowestoft area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3

small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The site is considered less preferable to the site allocated under Policy WLP2.12 (now WLP2.13) of the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops. The site has not been taken forward in the Local Plan.

185 Parkhill, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was suggested that this site would be preferable to WLP2.12 and WLP2.15. It was suggested that this site was preferable as it borders an existing main road and access and therefore better in traffic management terms. It was suggested the site is better located to fit in with bus routes and therefore discourage car use.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is not suitable for allocation in the Local Plan due to the impact on the setting of the Parkhill Hotel Grade II listed building.

The cumulative impacts on the road network of the new development within Lowestoft has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction. Mitigation measures for this have been identified. Other improvements necessary to mitigate development will be identified through Transport Assessments

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the north Lowestoft area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The site is considered less preferable to the site allocated under Policy WLP2.12 (now WLP2.13) of the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops. The site has not been taken forward in the Local Plan.

187 Plot 'H', Blundeston Road, Oulton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

It was suggested that this site would be preferable to WLP2.12.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is isolated in the open countryside with poor access.

The strategy in the Draft Local Plan allocates a significant percentage of the districts growth to the Lowestoft area. The level of proposed new housing to the north Lowestoft area will necessitate the provision of new services and facilities, such as a new school. Distributing housing growth to 2/3 small/medium sites will not provide the number of houses required by the overall strategy of the Local Plan or the opportunity to provide on-site services, facilities and benefits to the local community.

The site is considered less preferable to the site allocated under Policy WLP2.12 (now WLP2.13) of the Draft Local Plan. The site is not of a scale to provide on-site benefits such as a school, employment, and local shops. The site has not been taken forward in the Local Plan.

204 Harbour Road, Lowestoft

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

G Hayward stated the site should be reconsidered. He questioned differences in the assessment between site 204 and site 54. They acknowledge the site had potential contamination. They concluded that the site is available, suitable and achievable.

Members of the Public

It was suggested that the site appears to be ideally suitable to mixed use housing and marina. IT was noted there was likely to be less contamination on this site than on the Badger Building site at Caldecott Road. It was noted that once the Brooke Peninsula site is developed this will be an attractive site for development with close links to the railway station and local amenities.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site has not been taken forward in the Local Plan.

Beccles and Worlingham

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Strategy for Beccles and Worlingham

Statutory Consultees

The Broads Authority commented that the proposed growth in Beccles and Worlingham would create recreational pressure on the Broads and mitigation would be required.

South Norfolk District Council (draft) was supportive of the strategy for Beccles and Worlingham and made comment on allocated sites, housing, employment and infrastructure.

Parish and Town Councils

Beccles Town Council queried whether the district-wide 35% Affordable Housing requirement applies the same to Beccles. They consider the proposed number of homes to be too high. The Town Council would like to see Planning policies allocate affordable housing to local residents and consider that there is a greater need for 1 and 2 bedroom homes. They would like to see more than 15% leisure growth in Beccles as it is currently poorly served in this regard. The Town Council would also like to see provision for a large supermarket to serve the south of the town.

Beccles Town Council believed that the preferred option For Beccles and Worlingham comprising the Garden Neighbourhood Is the best strategy. The Town Council agreed with concerns over the health service, traffic issues and homes being occupied by people from outside of the area. They wished to see a new health centre as part of any large scale development in Beccles and for health care provision to be reviewed prior to any planning permission for the allocated sites being granted. The Town Council would like to see a new traffic survey carried out after a reasonable length of time following the completion of the Southern Relief Road.

Worlingham Parish Council queried the level of housing and contended that Worlingham has a maximum housing need of 301 dwellings (minus windfall development) over the plan period. They queried how the 1250 homes can be retained as a maximum figure.

Other Organisations

The Beccles Society raised concerns regarding the number of houses allocated to Beccles; the lack of doctors and capacity to expand at Beccles Medical Centre; the lack of local police resources; and future water resources.

Developers/Landowners

No comments were made in response to this section.

Members of the Public

There were objections from members of the public who raised concerns in relation to a number of issues. There was some general opposition to large scale development and some felt that the proposed housing numbers are too high. Some felt that a new town should be considered instead of an extension to Beccles and Worlingham. There were also fears that the strategy could lead to an influx of people from outside of Beccles and Worlingham.

Traffic issues were cited including congestion, town centre parking problems, and roads in the town centre are not adequate to cope with the extra traffic. Reduction in air quality from increased traffic was also raised. Some people felt that public transport provision was not adequate to cope with the proposed allocations.

Many people raised concerns over the pressure on Medical Centre and the lack of doctors, along with the lack of space to expand on the site. The loss of the minor injuries clinic was also raised. The Lack of Fire Station, police presence and dental surgery capacity was also raised.

Pressure on local schools and the lack of capacity in the primary schools and high schools in Beccles was raised. There were also fears about pressure on the sewerage system. Some felt that there is a lack of jobs in the Beccles area.

There was also support for the strategy and the new homes and facilities it would bring to the area. There was support for small scale homes which would be more affordable for people. A number of respondents supported the extension of the medical centre.

Some members of the public wished to see the police station and recycling centre re-opened. One member of the public commented that Beccles and Worlingham are well placed to provide sports and outdoor leisure facilities and existing facilities should be upgraded or replaced. Some members of the public stated they would like to see car-free areas of Beccles town centre and improved public transport. One person wished to see low level street lighting and another requested a cycle link in to the cycle route from Cedar Drive. A member of the public commented that infrastructure constraints should be fully resolved before development of the residential allocations begins.

How these comments have been taken into account in the Final Draft Local Plan

The Whole Plan Viability Study has confirmed that the district wide policy WLP8.2 requiring sites with 11 or more houses in Beccles to provide 30% affordable house is viable. The Housing Mix Policy WLP8.1 in the Draft Local Plan supports 1 and 2 bedroom houses.

Individual qualification for affordable houses is not planning consideration.

The site allocation WLP3.1 includes the provision of play areas, sports fields and cycle routes. David Lock Associates have developed the master plan for site WLP3.1 in further detail.

Transport modelling undertaken has identified the impacts of development at the allocated sites and the mitigation works required. The Transport modelling, reported in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018), shows that traffic congestion through Beccles will not be increased to unacceptable levels. Due to the comprehensive Transport modelling carried out further surveys are not considered necessary once the Southern Relief Road has been completed to support the Local Plan, but a Transport Assessment and Travel Plan should be submitted with any planning application.

Support for car free areas in Beccles are noted but are not necessary as part of the allocation of land for development in the Local Plan. Development in Beccles should support public transport provision.

The housing need for the district was identified in the Strategic Housing Market Assessment for Ipswich and Waveney Housing Market Area published May 2017. The options for distributing housing throughout the district were addressed in the Help Plan our Future report published April 2016. Beccles and Worlingham are considered suitable to take 16% of the district's growth until 2036 which equates to 1,473 houses.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Policy WLP3.1 – Beccles and Worlingham Garden Neighbourhood

Statutory Consultees

The Environment Agency supported the policy in respect of preservation of field boundaries, hedgerows and woodlands. They wish to see further detail in regard to sustainable drainage.

Historic England commented that the setting of the grade II listed Worlingham Manor does not appear to have been considered, although they note the positioning of the country park bordering Ellough Road.

Suffolk County Council commented that access on to the Southern Relief Road could be incorporated, subject to design. They would require pedestrian and cycle links to Beccles, but not vehicular links. The County Council would require a full transport assessment and travel plan. Comments on surface water drainage were provided.

Suffolk Wildlife Trust recommended that ecological assessment of the sites takes place before determining whether it is appropriate for allocation.

Parish and Town Councils

Beccles Town Council supported WLP3.1 as it will deliver infrastructure and have least impact on the road network. The Town Council supported car access only on to the southern relief road and would like to see bus gates allowing bus routes between the allocation and the existing town. They stated that infrastructure should be tied to milestones in development, preventing further development until the infrastructure is provided. The Town Council added that the policy should limit the maximum number of homes and specify the amount of space for parks, open space, landscaping etc. They requested a strategic gap on the Beccles and Worlingham parish boundary. Beccles Town Council would like to see planned phasing of the development. Beccles Town Council wished to see a new primary school provided to support growth, rather than the expansion of Worlingham Primary School. Greenways in to the existing residential roads should be provided to encourage sustainable transport. They would like to see reference to electricity supply upgrades in the policy.

Worlingham Parish Council claimed that the masterplan will result in the southeast part of Beccles coalescing with the southwest part of Worlingham and stated that the land should be left undeveloped to protect the separate identities. The Parish Council raised concerns over development of greenfield sites and countryside. Worlingham Parish Council commented that the layout of the masterplan does not protect the character of Worlingham. They also raised concerns over loss of wildlife habitats; surface water drainage; traffic impacts; and lack of a new medical facility. The Parish Council queried the demand for employment use as part of the allocation.

Worlingham Parish Council contended that policy 3.1 does not achieve economic, social and environmental objectives of the NPPF and request that alternative options are considered.

Other Organisations

The Beccles Society supported the garden village development principle. They took the view that policy WLP3.1 should include phasing for infrastructure in detail of funding. They suggested the use of bus gates to allow buses to travel between the new and existing development, but no access for cars. The Beccles Society recommended a landscaped strip is planted along the Beccles/Worlingham parish boundary. They accept the access points on to the southern relief road for cars. The Society added that the London Rd/Peddars Lane/St Marys Rd junction will need improving. What provision will be made for more town centre car parking? They recommend a mid-sized supermarket is provided on WLP3.1.

Worlingham Neighbourhood Plan Team supported the retention of the individual identities of Worlingham and Beccles and using open space to define boundaries. They requested that the *total* number of homes for both preferred sites in Beccles is included in the 'Frequently Asked Questions'. The Team requested that policy WLP3.1 specifies that up to 1100 dwellings are to be delivered during the plan period.

Using the results of the Worlingham Household Questionnaire, Worlingham Neighbourhood Plan team suggested that there would be high levels of concern over 400 homes in Worlingham. Windfall development is likely to add an additional 23 homes in Worlingham over the plan period. There is broad local acceptance of the need for significant levels of housing development, but an increase above 400 dwellings would risk resentment from the community and harm to the parish's character and identity. The Neighbourhood Plan Team suggested alterations to the layout of the masterplan including moving some of the housing eastward and an access on to Ellough Road. They also suggested landscaping in between existing and proposed homes to provide privacy and security and highlight they are keen to be involved and make recommendations regarding the local plan. The Neighbourhood Plan Team had concerns over smells blowing over the site from nearby industrial sites. They supported consideration of accommodation for sheltered or retired communities, along with market housing for older people. The Team would like to see the character of Worlingham and Beccles reflected in new housing. The Neighbourhood Plan Team would like to see phasing of development in Worlingham throughout the plan period. The team highlighted concerns in relation to the capacity of the medical centre and traffic volumes.

Beccles and Bungay Cycle Strategy supported the masterplan. They also supported the provision of the cycle link to Ellough Industrial estates as part of the Garden Neighbourhood and would like to see it extended along Benacre Road to Anson Way. The group supported the creation of greenways linking in to the existing built-up area and access for cars being on to the relief road only.

Developers/Landowners

DLP Planning Ltd (on behalf of Larkfleet Homes) supported the allocation of the sites under policy WLP3.1 which they highlight are not subject to constraints which would inhibit development. They commented that the scale of development allows for a mixed use development with a variety of facilities and services that would complement Beccles and Worlingham. DLP Planning stated that the sites are well situated for employment opportunities at the nearby Ellough industrial estate and enterprise zone. The forthcoming relief road would create a hard physical edge that would enclose the site and create a logical edge to the settlement. DLP Planning commented that Larkfleet's research and consultation events have confirmed the suitability of their site (82). They supported the principle of creating a masterplan and raise the following issues for consideration in relation to this:

- Location of employment land
- A water main traversing the site from east to west and the need for an easement
- Location of the primary school
- Indoor and outdoor facilities needs
- Location of care retirement community and co-location with community uses and local centre
- Maximising opportunities for sustainable transport
- Rights of way on and adjacent the site
- Ecological opportunities and mitigation from recreational pressures
- Impact of noise from Southern Relief Road and neighbouring employment sites
- Impact on neighbouring houses
- Retail units should be highly visible and easily accessible from outside the site
- The adjacent triangle of land to the southeast of the Garden Neighbourhood should be included in the plan
- Inclusion of sustainable drainage and green infrastructure

DLP Planning recommended that the proposed country park is located further to the southwest of their site. They stated that an access to the site from Ellough Road would serve early phases of development and their highway modelling found there is sufficient capacity in the network to accommodate this. DLP Planning stated that Larkfleet's site could support sustainable drainage systems, green infrastructure, sustainable transport means, and high quality open space. They stated they have concerns over the technical robustness of the masterplan and its deliverability and viability.

The Owners of Chenery's Land (sites 8 and 9) supported the allocation and masterplan in policy WLP3.1 and are prepared to assist in the delivery of services, facilities, roads, cycle paths and landscaping. They are prepared to work with other parties in order to facilitate the delivery of the master plan.

Beccles Townlands Trust supported the allocation and masterplan in policy WLP3.1 and is prepared to assist in the delivery of services, facilities, roads, cycle paths and landscaping. They are prepared to work with other parties in order to facilitate the delivery of the master plan.

Badger Building Ltd commented that the allocation should be broken up in to smaller elements to assist with delivery and provide choice in the town.

Gladman Homes Ltd commented that the Council will need to demonstrate deliverability of large strategic allocations and also test their viability.

River Waveney Trust commented that the policy should include reference to sustainable drainage schemes and green infrastructure. Development should be phased to allow for improvements at the Beccles/Marsh Lane water recycling centre.

Waveney and Yare Housing Association commented that the masterplan lacks social/leisure provision and a pub/restaurant is crucial. They commented that the employment area could be extended to incorporate larger retail outlets and parking. There is greatest need in the locality for smaller residential units.

Members of the Public

Members of the public objected to this allocation on a number of grounds. Some neighbouring residents were concerned about overlooking/loss of privacy and light pollution. There were concerns about the amount of traffic that the development would generate and the impact on parking in the town centre. Others were concerned about access on to the southern relief road lowering the speed limit on the relief road. Some members of the public queried how construction traffic would access the site. Electricity supply issues in Ellough were also cited as a reason for objection.

Some members of the public objected due to the increase in surface water flooding and development of greenfield sites. There were concerns about the appearance of housing in the countryside and how the development would harm the character and identity of Worlingham. Other members of the public raised the issue of noise and smells from nearby industrial sites affecting new residents. Some members of the public stated that the sewerage system would not cope with the development

Concerns were raised about the risk of the proposed infrastructure not being provided by developers. There were many objections due to the existing strain on the medical facilities in Beccles and the lack of proposed new medical facility. There were also questions about how the infrastructure will be funded and who will manage and maintain open spaces and play areas. Some residents objected due to the lack of pharmacy or post office.

There were also many members of the public in favour of the Garden Neighbourhood. Members of the public stated that the land beside the southern relief road is a suitable location for development and the preferred option takes advantage of opportunities created by the new road. There was support for the layout of the masterplan - provision of open space and pedestrian and cycle access were cited as strengths. Some respondents were supportive provided that roads, schools, doctors, shops and sewers were adequate. Some members of the public suggested that routes for buses could be opened up between the Garden Neighbourhood and the built up areas to the north. It was also suggested that one way vehicular access from the south of Beccles and Worlingham on to the southern relief road could be opened up.

A number of people were keen to see landscaped buffers between the existing houses next to the site and the new homes. Many people were supportive of retaining the separate identities of Beccles and Worlingham.

A number of respondents were supportive of the principle of masterplanning the area as it provided a joined-up approach and control over the area. Some members of the public commented that the masterplan approach would deliver greater infrastructure than a patchwork development. It was highlighted that infrastructure must be provided at specific trigger points during development. One person wished to see a pub on the development and there was support for a medium or large supermarket to be provided. The retirement community was also supported. Respondents highlighted that new homes were needed in Beccles and Worlingham and that these would support local shops and schools which may be lost without new growth.

Some respondents had questions about the preferred option or had comments or suggestions to make. One person questioned whether there was a need for a retirement community in this location. Others queried what would be done to improve car parking in the town centre. One respondent questioned if there would be a focus for young people in the Garden Neighbourhood.

It was suggested that the policy criteria should include sustainable drainage and that development is phased to allow for the water recycling centre to be upgraded. Some respondents wished to see a mix of architectural styles used including reference to older styles and examples of high quality modern design. Another person stated that sufficient car parking should be provided. It was suggested that the development should be designed to take in to account people with disabilities.

One respondent suggested that the country park should be made a destination and include a café and a car park. Another respondent suggested that the country park is broken up and distributed across the site to provide a green axis and break up areas of housing.

How these comments have been taken into account in the Final Draft Local Plan

David Lock Associates have developed the master plan for site WLP3.1 in further detail following consultation with interested parties. The master plan has taken into consideration the character and identity of Beccles and Worlingham, issues of coalescence, landscape buffers, the impact on Worlingham Manor, access onto the Southern Relief Road, pedestrian and cycle links/routes, and bus routes.

The master plan includes a Community Hub that allows flexibility for shops, pubs, café or other facilities to be brought forward as required.

Additional policy wording has been added stating “on-site infrastructure, including the primary school, community centre, sports fields and open spaces will be secured and funded through Section 106 planning obligations.”

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

For Waveney to accommodate the projected growth, it is inevitable that development will have to occur on greenfield land. In terms of greenfield allocations, the strategy has sought to direct these to the least environmentally sensitive land where there is greatest potential for social and economic gains. This is evidenced in the Sustainability Appraisal Report.

Transport modelling undertaken has identified the impacts of development at the allocated sites and the mitigation works required. The Transport modelling, reported in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018), shows that traffic congestion through Beccles will not be increased to unacceptable levels. Due to the comprehensive Transport modelling carried out further surveys are not considered necessary once the Southern Relief Road has been completed, but a Transport Assessment and Travel Plan should be submitted with any planning application.

The Whole Plan Viability Study (2018) has confirmed the viability and deliverability of the site.

Reference to surface water drainage, sustainable drainage and green infrastructure in Policy WLP3.1 are not considered necessary as this is addressed through the Flood Risk policy WLP8.24.

Issues relating to private views and value of property are not material planning considerations which can be taken into account in the preparation of the Local Plan.

Waveney has an aging population and there will be an increased need for facilities and services for older people.

Policy WLP 3.2 – Land West of London Rd, Beccles

Statutory Consultees

The Environment Agency supported the requirement for contamination assessment of the petrol station. Any extension to the cemetery will require a groundwater assessment.

Historic England commented that this site is adjacent to the conservation area boundary and is an opportunity to enhance the conservation area.

Suffolk County Council (draft) commented that a new footway should be provided along the site frontage plus sustainable links such as off-site rights of way into the countryside. The County Council would require a transport assessment for this development. They added that there is some risk of surface water flooding on the site.

Parish and Town Councils

Beccles Town Council supported allocation WLP3.2.

Other Organisations

Beccles and Bungay Cycle Strategy supported cycle links to Meadow Gardens and Kemps Lane. There should be no vehicular access to the north. A central refuge should be provided to help safe crossing of London Road.

Developers/Landowners

No comments received.

Members of the Public

Two members of the public commented that Development of this site will create traffic issues on London Road. One person objected due to loss of view and impact on their property value.

Some respondents registered their support for this allocation. One member of the public stated that access should be on to London Rd only. Another member of the public wished to see cycle links to the Kemps Lane cycle route on the eastern side of London Road. There was support for landscaping between the existing neighbouring homes to the north and east of the site and any new dwellings.

There was also support for protecting existing trees on the site. One person noted that there were three major trunk pipes running through the site.

How these comments have been taken into account in the Final Draft Local Plan

Transport modelling undertaken has identified the impacts of development at the allocated sites and the mitigation works required. The Transport modelling, reported in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018), shows that traffic congestion through Beccles will not be increased to unacceptable levels. A Transport Assessment and Travel Plan should be submitted with any planning application.

The policy wording includes support for pedestrian and cycle links and retention of natural landscape features.

Issues relating to private views and value of property are not material planning considerations which can be taken into account in the preparation of the Local Plan.

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

Statutory Consultees

New Anglia Local Enterprise Partnership supported this allocation.

Suffolk County Council commented that a transport assessment would be required for this development. There is some surface water flood risk on the site.

Parish and Town Councils

Beccles Town Council was supportive of this allocation and would like to see the retention of the Enterprise zone and an upgrade to the electricity supply. They also would like to see a cycle link from the southern relief road, along Benacre Road to the roundabout at Copland Way, and as far as Beccles Business Centre.

Other Organisations

No comments received.

Developers/Landowners

No comments received.

Members of the Public

One member of the public objected due to the development of greenfield sites. Others registered their support for the allocation. It was suggested that policy WLP3.3 should include provision for a cycle link between the southern relief road, the roundabout at Copland Way, and Beccles Business Park. There was also support for upgrade to the electricity supply.

How these comments have been taken into account in the Final Draft Local Plan

Transport modelling undertaken has identified the impacts of development at the allocated sites and the mitigation works required. The Transport modelling, reported in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018), shows that traffic congestion through Beccles will not be increased to unacceptable levels. A Transport Assessment and Travel Plan should be submitted with any planning application.

In terms of concerns relating to infrastructure provision, such as electricity, through liaison with key infrastructure providers, the plan has identified where there are issues with the provision of infrastructure and has identified the necessary improvements required. There are sufficient mechanisms in place to ensure the delivery of infrastructure including developer contributions.

For Waveney to accommodate the projected growth, it is inevitable that development will have to occur on greenfield land. In terms of greenfield allocations, the strategy has sought to direct these to the least environmentally sensitive land where there is greatest potential for social and economic gains. This is evidenced in the Sustainability Appraisal Report.

Pedestrian and cycle routes through allocated site WLP3.1 will improve access to the site WLP3.3.

Beccles and Worlingham - Alternative Sites

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016 Former Beccles Heat Treatment, Gosford Road, Beccles

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public commented that this site and the adjoining site are derelict and should be prioritised for re-development for a mixed use scheme including housing and retail.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site on its own is less preferable than other sites due to the close proximity of the commercial garage. Should the land to the west of the site come forward then the two plots together would be suitable for a mixed use redevelopment. The site is located within the settlement boundary of Beccles where there is presumption in favour of development and may come forward for consideration as windfall development.

The site has not been taken forward in the Local Plan.

024 Homestead Farm, Ringsfield Road, Beccles

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Ringsfield and Weston Parish Council do not consider this site to be suitable due to the high agricultural land value and their desire to retain a clear boundary between Beccles and Ringsfield.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Members of the public supported discounting this site as Ringsfield Rd is narrow; has poor visibility, and is close to a school making it unsuitable for access and increased traffic volume. Ringsfield Road does not connect with the Beccles Southern Relief Road and is also part of National Cycle Route no. 1. Respondents also commented that this site includes grade 2 agricultural land and wildlife habitat and development would be harmful to the rural landscape. Another respondent commented that there are surface water drainage issues.

How these comments have been taken into account in the Final Draft Local Plan

The comments supporting the discounting of the site have been noted.

The site has not been taken forward in the Local Plan.

036 Land at Cromwell Road and London Road, Weston

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Ringsfield and Weston Parish Council objected to development of this site as services and infrastructure are not available to support development and separation between Beccles and Ringsfield and Weston should be maintained.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Two members of the public supported allocation of this site as it has good road access; will not impact on existing housing; and smaller sites developments are more in keeping with development outside of Beccles.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is located on the outskirts of the Beccles separated from existing residential areas by M& H Plastics. Due to the remote location the site is not considered suitable for housing.

Scattering development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity to for on-site services and facilities such as schools, local shops, and playing fields.

The strategy for rural areas supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. Allocating the sites on the outskirts of Beccles for housing would not support the rural strategy, village of Ringsfield or any other rural settlement. The site would therefore not be considered a suitable alternative to the allocated sites in rural areas.

The site is considered less preferable to the sites allocated in the Draft Local Plan. The site has not been taken forward in the Local Plan.

044 Land at Sandpit Lane, Worlingham

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Badger Building promoted the merits of this site including a sustainable location; availability for immediate development; and the opportunity for custom or self-build development.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is considered less preferable to the sites allocated in the Draft Local Plan which cumulatively deliver sufficient housing and on-site benefits. The site has not been taken forward in the Local Plan.

062 Land east of Ellough Road, Worlingham

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Worlingham Parish Council supported development of this site. The Parish Council stated a landscaped buffer could mitigate the impact on the listed building Worlingham Manor. Land containing landscaping or office uses could act as a buffer to protect proposed dwellings from the environmental impacts of nearby industrial sites to the east and south.

Worlingham Parish Council asserted that little weight should be given to the number of landowners involved when assessing the suitability of sites. There are other options available which do not involve the development of site 82 which would be harmful to the character and identity of Worlingham. The Parish Council contend that dispersed sites could deliver a new primary school via CIL or Section 106 agreements.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site would have a greater impact on heritage assets, specifically Worlingham Manor, than the allocated sites in the Draft Local Plan which would not require a strategy of mitigation works or boundary treatments. There is no guarantee that landscaping will be sufficient to mitigate the impact on the setting of the listed building. The rural setting of the building is important to its significance therefore any development on this site has the potential to cause harm.

The character and identities of Beccles and Worlingham have been considered by David Lock Associates in the master planning of the site WLP3.1 allocated in the Draft Local Plan. Development on the WLP3.1 site is not considered detrimental to the character of Worlingham.

Dispersing development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity for on-site services, facilities, and benefits to the local community. The site is considered less preferable to the sites allocated in the Draft Local Plan which cumulatively deliver sufficient housing, a school, employment, and local shops.

The site has not been taken forward in the Local Plan.

072 Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Members of the public objected to the development of this site as it belongs to the Beccles Fenland Trust. Respondents also objected due to poor access; the coalescence of Beccles and Worlingham; the loss of wildlife habitat; development in a flood risk zone; loss of sports fields; and potential impact on the Beccles Conservation Area.

How these comments have been taken into account in the Final Draft Local Plan

The comments supporting the discounting of the site have been noted.

The site has not been taken forward in the Local Plan.

107 Land to the East of London Road, Beccles

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Ringsfield and Weston Parish Council objected to development of this site as services and infrastructure are not available to support development and separation between Beccles and Ringsfield and Weston should be maintained.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Members of the public supported allocation of this site as it has good road access. Other reasons included lack of impact on existing housing; and smaller sites developments are more in keeping with development outside of Beccles.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is located on the outskirts of the Beccles separated from existing residential areas by M& H Plastics and agricultural fields. Due to the remote location the site is not considered suitable for housing.

Scattering development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity to for on-site services and facilities such as schools, local shops, and playing fields.

The strategy for rural areas supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. Allocating the sites on the outskirts of Beccles for housing would not support the rural strategy, village of Ringsfield or any other rural settlement. The site would therefore not be considered a suitable alternative to the allocated sites in rural areas.

The site is considered less preferable to the sites allocated in the Draft Local Plan. The site has not been taken forward in the Local Plan.

108 Land to the east of London Road, Beccles (south of John Lawrence Close)

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public commented that there are surface water drainage issues with this site.

How these comments have been taken into account in the Final Draft Local Plan

The comments regarding drainage issues on site have been noted.

The site has not been taken forward in the Local Plan.

124 London Road, Weston, Beccles

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Ringsfield and Weston Parish Council objected to development of this site as services and infrastructure are not available to support development and separation between Beccles and Ringsfield and Weston should be maintained.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Members of the public supported allocation of this site as it has good road access. Other reasons included lack of impact on existing housing; and smaller sites developments are more in keeping with development outside of Beccles.

One person objected to the development of this site as it is an isolated greenfield site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is located on the outskirts of the Beccles separated from existing residential areas by M& H Plastics and agricultural fields. Due to the remote location the site is not considered suitable for housing.

Scattering development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity to for on-site services and facilities such as schools, local shops, and playing fields.

The identities of Beccles and Worlingham have been considered by David Lock Associates in the development of the master plan for the site WLP3.1 allocated in the Draft Local Plan.

The strategy for rural areas supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. Allocating the sites on the outskirts of Beccles for housing would not support the rural strategy, village of Ringsfield or any other rural settlement. The site would therefore not be considered a suitable alternative to the allocated sites in rural areas.

The site is considered less preferable to the sites allocated in the Draft Local Plan. The site has not been taken forward in the Local Plan.

145 The Bull Field, Ringsfield Road, Beccles

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Ringsfield and Weston Parish Council do not consider this site to be suitable due to the high agricultural land value and their desire to retain a clear boundary between Beccles and Ringsfield.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Members of the public objected to the development of this site as Ringsfield Rd is narrow; has poor visibility; lacks a footpath; and is close to a school making it unsuitable for access and increased traffic volume. Ringsfield Road does not connect with the Beccles Southern Relief Road and is also part of National Cycle Route no. 1. Meadow Green is also unsuitable for access. Respondents also commented that this site includes grade 2 agricultural land, wildlife habitat, mature trees and development would be harmful to the rural landscape. Another respondent commented that there are surface water drainage issues.

How these comments have been taken into account in the Final Draft Local Plan

The comments supporting the discounting of the site have been noted.

The site has not been taken forward in the Local Plan.

174 West of Ringsfield Road, Beccles

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

Ringsfield and Weston Parish Council do not consider this site to be suitable due to the high agricultural land value and their desire to retain a clear boundary between Beccles and Ringsfield.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Members of the public supported discounting this site as Ringsfield Rd is narrow; has poor visibility, and is close to a school making it unsuitable for access and increased traffic volume. Ringsfield Road does not connect with the Beccles Southern Relief Road and is also part of National Cycle Route no. 1. Respondents also commented that this site includes grade 2 agricultural land and wildlife habitat and development would be harmful to the rural landscape. Another respondent commented that there are surface water drainage issues.

How these comments have been taken into account in the Final Draft Local Plan

The comments supporting the discounting of the site have been noted.

The site has not been taken forward in the Local Plan.

175 Land to the north of the Evergreens Garden Centre, Weston

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Two members of the public supported allocation of this site as it has good road access. Other reasons included lack of impact on existing housing; and smaller sites developments are more in keeping with development outside of Beccles.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is located on the outskirts of the Beccles separated from existing residential areas by M& H Plastics and agricultural fields. Due to the remote location the site is not considered suitable for housing.

Scattering development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity to for on-site services and facilities such as schools, local shops, and playing fields.

The strategy for rural areas supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. Allocating the sites on the outskirts of Beccles for housing would not support the rural strategy, village of Ringsfield or any other rural settlement. The site would therefore not be considered a suitable alternative to the allocated sites in rural areas.

The site has not been taken forward in the Local Plan.

176 Land to the west of the A145

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Two members of the public supported allocation of this site as it has good road access. Other reasons included lack of impact on existing housing; and smaller sites developments are more in keeping with development outside of Beccles.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is located on the outskirts of the Beccles separated from existing residential areas by M& H Plastics and agricultural fields. Due to the remote location the site is not considered suitable for housing.

Scattering development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity to for on-site services and facilities such as schools, local shops, and playing fields.

The strategy for rural areas supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. Allocating the sites on the outskirts of Beccles for housing would not support the rural strategy, village of Ringsfield or any other rural settlement. The site would therefore not be considered a suitable alternative to the allocated sites in rural areas.

The site has not been taken forward in the Local Plan.

207 Land to the west of Evergreens Garden Centre, Weston

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Two members of the public supported allocation of this site as it has good road access. Other reasons included lack of impact on existing housing; and smaller sites developments are more in keeping with development outside of Beccles.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The site is located on the outskirts of the Beccles separated from existing residential areas by M& H Plastics and agricultural fields. Due to the remote location the site is not considered suitable for housing.

Scattering development and using small sites will not provide the number of houses in Beccles required by the overall strategy of the Draft Local Plan and will not provide the opportunity to for on-site services and facilities such as schools, local shops, and playing fields.

The strategy for rural areas supports small scale development that enhances or maintains the vitality of the rural settlements they are associated with. Allocating the sites on the outskirts of Beccles for housing would not support the rural strategy, village of Ringsfield or any other rural settlement. The site would therefore not be considered a suitable alternative to the allocated sites in rural areas.

The site has not been taken forward in the Local Plan.

Halesworth and Holton

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Strategy for Halesworth and Holton

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Halesworth Town Council is not opposed to the proposed developments in the Local Plan but is concerned about the impact that they will have upon local services and infrastructure. In particular the town council would like to make the following points:

- A lot more needs to be done to attract young people to live and work in the town.
- More employment land is needed to generate local job opportunities.

- Halesworth needs a secondary school – without it parents with teenage children will choose to live in other towns and villages.
- Planned population growth will put excessive pressure on secondary schools in nearby towns. Therefore it is necessary to provide a secondary school in Halesworth.
- A longer period of construction is needed to better enable infrastructure and services to adapt.
- Council housing and housing association housing is needed to rectify the imbalance in the town's population.
- Priority needs to be given to the delivery of a community centre in a central and accessible location. This should house the town council, voluntary organisations and meeting rooms.
- The Town Council questions the rationale behind delivering a care home and sheltered dwellings as part of the healthy neighbourhood given the need to create a more demographically balanced population.
- There is concern regarding the delivery of outdoor sports facilities. Halesworth Playing Field Association was not consulted during the preparation of the draft plan and yet its 'vision' is described within the context of Halesworth Campus Ltd.'s and Halesworth Health's plans. Reconsideration is necessary to optimise the use of resources and the benefits to the town. Halesworth Playing Fields Association must be party to any future discussions.
- Plans outlined in policy WLP4.1 will lead to the closure of the Apollo Youth Centre. There is no indication that alternative accommodation will be provided.
- Closure of the youth club will lead to the loss of facilities for teenagers who are not interested in sports. Lack of a policy means that this facility cannot be protected as an asset of community value.
- The Hopkins Homes development will lead to loss of the strategic gap and the rationale for this decision needs to be explained.
- Proposed development will increase the volume of traffic on local roads. The Town Council believes that this will create serious traffic management issues.
- Proposed development will stretch parking facilities beyond capacity.
- Road junction improvements will be needed to ensure the safety of pedestrians.
- Care attention should be paid to surface water runoff on all allocated sites. This is particularly important because the local topography makes Halesworth susceptible to flooding and this is an issue that only seems to be increasing.
- Development should include hard and soft landscaping to enhance visual appearance.

Other Organisations

Therese Coffey MP notes the enabling development that will deliver new health and community facilities. It is important that such land and facilities receive special designation in the future. There is concern in the community that, with the exception of the Campus, new housing development is not being adequately supported by an expansion in community facilities. Waveney District Council needs to provide greater clarity about how it will support community wellbeing. Halesworth Rifle Hall has failed to adequately serve as a community hall and there is a lack of such a facility in the town.

Cutler's Hill Surgery is concerned about the implications for the town of the projected increase in the population and the implications for healthcare, particularly given that health facilities are under considerable pressure. The surgery draws attention to the following issues with regard to local healthcare provision:

- Halesworth is remote from the nearest general hospital.
- Cutler's Hill Surgery is currently experiencing difficulty in recruiting new doctors. This will become an important issue with the projected increase in population (2500 people).
- Increasing GP workload has meant that the surgery has not been able to adapt to the needs of the increasingly elderly population who use primary care.
- The GP surgery will require expansion to cope with the increase in population and this will need to be fully funded. There is also concern about the future of the Patrick Stead Hospital Building.
- Access to the surgery from Bungay Road is quite restricted and this must be improved.
- Lack of resources is creating increasing pressure on local health services and some of the main issues are summarised as follows. Closure of the Patrick Stead Hospital has meant the loss of access to community inpatient beds. Loss of Outreach Outpatient services in March 2017. No mechanism for avoiding erroneous hospital admissions. Bureaucratic pressure on the District Nurse Service means this service is now badly restricted. Potential loss of the Rayner Green Service, which supports disabled people and their carers, would be a major blow. Voluntary care organisations are under increasing pressure.
- Lack of resources means that providing end of life care at home is proving very difficult. Consequently patients are admitted to hospital and cannot be discharged because there is no suitable care available at home.

In addition to the above Cutler's Hill Surgery also raises the following points with regard to the local community:

- There is a need to provide affordable housing for young people. Without this new development will attract older people.
- The provision of a care home is welcomed but priority should be given to local people. The Care Commissioning Group should provide funding for 14 beds in the care home. A community care hub to replace the Patrick Stead Hospital is also welcomed.
- The delivery of new sporting and educational facilities is supported but there is concern that the Edgar Sewter Primary School does not have the space on which to expand to meet additional need.
- Funding for transport to hospitals is needed because local people are dependent upon voluntary provision.
- New development should minimise car use and promote access for cyclists and pedestrians.
- Development should use solar panels so as to minimise pollution.
- Open spaces should meet the needs of wildlife and the community. They should also provide a pleasant environment to live in.
- Ecological protection should be given full consideration in order to protect the environment and health. This includes protecting local hedgerows.

The Halesworth and Blyth Valley Partnership made the following points:

- Halesworth is located within a high quality environment and provides a range of services.
- The town has suffered from a lack of investment at the national and local level and this has led to relative economic decline.
- High house prices have meant this town has increasingly become a retirement community.
- To attract investment the town must provide adequate employment land, housing, schools, healthcare and sporting facilities.
- Removal of proposals for a new town is supported because this would have undermined existing centres.
- Provision of affordable housing is supported but this has to be accompanied by improved provision of schools, sports facilities and healthcare. This, in addition to more housing, will help to attract local employers.

The Morton Partnership has expressed concern that the proposed level of growth will place a greater burden upon already stretched services and facilities.

The Four Towns Crime Prevention Team has expressed concern about development on Hill Farm Road. Hill Farm Road is already cluttered with parked cars and is too narrow for construction vehicles. Site entrance points are also narrow and cannot accommodate large construction vehicles. Additional residential traffic will exacerbate congestion. An additional point of access directly onto Holton Road is required. Holton Road and Quay Street are already congested and cannot be served by double decker buses. Infrastructure issues have not been covered adequately. Improvements to the road network, sewerage, schools and bus services should all be completed before the proposed development can be delivered. The town centre should support local shops and provide free parking. Development should be accompanied by employment opportunities for all.

Developers/Landowners

Hopkins Homes supports the Council's approach, which identifies Halesworth as a sustainable location for growth. However levels of growth suggested for Lowestoft are considered to be overly optimistic and rural growth is unsustainable. This means that more development is likely to take place in market towns. Halesworth could create several hundred more homes than those allocated and so Hopkins Homes wishes to promote its own site located to the west of Norwich Road (site 122), which is in a uniquely sustainable location.

Christchurch Estates note with regard to section 4 of the plan that the allocated sites and level of growth for Halesworth and Holton represent the minimum level of growth for the settlement and should not be represented as a finite target.

Richborough Estates recognises the role of Halesworth and Holton in delivering the Local Plan. Halesworth has good facilities, which can support growth beyond the level identified in the Local Plan. The settlement has good facilities and benefits from good transport connections, including regular trains to Ipswich and Lowestoft.

Members of the Public

In terms of the size and location of development the following concerns were raised:

- 740 new homes, which would deliver 1500 new residents, is too much for a town the size of Halesworth. There is no need for the planned new houses. There is concern that development on this scale will dilute the town's character
- Too many houses located on one site. There should be no more than 100 houses in any new development. Development should be dispersed across several smaller sites. Smaller sites such as numbers 76, 102 and 13 would be preferable. This would enable sympathetic infill development.
- Brownfield land should be favoured and new housing linked to local employment opportunities to reduce the need to commute.

- Town centre residential development would be preferable because it would help to support the role and function of the town centre it would also enable people to lead independent lives without using a car. The Volvo Garage is a possible site for future development.
- The large maltings building in the middle of the town should be retained and may be suitable for future residential use.
- There is support for playing field use on land to the west of Town Farm and low density residential development to the North of Town Farm – provided vehicular access is restricted to Harrisons Lane.
- Small properties are required to attract local people and help them stay in the area.
- Existing empty properties could be renovated.
- The current middle school site and Dairy Hill are the highest points in the town and construction on these sites will increase the risk of surface water flooding. There is concern that measures should be included to reduce flood risk.

In terms of provision of infrastructure there were a number of concerns were raised including:

- Infrastructure should be improved prior to development.
- There is concern that there is no guarantee that development of the middle school site will lead to improved playing field facilities.
- There is concern about the recent loss of the middle school and the Patrick Stead Hospital.
- Healthcare provision must be expanded to support the additional population. There are concerns that the town is located too far away from a hospital - Halesworth is located 25 miles from an accident and emergency centre.
- Dukes Drive does not have the capacity to support additional development. Saxons Way is also not large enough to accommodate extra traffic. There is also concern about the impact of development upon the junction between Hill Farm Road and Holton Road. The latter is very busy during peak travel times.
- Road access to the Chediston Street site will require improvement.
- Harrisons Lane is too narrow to accommodate additional traffic and the junction between Harrisons Lane and Norwich Road will require improvement.
- The cycle lane along Harrisons Lane should be protected.
- Organisations should be compelled to work together to ensure the delivery of adequate sports facilities.
- Edgar Sewter School has already been extended and there is no middle school to absorb the additional population. Further expansion could mean the loss of playing

fields. There is also a lack of evening activities for children. There is also a need for secondary education provision.

- Developer funding for infrastructure is pooled centrally by Waveney District Council and none of this money is spend in Halesworth.
- Increased use of healthcare will prove unsustainable for Halesworth.
- More town centre car parking is needed to support development.
- Chediston Street will require improvement to accommodate additional traffic arising from development.
- A transport plan is needed, given the dearth of existing provision. Twice hourly trains to Ipswich are needed, particularly at peak travel times, as well as a bus service to Ipswich.
- There is an abundance of poorly maintained play areas, which have become places of anti social behaviour. Larger play spaces, which include cafes, toilets and indoor play facilities, will benefit the wider area and not just the immediate development.

Concern was raised that the four year construction period for development on Hill Farm Road will inflict noise, inconvenience and health issues on local residents for an unacceptable period of time. It was suggested that access to site works will be along Hill Farm Road, which will exacerbate this issue. There was concern that measures should be put in place to limit impact upon local residents, including controlling the hours of operation.

It was suggested there are no jobs to support residential development and residents will have to work elsewhere.

It was suggested house prices are too expensive for local people to afford. Only second home owners can afford local properties. Another respondent suggested affordable housing provision should be weighted towards shared equity housing noting high house prices and low wages mean that young people leave the area. They noted that shared equity has the advantage of creating a sustainable community, rather than introducing residents who are dependent on others.

It was suggested that there will not be enough employment opportunities for the extra residents, who will have to commute to other towns.

It was stated there is a need to ensure that the nursing home proposed for the middle school site is retained as a C2 use class. Clarity is needed with regard to who will be responsible for ensuring that these uses are delivered.

It was suggested there is a need to encourage the creation of new shops and to encourage existing ones. This includes provision of a second local supermarket which would benefit the younger population.

There were complaints that the consultation event took place when people are returning from work and looking after their children. There is also only one poster for the Halesworth area with everyone crowded around it. It was suggested that plans lacked context and were difficult to understand.

It was stated that Halesworth is never mentioned in 'In Touch' and there are no reports from the Halesworth County Councillor, creating a sense that the town 'does not exist'.

How these comments have been taken into account in the Final Draft Local Plan

Waveney District Council will work with Suffolk County Council Highway Authority to ensure that all new residential and employment allocations are adequately served by the road network and provide safe access for motorists, cyclists and pedestrians.

The mixture of houses on all residential allocations will provide housing for a range of age groups and so attract younger residents, as well as providing for the needs of elderly residents.

The Halesworth Healthy Neighbourhood development will deliver new accommodation for the youth club in addition to better sports facilities. Halesworth Playing Field Association has been acknowledged as a separate independent organisation.

The Council will also work with Suffolk County Council to ensure that new residential development is adequately serviced by pre-school, primary and secondary school provision. The Council will work with the Clinical Commissioning Group to ensure the delivery of new healthcare facilities as part of the Halesworth Healthy Neighbourhood.

Infrastructure

Statutory Consultees

No responses were received in response to this section.

Parish and Town Councils

Halesworth Town Council identified Halesworth as a market town that provides a range of shops and facilities and needs to meet the needs of local people. To that end the Town Council made the following points:

- Improved car parking is needed to absorb additional housing. It is noted that there is currently no on street parking.
- The Thoroughfare should be completely pedestrianised.
- Public transport is limited. There is a heavy dependence on Halesworth Area Community Transport (HACT), which is staffed by volunteers. It would be useful if a developer contribution would enable this service to be expanded to include allocated development sites.
- Car parking should take priority over the provision of cycle routes (although the latter is a laudable aim).
- Hill Farm Road should be linked with cycle access across Millennium Green and Town Park so that cyclists can avoid the busy Holton Road.
- Pedestrian access requires improvement and could be combined with new cycle routes.
- Lack of a secondary school will hamper efforts to address the demographic imbalance.
- Healthcare is a major concern. Cutler's Hill Surgery will require a major investment to meet the current needs of the ageing population and the additional needs created by new development.
- The proposed increase in population raises the need for a new community centre.
- The loss of the Apollo Youth Centre after its lease expires will increase problems with anti social behaviour.
- Improvements to the sewage network are required.
- Broadband should be provided as standard to all new developments.

Other Organisations

Halesworth Playing Field Association writes in relation to the information on page 97 and that detailed in allocation WLP4.1. The HPFA states that it is not involved in the development of the Halesworth Healthy Neighbourhood and is concerned that the division of sports provision between two separate providers will be both wasteful and lead to confusion. The HPFA has for more than 60 years been the sole provider of sports facilities in the town and has the expertise, teams and contacts to run a multi disciplinary sports complex.

Halesworth and Blyth Valley Partnership is concerned about the lack of detail about how primary school provision in Halesworth and Holton can be expanded. Loss of playing fields would be detrimental to both schools and parking problems at both schools would be exacerbated. Road infrastructure should be improved and phase 2 of the relief road should be revisited before any future expansion of the town is considered. Halesworth lacks a cohesive strategy to attract and encourage businesses within the town and this is crucial in preventing the town from becoming a

retirement settlement. The sewage system must be expanded to support new development and the bridge at the Thoroughfare must be improved and altered to prevent a future flood event from occurring.

Beccles and Bungay Cycle Strategy welcomes the inclusion of schemes to improve the cycle network as identified in the Waveney Cycle Strategy.

Halesworth Health has expressed concern about the ability of local healthcare providers to cope with the proposed increase in population. It is vital that healthcare and education facilities match the age profile of users. Currently many healthcare providers have had to reduce services and are struggling to cope with demand as the examples below will illustrate:

- Acute healthcare facilities are located 30 miles away: this takes 1 hour each way by car; by public transport it can take half a day to access services. Therefore local service provision is essential.
- There is no out of hospital service to prevent hospital admissions meaning that it is a struggle to keep people at home. As a result they end up in overcrowded acute hospitals.
- Outpatient facilities have been reduced. Consultant consultations in Halesworth have ceased.
- Rayner Green, which supports those with dementia or a severe disability, is under review and only providing a reduced service.
- Cutler's Hill must expand to cope with the proposed population increase – this is acknowledged in the Local Plan. However this must be funded and matched by adequate staff recruitment.
- Castlemeadow Care's proposals for the Campus site are welcomed and will provide nursing and residential home beds, dementia care, NHS community funded beds and a community hub providing community healthcare.
- Support for Halesworth Campus: sports facilities are currently restricted and increased provision will help to include mental and physical health and to reduce health problems and illnesses.
- Support for the skills centre, which it is hoped will include some healthcare training.
- Integrated healthcare will work well with the information and support centre, which is proposed for Cutler's Hill and will support people with life-changing illnesses.

Developers/Landowners

No responses were received in response to this section.

Members of the Public

Members of the public raised the following issues about infrastructure provision:

- Delivery of infrastructure improvements must be agreed prior to development
- Secondary education should be provided in Halesworth before future development is permitted.
- The sewage network will require improvement to cope with new development. Reference made to a burst sewer in Bramfield Road.
- There is concern about pressure on local health services. Cutlers Hill doctor's surgery will need to be expanded. Consideration should be given to the difficulty in training and recruiting medical staff. There is a need for an NHS dentist, as well as more details about the expansion of Cutler's Hill Surgery. There is a need for better access to accident and emergency facilities, as well as outpatient services.
- Primary educational provision is oversubscribed and will require expansion – but it is not clear where this will happen. The number of children estimated to join schools in Halesworth has been underestimated. There is a need for a new secondary school as well as pre school facilities. There need to be more evening activities for children.
- There is no evening bus service.
- There is a need for single age classes in primary schools in order to lift educational attainment and to attract specialist teaching staff.
- There is concern that Halesworth Police Station has been shut. Voluntary library staff members have had to deal with an increasing amount of anti social behaviour.
- Additional car parking is needed to accommodate new housing development.
- Clarification is needed with regard to site WLP6.2 as to where the access point will be located. There are already issues with speeding motorists approaching the junction between London Road and Roman Way and this will only be exacerbated.
- There is a need for a new swimming pool (including a children's pool). The size of pool currently proposed (20 metres) is inadequate. People currently have to travel to Leiston to go swimming. Some people are unable to use gyms or play sports for exercise and so access to a swimming pool is important.
- Better control of surface water flooding is needed. Millennium Green and The Thoroughfare recently had raw sewage flowing through them.
- The road network cannot cope with proposed development. Harrisons Lane is narrow and with a very tight junction with Norwich Road. There are poor sightlines at an intersection with Bungay Road to the north. This is particularly serious because buses now use Harrisons Lane. Holton Road is already busy, particularly during peak times.

- Green infrastructure improvements include the restoration of ponds and the Green Lane which runs along the south eastern edge of WLP4.1 and connects with Bungay Road.
- Principal bus stops should include off road parking bays to reduce congestion.
- Better railway linkages are needed to Liverpool Street and Norwich.

It was questioned as to what proportion of the houses will be affordable.

It was questioned as to whether consideration has been given to waste disposal. Currently residents can only take household waste to disposal sites in Leiston and Lowestoft.

It was suggested there should be a phased approach to development with Site WLP4.1 built first because of the key infrastructure improvements that it will bring. It was suggested time should be given for the increased population to be accommodated before any more development is then built.

It was suggested that a new out of town supermarket is needed to support young families. A possible site would be next to the Spectra packaging site or Bernard Matthews.

It was noted there is a need for more local employment as well as transport to areas that provide employment.

How these comments have been taken into account in the Final Draft Local Plan

Delivery of the Halesworth Healthy Neighbourhood will provide new health facilities that will help to replace those lost through the closure of the Patrick Stead Hospital. The Council will work with the CCG to ensure that new development is adequately served by health facilities.

Halesworth Healthy Neighbourhood will deliver new sports facilities and a youth club.

The Council will work with Suffolk County Council to ensure that there is adequate preschool, primary and secondary educational provision for the additional children who are expected to live in Halesworth.

The Council will work with Suffolk County Council to ensure that new housing is served by adequate access for motorists, cyclists and pedestrians. Car parking will be provided in accordance with guidance set down by Suffolk County Council.

The text has been altered to acknowledge the status of Halesworth Playing field Association as an independent organisation.

Policy WLP1.4 of the Local Plan will ensure new development is supported by adequate sewerage network provision.

Policy WLP4.1 – Halesworth / Holton Healthy Neighbourhood**Statutory Consultees**

Suffolk County Council notes that there is no reference to archaeological work and therefore an upfront archaeological assessment will be required to accompany any planning application. This requirement should be referenced in the site policy.

Suffolk County Council states that main access to the site should be provided from Norwich Road and Harrison's Lane, together with sustainable transport links. Transport assessment required.

Historic England notes that Town Farm, a grade II listed building, is located within the area covered by policy WLP4.1. Formerly called Pest House Farm, it was used as a small pox isolation hospital. There is concern that consideration of the farm and its setting does not appear in the text. There is no evidence that a heritage impact assessment has been undertaken. This should assess whether any development is possible, the potential impact on the heritage asset, possible mitigation measures and the quantum of development that could take place. Without the assessment it is not possible to include this site allocation within the Local Plan.

Parish and Town Councils

Halesworth Town Council notes that Dairy Hill is part of allocation WLP4.1, even though the Halesworth Playing Field Association was not party to any discussions about the allocation. It is therefore questioned how the 'vision' of the HPFA can be known without any discussions taking place. This issue needs to be revisited and the HPFA included in future discussions. This will enable a more balanced approach to the provision of sports facilities and the optimum use of existing facilities, as well as the provision of a wide range of different facilities. Play areas should be well planned and overseen with interesting landscaping and a range of equipment for people of all ages. Tree and shrub planting must be used creatively so as to enhance the appearance of development and build on the work of Halesworth in Bloom. Harrisons Lane will require major improvement to accommodate development, which will result in at least 350 cars using the lane. Loam Pit Lane is a pinch point and exits onto Holton Road at a tight junction. Visibility is reduced by parked cars on one side and the railway bridge on the other. This is not a safe exit for cyclists. There is no guarantee that the NHS will fund services at the proposed care home and so it cannot be considered as a replacement for the Patrick Stead Hospital.

Other Organisations

Halesworth Health supports the Halesworth Campus project. This will improve physical and mental health and will increase the range of services that physiotherapists can use to help their patients. In the long term a swimming pool would also be very beneficial. The site should be connected to cycle and pedestrian routes through the town. The skills centre is an important part of the project and has the potential to delivery training in both sport and healthcare.

Suffolk Wildlife Trust cautions that the current ecological value of the site has not been established. Without a baseline understanding the ecological value of the site it cannot be determined whether it is suitable for development. Therefore further ecological investigation is needed before any decision is made. Any planning application should be supported by an ecological assessment and development should include measures to mitigate biodiversity impact and secure significant ecological enhancements.

The Halesworth Playing Fields Association (HPFA) would like to know how development of the Halesworth Campus site will help to deliver improved facilities at Dairy Hill as the organisation is not currently involved. The HPFA has its own development plan, which it is starting to implement. Money from the development of the Campus would accelerate this implementation process, which would in turn aid in the delivery of the objectives in WLP4.1. It is suggested that the field opposite Dairy Hill, which is proposed to compensate for the loss of existing playing fields to development, should be transferred to the ownership of the HPFA, which could make immediate use of the field and support the increasing number of teams requiring pitches. If the HPFA is mentioned in text

supporting allocation WLP4.1 it must be identified as a separate organisation to Halesworth Campus Ltd. Any development must incorporate the HPFA's vision and ensure that its business plan objectives are achieved. The objectives are not in conflict with WLP4.1 but the HPFA intends to remain as a separate charity with the objective of providing a range of sports facilities for local people.

Dairy Hill is located outside of the boundary for WLP4.1 and so it will play no part in the implementation of policy 4.1. In addition the HPFA is concerned that the photographs of Dairy Hill give an inaccurate impression of the quality of the sports and changing facilities there. The HPFA will supply more accurate photos for the final plan.

The Halesworth and Blyth Valley Partnership expressed the following concerns:

- More work about financial viability is needed with regard to the cost of improving the junction between Harrisons Lane and Norwich Road. Surface water flood risk issues will also need to be mitigated.
- Will the proposed healthcare facilities meet the needs of a growing community and will the CCG commit to provide NHS beds and facilities?
- The Campus proposal includes the loss of a flat playing field next to the skills centre to be replaced by a sloping site with power lines running across it. The cost of levelling the site will threaten the viability of the scheme. Existing tennis courts at Dairy Hill are identified by the Green infrastructure Strategy as having adequate capacity to meet local needs. It therefore does not make sense to provide additional courts, which would fragment provision and undermine existing providers. Consideration should be given to the future of the Basley playing field on Bramfield Road, which is isolated from main sports provision in the town.
- The accommodation of community organisations at the skills centre should not come at the expense of providing vocational training. The Apollo Youth Centre must also be protected due to the lack of alternative provision for young people in the town.

Sport England supports the proposed scheme in principle but adds that it must comply with its policy document 'A Sporting Future for the Playing Fields of England'. All new sports facilities and playing field facilities will need to comply with Sport England technical guidance and quality performance standards. All new facilities must provide storage facilities, changing rooms and car parking. New artificial grass pitches must be floodlit and subject to hours of use conditions that maximise benefits to local sport.

Developers/Landowners

Suffolk County Council, as part owner of the site, supports policy WLP4.1.

Halesworth Campus and Castlemeadow Care indicated they have been working to develop a mixed use scheme that will include sports facilities, a care home and healthcare facilities, some of which will replace those lost with the closure of Patrick Stead Hospital. Two public exhibitions have demonstrated strong public support. This is a complex scheme that is nearing fruition and it is hoped that a planning application can be submitted towards the end of 2017. The organisations welcome the support provided by policy WLP4.1 and believe that all aspects outlined in the policy are deliverable. However it is requested that the masterplan be amended so that the healthcare element of the scheme includes all of the land owned by Castlemeadow care.

Richborough Estates supports the delivery of 125 dwellings prior to the delivery of the 3G pitch because it enables the frontage along Harrisons Lane to be delivered, will be more attractive to developers and will help to bolster the Council's 5 year supply. Richborough Estates has developed as masterplan, which includes 215 dwellings, landscaping and open space. Richborough Estates stated that development on the site will retain the existing field structure and will be designed so as to relate to the existing landscape and include green infrastructure and links to public rights of ways. They noted the site is well contained by existing hedgerows and vegetation along its eastern edge which will be retained and which will prevent any feeling of coalescence with Holton. They noted that highway access to the site will be designed so as to maximise permeability and to accord with the surrounding landscape. They noted that work is needed to strengthen the local gas network there are no insurmountable issues and Anglian Water have indicated that it will be possible to provide both drinking water and foul sewerage connections to the site.

Members of the Public

Members of the public raised a number of general issues in relation to the proposed development. They state that the proposed development on this site is too large and will create excessive pressure on local public services, including schools and healthcare. There is also concern that development would erode the strategic gap between Halesworth and Holton and that development would be made up of bland designs that do not respect the surrounding landscape. The density of development was considered too high and should be 20/25 dwellings per hectare, rather than the proposed 30 dwellings per hectare.

It was suggested that the scale of development proposed will increase problems with traffic congestion and speeding vehicles. In particular it was suggested, this will create road safety issues for pedestrians and cyclists. Proposed sports development will create noise and disturbance for local residents.

Members of the public also made the points below, which relate to specific issues.

- Loam Pit Lane must not be used for access – including cycle access – in its current form. However Loam Pit Lane could provide cycle access if it was resurfaced.
- Roman Remains potentially exist on this site, which should be investigated prior to development.
- Odour from chicken sheds could create a nuisance and might exceed Environment Agency limits.
- The trigger for the delivery of the 3G pitch should follow the 25th occupation of a new dwelling. This would reduce delivery time to two years, not four to five years at present. This is important because Halesworth needs sports facilities, which are currently lacking, to create a sense of community.
- Smaller children’s play spaces, such as those on the Campus site, are little used with poorly maintained equipment. It would be better to develop smaller playing spaces and focus equipment on larger better used sites such as Town Park, which is accessible to surrounding residential areas.
- There is concern that covenants restricting the use of the playing fields to sports use only have been lifted.
- Secondary education must be provided in the town in order to restore the demographic balance in the town. It is not sustainable to transport additional children to secondary school in Bungay. An older population would place an increasing burden on local healthcare services.

How these comments have been taken into account in the Final Draft Local Plan

A Heritage Impact Assessment is being prepared by the landowners. It is considered possible that the quantum and mix of development can be accommodated without causing a level of harm to the listed building which isn't outweighed by the benefits of the development.

A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access cannot be achieved to this site. Transport modelling in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) does not identify any congestion issues in Halesworth.

The Policy for the site has been amended to require archaeological investigation to be completed as part of any future planning application. A Heritage Impact Assessment will also be completed prior to any planning application being submitted.

The Policy for the site has been amended to require an ecological assessment to be completed as part of any future planning application.

The chicken sheds are covered by the allocation and are unlikely to be retained through redevelopment.

Provision of a youth club and vocational training will be included in the new Campus proposals.

The text has been amended to acknowledge the status of Halesworth Playing field Association as an independent organisation.

Policy WLP8.30 on open space design will ensure that play areas are located and designed in a safe way. Landscaping and tree planting will also be undertaken so as to minimise landscape impact from the development.

The trigger for delivery of the 3G pitch will remain the completion of the first 100 dwellings to ensure viable delivery of the scheme.

Smaller play spaces are more accessible for local residents of the Halesworth Healthy Neighbourhood and so will be retained within the scheme.

Policy WLP4.2 Land adjacent to Chediston Street, Halesworth

Statutory Consultees

Suffolk County Council stated the site is within a Minerals Consultation Area. They added that the County Council will need to be consulted as the minerals planning authority if planning applications do come forward on these sites, and would request consideration is given to using some of the on-site mineral resource in any resulting development, to reduce the amount of material transported on and off the site.

Suffolk County Council states that main access to the site should be provided via the improved junction between Chediston Street and Roman Way. There should also be sustainable links to the existing pedestrian and cycle network. Transport assessment required.

Parish and Town Councils

Halesworth Town Council notes that this site is located upstream of Halesworth and cautions that surface water must be safely disposed of in order to reduce the risk of flooding in the town itself. Access in the north east corner of the site will encourage those visiting the town centre to make their return journey via Chediston Street, which is narrow and a conservation area. Moving the site entrance towards the south east corner of the site would encourage more traffic to travel along London Road.

Halesworth and Blyth Valley Partnership states that the site has good road access along Roman Way and to the town centre and could form a well planned westward extension to the town. Careful design and landscaping is needed at the application stage in order to minimise landscape impact. Surface water runoff must be addressed and development density should not be increased.

Other Organisations

There were no responses to this site / policy.

Developers/Landowners

Christchurch Estates draws attention to the application recently submitted to the Council for consideration. The representation supports this application and demonstrates that the site is suitable, deliverable and available for residential development. They noted the site is located 600 metres from the town centre and is well connected to services, facilities and employment opportunities. The site is not located in a fluvial floodplain and is considered to be at low risk from surface water flooding. They noted surface water will be managed by attenuation and controlled discharge, in line with industry best practice. SUDs will be utilised to help control surface water on the site. They added that development will be designed and landscaped so as to minimise impact

upon the surrounding landscape. There will be a vegetated boundary along the western edge of the site, which will also be kept free from development. Natural features will be retained to enhance landscaping. Houses on the highest parts of the site will be limited to 1.5 storeys so as to reduce landscape impact. They noted the ecological assessment has indicated that the site is of little ecological value and that development would not cause any harm to local wildlife habitats. They noted the criteria set out in Policy WLP4.2 are considered to be deliverable and achievable and will be incorporated into the design and development of the site.

Hopkins Homes states that development on site number 122 would be preferable to site WLP4.2 because it would have less impact upon the surrounding landscape. In addition site 122 is also located close to local shops, services and facilities.

Members of the Public

One member of the public states that site 13 (Fair View Farm) is preferable to WLP4.2 as it does not contain any archaeological content or contamination or surface water issues, is better contained in the landscape and benefits from good access straight onto Norwich Road. They noted development on site 13 will not lead to urban sprawl because it does not cross any natural settlement boundaries in the landscape, such as Roman Way.

There is concern about impact upon the landscape caused by development and that the proposed site allocation policy does not sufficiently mitigate this.

Concern was raised that the proposal will lead to congestion along Roman Way and Chediston Street and there is only one point of access onto the site, which is inadequate.

It was suggested that development will add another 800 patients to the list at Cutler's Hill Surgery, which is already overloaded. It currently takes two weeks to see a doctor.

There were concerns that proposed development will increase pressure on local schools.

It was suggested that new housing will lead to loss of view for existing residents as well as overlooking which will negatively impact on property values.

It was suggested that pedestrian and cyclist safety will be impacted, particularly for school children.

Concern was raised that development will exacerbate issues of surface water flooding for existing properties on Roman Way.

It was stated that new housing will create issues with noise and light pollution.

Concern was raised about the impact on local bird and wildlife populations. Part of this will be caused by an increase in the number of domestic cats.

It was suggested that part of the site contains spoil from a previous development, which raises issues about ground stability.

Concern was raised that the proposed development will increase pressure on the local sewer network.

It was suggested that an additional road is needed to connect the western edge of the new development to Dukes Drive. This would provide an alternative route to those travelling towards Walpole.

It was suggested that the development must cater for the needs of elderly residents as well as local families.

How these comments have been taken into account in the Final Draft Local Plan

Reference to the Minerals Consultation Area has been added to the supporting text.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access cannot be achieved to this site. Transport modelling in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) does not identify any congestion issues in Halesworth.

The planning system cannot guarantee that development will not occur in future, nor can it prevent the loss of property values.

The Policy requires a landscaping scheme which will reduce the harm of the development on the landscape.

The policy has been amended to include a requirement for an ecological assessment.

This site is preferable to site 13 because it would form a natural extension to existing residential areas to the east and south. Development on this site would also have good access to the town centre.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Policy WLP4.3 Land north of Old Station Road

Statutory Consultees

Suffolk County Council states that no more than ten dwellings can be served by Old Station Road and that the site should be linked to existing footpaths.

Suffolk County Council states that there is a sensitive watercourse to the north of this site. Discharging via this water course must result in betterment on pre development runoff rates.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

Halesworth and Blyth Valley Partnership supported allocation WLP4.3 but cautioned that the junction between Wissett Road and Norwich Road is already a pinch point and there are road safety issues at the Edgar Sewter Primary School.

Developers/Landowners

There were no responses to this site.

Members of the Public

Members of the public raised the following issues:

- Wissett Road is already heavily used because to the lorry depot on Wash Lane and the junction between Wissett Road and Norwich Road is already congested.
- Traffic travels excessively quickly along Wissett Road down the hill behind Edgar Sewter Primary School.
- There is a flood plain to the south of Wissett Road and more housing will exacerbate surface water flooding.

How these comments have been taken into account in the Final Draft Local Plan

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access for 10 dwellings cannot be achieved to this site.

Policy WLP4.4 – Land west of Lodge Road Holton

Statutory Consultees

Suffolk County Council notes that there is no discharge strategy for the site. Soil conditions for infiltration are marginal, there are no watercourses and no Anglian Water surface water system.

Parish and Town Councils

There were no representations in response to this site.

Other Organisations

There were no representations in response to this site.

Developers/Landowners

There were no representations in response to this site.

Members of the Public

Concern was raised that the proposed height and gradient of the new properties will lead to overlooking and loss of privacy, as well as loss of outlook.

Concern was raised about the impact on infrastructure, including the sewerage system, primary school and GP surgeries.

Concern was raised about the increase in traffic including fumes and odour, and the impact this will have upon existing properties.

It was suggested that existing residents were not informed about this proposal when they bought their houses. Concern was raised that residents will lose their view of the countryside and this will lead to a reduction in property values.

It was suggested that 15 new dwellings will increase noise.

It was suggested that construction work will cause disruption for local residents, particularly those with young children.

It was suggested that development will increase runoff and lead to the flooding of existing properties.

It was suggested that Site 87 is preferable because it is closer to services and employment opportunities and would have less impact upon existing residential areas.

It was suggested that development should not occur where there is not enough for young people to do in their spare time.

It was noted that Halesworth and Holton are only served by one supermarket, which is expensive.

How these comments have been taken into account in the Final Draft Local Plan

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Impact on existing property prices is not a material planning consideration and cannot be taken into account in the preparation of a Local Plan.

Loss of private views over the countryside is not a material planning consideration and cannot be taken into account in preparing the Local Plan.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

This site is preferable to site 87 because it is shielded in the landscape behind an existing development directly to the south.

Policy WLP4.5 Broadway Farm

Statutory Consultees

Suffolk County Council states that the wording regarding archaeological investigation is sound but adds that in light of the site's reduced area, which is smaller than that considered at the Issues and Options Stage, archaeological investigation could be undertaken under a condition on consent of planning application for this area.

Suffolk County Council states that access would require improvement, particularly to visibility and width, to enable increased use. Transport assessment required.

Suffolk County Council notes that there is a pocket of surface water flooding along the south of the site.

Parish and Town Councils

Halesworth Town Council states that safe, off-road access is needed for cyclists and pedestrians. It will also increase accessibility for local residents who wish to access the town centre. The Broadway Farm proposal only permits limited development; however, major industrial development on this site is required to correct the demographic imbalance in the town.

Other Organisations

Suffolk Wildlife Trust cautions that further work is necessary to ascertain the site's biodiversity value and to evaluate whether or not it is suitable for the proposed development. Any planning application must be supported by an ecological assessment and must include measures to mitigate impacts on and secure benefits for local habitats.

Halesworth and Blyth Valley Partnership supports the statements in WLP4.5 and WLP8.13. With the creation of 740 new houses it will become vital to ensure that new employment land at Broadway Farm is delivered.

Developers/Landowners

The landowner notes that the site is allocated in the current Local Plan as site specific allocation HAL2. High set up costs are the likely reason why this site has remained undeveloped. However it is questioned why the New Local Plan has reduced the area of this site, particularly in view of the likely increase in population that Halesworth is expected to experience. This is particularly the case given the commitment in the New Local Plan to create new employment opportunities in Halesworth.

They suggested that it would be better to reinstate the whole of site specific allocation HAL2 but this time with retail along the road frontage. This could include a supermarket or fast food outlet. This would enable the development of more traditional employment uses to the rear of the site. They included a sketch map to illustrate the proposals. They noted that in allocating only the front of the site the present residential occupier would be enclosed in an industrial estate – which is unacceptable. They noted there is interest in developing the site but a negative planning approach and infrastructure costs means that this hasn't occurred. They noted the Co-op in Halesworth has a monopoly on local retail meaning that its prices are higher than at competing supermarkets. This is not sustainable and therefore competition is needed. They stated that access can be provided more cheaply via a T junction with a ghost island for vehicles turning right of the A144. They noted the area under the power cables would only be suitable for parking.

Members of the Public

One member of the public responded, who supported the reference in the policy to pedestrian and cycle access. They suggested archaeological investigation should be done in cooperation with Halesworth and District Museum who have developed archaeological strategies and are currently involved in a planned dig in Wissett.

How these comments have been taken into account in the Final Draft Local Plan

Issues relating to access will be considered during the planning application process . This will include the provision of safe access for pedestrians and cyclists.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

The proposed allocation for Broadway Farm is in accord with the need for employment land in Halesworth during the life of the Local Plan, as identified by the Council in the employment land needs assessment.

Any planning application on this site will be required to include an ecology assessment completed by a suitably qualified person.

Retail development on this site would not be acceptable because it is contrary to national planning policy and there is the potential for significant negative impact upon Halesworth town centre.

Alternative sites

Site 13 Fair View Farm, Norwich Road

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public wrote in support of site 13, examining the reasons given why the site was discounted. They noted that Site 13 would not encroach into the countryside any more than any of the allocated sites, impact a nearby listed building is not certain and biodiversity impact is only a minor negative. They noted the draft Strategic Housing and Employment Land Availability Assessment did not identify any constraints that cannot be mitigated. This site is also well connected to a range of local services and employment opportunities, although WLP4.2 may be closer to the town centre. They noted a number of issues with WLP4.2 in terms of archaeology, historic town dump, highway issues, landscape sensitivity, and urban sprawl.

Two other members of the public urged the consideration of smaller sites next to Sparrowhawk Road, including sites 13, 76 and 102. It was noted that Sparrowhawk Road is underused and has good access to the town and nearby employment sites. Developing these sites would result in less disruption for residents of existing housing.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The Chediston Street site is located closer to Halesworth town centre than site 13 and would form a more natural extension to existing residential areas than site 13. Work will be taken as part of any planning application on the Chediston Street site to minimise landscape impact. The Chediston Street site will also be surveyed for archaeological content and a mitigation scheme will be provided where necessary. It is therefore considered that the Chediston Street site is preferable for residential development.

Site 14 – Field at Saxons Way

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

The Landowner made the following points:

- Flood risk assessment indicates that 4450 metres of the site are suitable for development.
- Electrical cables running across the field could be diverted under the ground.
- The sewer crossing the site could be re routed.
- The field is mown and can be accessed for viewing.

Members of the Public

Two members of the public replied with the following responses:

- Concern that this site appears to be part of the Town Park.
- Smaller sites, including site 14, would be preferable to site WLP4.2 because of its location on high ground.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Site 14 is not considered suitable for development because of issues of flood risk and landscape impact. A sewer pipe and electricity lines crossing the site would also need to be re routed.

Site 76 – Land North of Sparrowhawk Road

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public urged the consideration of smaller sites next to Sparrowhawk Road, including sites 13, 76 and 102. Another noted that Sparrowhawk Road is underused and has good access to the town and nearby employment sites. Developing these sites would result in less disruption for residents of existing housing.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Site 76 is not considered suitable for development because it is poorly connected to the existing built up area and is poorly connected to residential areas.

Site 86 – Land at off Saxon’s Way

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Badger building states that this site could be developed in tandem with the neighbouring site 14. The site is located close to the town centre and development would not impact upon the surrounding area. It would be ideal for self build and a developer led scheme could provide access and serviced plots. Development would complement development on the other side of Saxons Way, which is already allocated for housing.

The landowner drew attention to Anglia Water’s requirement that surface water should be dealt with through a sustainable drainage system. The developer will ensure that this is put in place. Housing on this site should be able to link up with the sewage network used to service existing dwellings. They disagree with the claim by Historic England that development will impact upon the setting of Gothic House. They added landscaping would help to screen new development and minimise impact. The landowner questions the amber alert listed by Suffolk County Council Archaeology. The service has not previously raised any previous concerns and previous developments on the corner of this site met with no objections. The developer would ensure careful and original design, which is needed on this unusual site. In response to concerns from the Halesworth and Blyth Valley Partnership on the grounds that this site is part of the phase 2 relief route the landowner states that other development has already taken place along this route, which cannot now be removed. There will be no impact on species and habitats or species of value, as noted by Suffolk Wildlife Trust, because the site is due to be cleared of undergrowth. They noted that development on this site would have a significant positive impact because it is located close to

the town centre, school, bus and rail transport. They noted that development on this site would benefit both the young and old, who may have mobility issues and need to live close to the town centre.

Members of the Public.

One member of the public stated that smaller pockets of development on sites 115, 116, 160, 86, 14 and 106 might be preferable to site WLP4.2, which is located on high ground.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Site 86 is an unusual shape and is located within close proximity to the sewage works, which means that could only deliver a limited amount of new housing. In addition development on the site would also have a negative impact upon the surrounding townscape.

Site 87 – Land on Bungay Road, Holton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public questioned why this site has been discounted when it is located closer to shops, services and employment opportunities than site 89. This site would also have had less impact on surrounding residential areas due to its location.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Site 87 was not considered suitable for allocation because there are alternative sites that are located closer to shops and services.

Site 102 – Land South of Sparrowhawk Road

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public urged the consideration of smaller sites next to Sparrowhawk Road, including sites 13, 76 and 102. Sparrowhawk Road is underused and has good access to the town and nearby employment sites. Developing these sites would result in less disruption for residents of existing housing.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Site 102 was not considered suitable for allocation in the Local Plan because of potential landscape impact and concerns about road access. The size of the site exceeds the amount of employment land needed in Halesworth during the life of the Local Plan.

Site 106 – Land to the north of 34-48 Old Station Road

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public stated that smaller pockets of development on sites 115, 116, 160, 86, 14 and 106 might be preferable to site WLP4.2, which is located on high ground.

How these comments have been taken into account in the Final Draft Local Plan

This site has planning permission for housing and so is no longer included in the plan making process.

Site 115 – Land to the west of Halesworth (Block1)

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Concern was raised that the site is grade 2 agricultural land and so development should not be permitted.

It was noted the site has less impact on the landscape than site WLP4.2 because there is less height difference between the site and surrounding dwellings.

It was stated the site is not located too far from the town centre and residents could walk, use their car or the local bus service to access the town centre.

Concern was raised that development would increase the risk of surface water flooding, devalue local homes, remove views of the countryside and create congestion.

It was noted development of this site would reduce the gap between Halesworth and Walpole.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site has not been allocated in the Local Plan because it is likely to have a greater landscape impact than some alternative sites. It is also located further from the town centre and educational facilities than alternative sites and is partially located on high grade agricultural land.

Site 116 – Land to the west of Halesworth (Block 2)

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

Concern was raised that the site is grade 2 agricultural land and so development should not be permitted.

It was noted the site has less impact on the landscape than site WLP4.2 because there is less height difference between the site and surrounding dwellings.

It was stated the site is not located too far from the town centre and residents could walk, use their car or the local bus service to access the town centre.

Concern was raised that development would increase the risk of surface water flooding, devalue local homes, remove views of the countryside and create congestion.

It was noted development of this site would reduce the gap between Halesworth and Walpole.

Concern was raised that the site is close to the river and so is at risk from flooding.

It was noted that this site is a haven for wildlife and so should be protected.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site has not been allocated in the Local Plan because it is likely to have a greater landscape impact than some alternative sites. It is also located further from the town centre and educational facilities than alternative sites.

Site 122 – Land west of Norwich Road, north of Old Station Road

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Hopkins Homes produced a sketch showing how this site could be developed. They stated the site is well related to the existing settlement and is located 900 metres from the town centre, 600 metres from the primary school and 250 metres from the proposed community, sports and educational development on site WLP4.1. They stated safe road access could be provided onto Norwich Road with pedestrian access onto Old Station Road. The site is identified as being suitable for development in the Strategic Housing and Employment Land Availability Assessment (SHLAA). Hopkins Homes states that this site is a sustainable on sensible option and argues that it should be allocated accordingly. They added Site WLP4.2 extends into the open countryside and is situated on visible rising ground whereas the land west of Norwich Road is enclosed on three sides by urban area and on the fourth by the railway line. Land west of Norwich Road would have no landscape

impact because it is an infill development. By contrast site WLP4.2 would form an extension into a sensitive area of countryside (photos were supplied to demonstrate this). They noted the site is located on grade 3 agricultural land; whereas site WLP4.2 is located on grade 2 land. NPPF paragraph 212 states that development on agricultural land should be directed towards lower quality agricultural land, in this case land to the west of Norwich Road. They stated that Land to the west of Norwich Road is therefore a sustainable and deliverable option that should be included in the New Local Plan.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site is well contained in the landscape but will not be allocated on the Local Plan because alternative sites have more benign impacts, are closer to the town centre or deliver wider benefits. The preferred sites deliver adequate numbers of housing without the need to allocate site 122 as well.

Site 148 – The Sawmill, Sandy Lane, Holton

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

The site owner objected to the decision not to allocate the site for development in the Local Plan. They stated that the site is suitable for development, is immediately available, is viable and in

accordance with the National Planning Policy Framework. They stated The Sawmill site is a better option for development than site WLP4.4. This is because the Sawmill site has been used for this purpose for 200 years and has planning permission for storage. By contrast site WLP4.4 is a greenfield site located on grade 3 agricultural land. They noted the Council have claimed that as a former employment site the Sawmill could suffer from ground contamination. However this is common on brownfield sites and it is unlikely that the level of contamination would be unusual. The phase 1 contamination study attached states that while a full study is necessary to understand the situation it is likely that this requirement could be controlled through a planning condition and the site could be remediated to ensure that it is safe for residential use. They stated residential development would be preferable to allowing the site to become derelict or releasing greenfield land on the edge of the village for development. They added the Sawmill site is enclosed in the landscape in contrast to WLP4.4, which is much more open to the landscape and would require significant mitigation measures. They acknowledged that Sandy Lane is currently narrow but that the extant use of the site already generates significant amounts of traffic. Development of the site that replaces this current road access would therefore be welcome. The Sawmill site is located close to the public house and primary school, whereas site WLP4.4 is more peripherally located.

Members of the Public

No comments were made in response to this site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site will not be allocated in the local plan because alternative sites within Holton are located closer to Halesworth and so are more sustainably located. Alternative sites also have less landscape impact. The site may suffer from contamination issues and also has poor road access.

Site 159 – West of Triple Plea, Halesworth / Spexhall

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public states that there are more viable options for development in Brampton. Site 159 is located on a straight section of road with no houses in front or behind. The sewage works is located nearby on the corner of Redisham Road.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site will not be allocated for development in the Local Plan because of uncertainty about whether it is available for development. In addition this site is poorly connected to the existing settlement and development would be highly visible in the landscape. In addition development would harm trees and hedgerows surrounding the site, which are an important part of the landscape.

Site 160 – Basley Ground, Bramfield Road, Halesworth

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public stated that smaller pockets of development on sites 115, 116, 160, 86, 14 and 106 might be preferable to site WLP4.2, which is located on high ground.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site will not be allocated for development in the Local Plan because this would lead to the loss of a playing field without any replacement. Development would be located within the flood risk zone and there are sequentially more preferable sites available within Halesworth.

Bungay

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Strategy for Bungay

Statutory Consultees

South Norfolk District Council supports mention of cross boundary links and recognition that Bungay acts as a local service and employment centre for Earsham and Ditchingham. The Council is pleased by the growth proposed in Bungay. (Comment pending political approval.)

Suffolk County Council notes that modelling suggests no significant congestion issues at junctions in Bungay. (Comment pending political approval.)

Suffolk County Council considers that Bungay Primary School and Bungay High School have capacity and that allocations WLP5.1 and WLP5.2 would not result in new places needed. 31 places for early education covering children aged between 2 and 5 would be required. (Comment pending political approval.)

Parish and Town Councils

Bungay Town Council notes that the average resident’s age is now 47 and the next draft of the Local Plan needs to address the issue of employment land/opportunities possibly by working with neighbouring Norfolk parishes. Bungay Town Council wants Waveney District Council to improve the town’s economy through provisions for startups, promotion of tourism, branding for the town, policies that support a varied High Street, and increased hotel provision.

Mettingham Parish Council raised concerns regarding the amount of building planned and queried whether there is a policy regarding “brownfield” sites.

Other Organisations

Bungay Honeypot Centre (Martin Evans) highlights the importance of completing the planned new Community Centre. The existing community centre site could provide approximately eight new houses and the new centre would provide improved facilities for several local groups.

Bungay Medical Centre Property Company notes they have not been previously consulted on plans to expand, there is limited existing parking, the site adjacent to the Medical Centre is proposed for a community centre, and the proposed community centre plans provide insufficient parking.

The Bungay Neighbourhood Development Plan Steering Group recommends increased services, facilities and housing for the elderly. The group asks for clarification of the development around the swimming pool and queried the need for new industrial units on this site. (Please note application DC/17/4164/ARM for Approval of Reserved Matters was submitted 29/09/2017 for 150 new dwellings and 3ha of employment land.) The group notes the lack of employment in the town and that an increased population will result in increased commuting. The group considers tourism needs more attention, the town would benefit from a hotel and there is an ideal site in the centre, startup businesses should be encouraged, development of the river systems should be encourage, and land should be made available for mobile telephone masts.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One respondent considers the proposed developments resulted in modest growth. Another respondent supports the two sites in Bungay provided necessary local infrastructure improvements are made.

One respondent considers the document a good starting point for discussion but lacks substance. Another respondent considers planners are disregarding local issues and blighting the lives of many residents, and considers the historic character of Bungay is being spoilt by developments that increase on street parking.

There are several queries regarding the proposed new community centre. These include how will new housing contribute to a new community centre, the need for a new community centre, the lack of proposed parking at the new community, and that the eight houses proposed on the site of the existing Community Centre have not been included in the Local Plan. Other queries include why Mettingham has not been allocated any houses.

Concerns and objections include –

- Increased pressures on the town’s infrastructure particularly the medical centre, schools and sewage system.
- Building on agricultural fields.
- The lack of a north/south bypass will force traffic through narrow town centre roads.
- Increased noise and air pollution resulting from increased traffic in the town centre.
- The Local Plan does not address the impact of growth in Norfolk on Bungay.
- The Local Plan does not include the new housing on the Old Ditchingham Malting sites as new homes for Bungay.
- The development will disrupt scenic views across “Tin River Valley”.
- The Local Plan does not address the existing parking issues which are causing problems or the issue of electric cars in the future

How these comments have been taken into account in the Final Draft Local Plan

Land is allocated for employment use which will deliver employment land to help meet the need in the district identified in the Employment Land Needs Assessment and support the local economy. Branding of Bungay is something that local organisations could explore together. The tourism policy supports tourism development which could include a new hotel. The Bungay Neighbourhood Plan could explore the potential for a new hotel.

National planning policy promotes the regeneration of brownfield sites. However there are not sufficient and suitable sites in Bungay to meet the need for housing. For Waveney to accommodate the projected growth, it is inevitable that some development will have to occur on greenfield land. In terms of greenfield allocations, the strategy has sought to direct these to the least environmentally sensitive land where there is greatest potential for social and economic gains. This is evidenced in the Sustainability Appraisal Report.

The design and parking layout for the new community centre has been granted planning permission. The NHS and the Clinical Commissioning group have been consulted as part of the local plan process and have indicated that they do not require additional land to be allocated in the local plan to serve the medical centre and have no objections to the proposed level of growth for Bungay. The existing community centre site is within the settlement boundary of Bungay therefore housing is acceptable in principle, however detailed matters will need to be determined through a planning application. The ‘Built Community Services and Facilities’ policy allows redevelopment if it involves the provision of an equivalent or better replacement community facility.

Transport modelling as reported in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) has not identified significant issues with the highway network over the plan period, including air quality issues in Bungay. Planning applications

for the allocated sites will require transport assessments and travel plans which will encourage sustainable modes of travel and mitigate negative air quality and traffic impacts. The allocated site policies in Bungay are written to support pedestrian and cycle use and they will deliver improvements to pedestrian and cycle access across the area. Air quality will be considered in detail at the planning application stage.

The Strategic Housing Market Assessment (2017) identifies a need for sheltered accommodation and extra care housing in the district. The larger site allocations in this plan require delivery of this type of accommodation. The market is also expected to deliver such accommodation in response to demand. The 'Lifetime Design' policy requires 5% of dwellings on developments of 10 dwellings or above to comply with Requirement M4(2) of the Building Regulations which relates to accessibility/adaptability and wheelchair housing standards.

Car parking standards for new developments will need to comply with Suffolk Guidance for Parking and/or Building for Life 12. In addition, neighbourhood plans can set their own parking standards. These can minimise on-street parking. Policy WLP8.21 supports provision of facilities for charging plug-in and other ultra-low emission vehicles.

New roads such as a north/south bypass would be planned and implemented by the Highway Authority: Suffolk County Council.

Consultation with the education authority, Suffolk County Council, has revealed there is sufficient capacity in local schools for the proposed development. Land to extend the high school site by 2 hectares is included as part of the WLP5.2 site allocation.

The findings of the Water Cycle Study show that the Water Recycling Centre is capable of accommodating the proposed growth for Bungay.

Bungay Infrastructure

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Bungay Town Council broadly support the infrastructure requirements outlined but recommend the following enhancements –

- The developments should include a highway layout and provision for PSVs.
- Provision of bus shelters.

- A roundabout at the St Johns Road - St Johns Hill junction.
- Traffic assessments may be required.
- Provision for electric cars.
- Provision of a long term car park for buses/coaches.

Bungay Town Council have noted –

- A policy for the area at Hillside Road – Beccles Road will be required and a recreational use may be appropriate.
- There is no rational for a new pitch at The Maltings. Maltings Meadow (the pavilion) is in South Norfolk District Council. The directors of the sports field have not been consulted and there is no space for an additional pitch.
- There are problems with the sewage network.
- The need for improved electronic communications.
- The impact of development on the High School should be considered.
- The Local Plan should recognise the medical centre serves a large area.
- Library provision should be subject to discussion with both the local and county providers.

Other Organisations

Beccles and Bungay Cycle Strategy (Ian Reid) supports improvements as identified in the Waveney Cycle Strategy.

The Bungay Neighbourhood Development Plan Steering Group are concerned that it appears there is a lack of background knowledge of Bungay's situation such as –

- Maltings Meadow is located in South Norfolk District Council not Waveney, and there is no space for another pitch.
- Plans to expand the medical centre which has physical constraints and a lack of staff parking, whilst also erecting a new community centre on adjacent land appears contradictory.
- There appears to be no consideration of the impact of development in Bungay, Reydon and Halesworth on the Schools.
- The primary school could be relocated and community related buildings erected on the old middle school site.
- The road system needs to be carefully considered with new roundabouts.
- There is no pedestrian access to town.
- Land should be designated for a new supermarket.
- There are problems with the sewage and drainage including overflow into rivers and sometimes properties.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A respondent considers there are too many vague statements and wants to know specifics such as how the medical centre will be expanded.

Members of the public have raised concerns and objections regarding-

- The need for infrastructure improvements, particularly to the drains and sewage, to be carried before the proposed developments.
- There is insufficient emphasis on the impact of developments in Ditchingham and Earsham on Bungay.
- The Malting Sport Complex is not in Waveney and there is insufficient space for an additional pitch.
- School places, shopping facilities, local employment and community creation have not been addressed.
- The cramped community centre plans with limited parking are considered unpopular with local residents. The proposed access and parking is regarded as inadequate, traffic will be a danger to children in the park, it will add to the traffic attending the doctors surgery, and erode the green space and park facilities.
- The congestion at the Lower Olland Street – St John’s Road junction needs to be addressed.

There are several queries and concerns regarding the capacity of the Medical Centre and the ability to extend it on a restricted site if the adjacent land is used for a new community centre. There is concern that the NHS historically lags behind delivering improvements to GP surgeries. There is also a query regarding how new industries will be attracted to the area.

There is support for plans to relocate the primary school and erect a new community centre on the vacant site on Hillside Road (the old middle school), and retain the existing sports facilities and land for recreation. The site at Hillside Road is regarded as an alternative and preferred site for a new community centre.

How these comments have been taken into account in the Final Draft Local Plan

Highway layouts, including junctions, will be determined via a detailed planning application and in consultation with the Highway Authority. Bus shelters can be designed in at that time if required. The Highway Authority have not identified a requirement for a roundabout on St Johns Rd. Policy WLP8.21 supports provision of facilities for charging plug-in and other ultra-low emission vehicles. Transport Assessments and travel plans are required as part of the planning application for both site allocations. Provision of employment land will create local employment opportunities and may decrease the need to commute. Coach parking will be provided as part of the High School site extension.

Transport modelling has taken place which has not identified significant issues with the highway network over the plan period, including air quality issues in Bungay. Planning applications for the allocated sites will require transport assessments and travel plans which will encourage sustainable modes of travel and mitigate negative air quality and traffic impacts. The site allocation policies in Bungay have been written to support walking and cycling and will deliver improvements to access across the area. Air quality will be considered in detail at the planning application stage.

The findings of the Water Cycle Study show that the Water Recycling Centre is capable of accommodating the proposed growth for Bungay. Policy WLP8.24 Flood Risk requires use of sustainable drainage systems and opposes surface water connections to sewers.

The Local Planning Authority is holding discussions with the Clinical Commissioning Group and NHS England to understand their requirements for the medical centre and these will be incorporated in to the Local Plan accordingly.

Suffolk County Council as the education authority has identified the Primary School and High School in Bungay have sufficient capacity. The allocated site to the rear of the high school includes a pre-school.

With respect to development in Ditchingham and Earsham, the Local Planning Authority has a duty to co-operate with neighbouring authorities including South Norfolk District Council and the Broads Authority. The Local Planning Authority has considered the impact on infrastructure in Bungay and is working with infrastructure providers to plan for existing and future local needs.

The design and parking layout for the new community centre has already been granted planning permission.

The allocated sites are not considered to be of sufficient size to support a shop. Any proposals for a shop would be assessed on their merits.

The Playing Pitch and Outdoor Sports Facilities Assessment (2014) identifies a deficiency of 3G pitches in Bungay and promotes a small 3G pitch at the Maltings Pavillion site.

Any changes to the Primary School and former Middle School sites are likely to come forward prior to the Local Plan and therefore have not been addressed as part of Local Plan.

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

Statutory Consultees

The Environmental Agency recommends any planning application should include a flood risk assessment to demonstrate the development is safe and does not increase flooding elsewhere.

Suffolk County Council notes access should be from the A144 St Johns Road utilising the right turn lane. New off-site rights of way should be sought to provide recreational opportunities. (Comment pending political approval.)

Suffolk Wildlife Trust notes the site was subject to a wildlife audit in 2017 that recommended further surveys may be required if the boundary features are impacted by development, and that suitable buffers for the boundary should be included. The Trust notes these recommendations do not appear to have been included in the Draft Local Plan.

Parish and Town Councils

Bungay Town Council considers the site should not be allocated for development due to the water drainage issues and instead recommends site 209.

Other Organisations

Beccles and Bungay Cycle Strategy recommend the proposed path along the northwest of the site connects Kings Road and the swimming pool.

Bungay Neighbourhood Development Plan Steering Group considers the site should not be allocated for development due to water drainage difficulties and appropriate land should be made available for green space in Bungay.

Developers/Landowners

The owner does not consider the water course or approved attenuation pond should affect the size or shape of the allocation, and the allocation boundary should revert to the site as submitted. The additional land would allow for a more comprehensive drainage and attenuation solution, and open space and landscaping. The number of houses proposed should be a minimum figure and the proposed density a guide. Evidence should be provided for the 5m landscaping strip. The requirement to protect views of Dukes Farm and Barn is unnecessary and contradicts the

requirement for landscaping. Pedestrian and cycle routes should only be required on land within the control of the landowner. There should be no reference to archaeology in the policy.

Members of the Public

Objections and concerns regarding the site include –

- It is commonly known that “Tin River” overflows and floods the field when it rains continuously.
- “Tin River” has burst its banks on three occasions in the last thirty years flooding the rear gardens of properties on Mayfair Road, and the development may increase the flood risk.
- Housing on the site would make the playground on Meadow Road unsafe.
- There are problems with the sewage system and it couldn’t cope with addition houses.
- The town does not have the infrastructure to support the development. The Doctors Surgery and schools area under strain. The Council Officers and Police Station have been lost.
- It is unlikely people living in development would work in Bungay resulting in increased traffic through the town.
- A public footpath and cycleway along the northwest boundary adjacent to the rear gardens of dwellings will result in noise and pose a security risk, and the footpath should use the roads in the development.
- The proposed landscaping on the southeast boundary would benefit a single family at the farm, with no landscaping proposed on the northwest boundary where there are several properties and families.
- The development would disrupt scenic views.
- St John’s Road would need to become a dual carriageway to support the developments.
- The development would de-value neighbouring properties.
- The development is too large.

One respondent requested that the site was not accessed via Mayfair Road due to the road being narrow, having a bend, and there is on-street parking. Another respondent recommends a roundabout as a traffic calming measure on St John’s Road, at the access to the WLP5.1 and WLP5.2.

One respondent was not aware of any problems with rain water, except those caused by rubbish in the Tin River.

There is a query regarding whether residents affected by construction and loss of views would be compensated.

Recommendations include moving the houses allocated to site WLP5.1 to sites WLP5.2 and 209 to avoid flooding and drainage issues, the site is developed with bungalows, the creation of a wildlife and fauna buffer between the existing and proposed developments, and a bypass and traffic calming measures are provided.

How these comments have been taken into account in the Final Draft Local Plan

A masterplan has been designed and flood risk in the area has been a factor in its design. Built development remains outside of the flood risk area and in addition the policy requires submission of a flood risk assessment demonstrating that the development is safe and will not increase flood risk outside of the developed part of the site. Furthermore the Flood Risk policy requires development to make use of Sustainable Drainage Systems to deal with surface water drainage.

A masterplan has been developed which includes pedestrian and cycle routes in to and out of the site, providing formal links across this part of Bungay. These links do not need to be positioned immediately on the boundary.

The masterplan indicates areas at the northwest and southeast edges of the site where buildings should be no higher than 1.5 stories. This will reduce the visual impact of buildings to neighbouring properties and when viewed in the landscape to the east and south.

The policy requires an ecological assessment undertaken by a suitably qualified person as part of any planning application. The hedgerow by the Tin River is required to be retained. Landscaping is included on the southern edge of the site which will provide biodiversity connectivity to and from the Tin River.

This allocation is well served by a nearby play area and links will be provided. Additionally, the land by the Tin River should be retained as floodwater-compatible open space.

The site area has been returned to the size as originally submitted. This outline of the site allows the provision of pedestrian and cycle routes to connect to adjoining land. The masterplan specifies where built development should take place and which part should remain undeveloped and support drainage. The number of houses is based on a density of 30 dwellings per hectare, which is the desired density for the Market Towns in the district as set out in the policy 'Housing Density and Design'. This development will provide a new urban edge to the built-up area of Bungay. Substantial landscaping is required to soften the visual impact of the development in order to prevent an exposed edge in the rural landscape and provide a buffer from the listed buildings to the south. A 5 metre landscaped strip will allow for planting to establish itself. This landscaping can be designed so that views of the listed Dukes Farm and Barn are not harmed. The site has potential for archaeology and therefore archaeological evaluation will be required with any planning application to assess the impact of the development.

The findings of the Water Cycle Study show that the Water Recycling Centre is capable of accommodating the proposed growth for Bungay. Policy WLP8.24 Flood Risk requires use of sustainable drainage systems and opposes surface water connections to sewers.

The Local Planning Authority is holding discussions with the Clinical Commissioning Group and NHS England to understand their requirements for the medical centre and these will be incorporated in to the Local Plan accordingly.

Transport modelling reported in Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) has not identified significant issues with the highway network over the plan period. Additionally, employment land is being allocated on the land immediately to the southwest of this site which will provide employment opportunities and reduce the need to commute. The Highway Authority raise no objections to the access and have not identified a requirement for a roundabout or dual carriageway.

Policy WLP5.2 - Land Rear of Bungay High School

Statutory Consultees

Suffolk County Council has noted the site will require an upfront archaeological assessment and reference should be made in the supporting text and policy. (Comment pending political approval.)

Suffolk County Council advise a through route and link should be provided to the adjacent site. (Comment pending political approval.)

Suffolk Wildlife Trust notes there has been no wildlife audit so the ecological value of the site is not established. It is therefore not possible to confirm the site is appropriate for development. Further assessment is recommended prior to allocation.

Sport England supports the policy in principle as it will secure an extension to the playing fields

Parish and Town Councils

The Bungay Town Council support the allocation.

Other Organisations

Beccles and Bungay Cycle Strategy recommend the proposed east-west cycle route connects with St Margaret's Road as part of the development rather than as a "future connection".

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One respondent recommends a roundabout as a traffic calming measure on St John's Road, at the access to the WLP5.1 and WLP5.2.

Support received for the development. Various recommendations include that all development is on land to the west side of the A144 on sites WLP5.2 and 209, that only WPL5.2 is developed, that the sewage system is improved prior to development, a bypass and traffic calming measures are provided, and trees and screening are used to protect neighbouring residents from noise and disruption.

Objections and concerns regarding the site include –

- There is too much development proposed Bungay.
- The developments will result in increased emissions and car traffic.
- The pavement to the site is inadequate.
- The schools and GP facilities would not be able to cope.

How these comments have been taken into account in the Final Draft Local Plan

The site has archaeological potential and the policy has been amended to include the requirement for an archaeological evaluation to accompany any planning application.

The policy has been amended to specify that pedestrian and cycle routes shall provide connectivity within and across the site. The connection to St Margaret's Road falls outside the allocated site but allowance is provided to make connections in the future.

Highway layouts, including junctions and traffic calming measures, will be determined via a detailed planning application and in consultation with the Highway Authority.

Suffolk County Council as the education authority has identified the Primary School and High School in Bungay have sufficient capacity. Additionally this site includes a new pre-school.

The Local Planning Authority is holding discussions with the Clinical Commissioning Group and NHS England to understand their requirements for the medical centre and these will be incorporated in to the Local Plan accordingly.

Transport modelling has taken place which has not identified significant issues with the highway network over the plan period .

Visual impact on neighbouring properties will be assessed via a detailed planning application.

The policy has been amended to require an ecological assessment with any planning application.

Alternative Sites

039 Land at Grove Farm, Mettingham

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One respondent supports the site and does not consider development would visually impact the Broads as the site is located behind existing houses.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is in a sensitive landscape which makes a major contribution to the setting of the Broads.

The site has not been taken forward in the Local Plan.

209 Land South of Moutbatten Road, Bungay

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Bungay Parish Council supports site in preference to site WLP5.1.

Other Organisations

The Bungay Neighbourhood Development Plan Steering Group support the site, believe it should be reconsidered, and that it could accommodate a supermarket.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Members of the public support the site in preference to site WLP5.1.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. This site is considered to be less favourable than the allocated sites which deliver more than sufficient housing for Bungay.

Southwold and Reydon

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Strategy for Southwold and Reydon

Statutory Consultees

Suffolk County Council states that Reydon Primary School only has limited capacity to accommodate the extra primary school places generated by allocation WLP6.1. It is unlikely that the school would support any extension or relocation and so it is likely that remaining pupil places will need to be accommodated in Southwold, Wenhaston, Bramfield or Brampton. It is therefore possible that parents will not be able to send their children to their catchment primary school.

Parish and Town Councils

Reydon Parish Council notes that the development allocated to Southwold and Reydon is 4% of the total and represents a significant increase on the existing housing stock in Reydon, where the development is to be located. While it is accepted that housing development is needed to maintain the vitality and viability of market towns this has not been the effect in Southwold or Reydon, where 50% of new homes have become second homes or holiday lets. The ratio between local pay and property prices means that workers cannot afford to access market housing. More affordable housing is needed in all developments and the 35% affordable housing requirements should be seen as a minimum. All categories of affordable housing should be protected in the medium to long term and priority given to those with a local connection. They noted that The Draft Local Plan states that

the housing target of 325 dwellings will be offset by dwellings granted planning permission since 2014. They noted number of offset houses referred to in the Draft Local Plan makes no reference to the developments at Pitches View (six shared ownership bungalows for older people), Green Lane (23 affordable homes), Southwold Hospital (4-6 units) and the Police and fire stations (20 units). They added that plans for a nursing home on land adjacent to Sole Bay Health Centre will deliver 20 dwellings because residents will live there on a permanent basis and the planning permission at St. Felix School will create another 69 dwellings. This will reduce the residual target to 175 dwellings, or 106 if the scheme at St. Felix School is approved. They noted this should be the absolute maximum number of dwellings to be delivered over and above that planned for over the plan period. This is unless it can be demonstrated in the later years of the plan that there is a need for more affordable housing on the edge of Reydon. The Parish Council's acceptance of the housing figures is strictly on the condition that they will include a minimum of 35% of affordable housing and that some of the market housing will be affordable for local people.

Other Organisations

The Southwold and Reydon Society is concerned that there is no objective justification for the number of homes needed in Southwold and Reydon during the plan period. A detailed case is needed based on assessed housing need. There should also be measures to prevent new homes being used as second homes or holiday lets. The proposed 325 new homes are larger than previously proposed options for growth, particularly in relation to the existing housing stock. This is particularly the case in Reydon, where the vast majority of developable land is located. The Society acknowledges that previous rounds of consultation have favoured a greater proportion of new development in market towns and villages and agrees that new housing development is necessary to ensure the viability of these places. However in Southwold and Reydon 50% of new homes become second homes or holiday homes. They noted that The Draft Local Plan states that the housing target of 325 dwellings will be offset by dwellings granted planning permission since 2014. They noted number of offset houses referred to in the Draft Local Plan makes no reference to the developments at Pitches View (six shared ownership bungalows for older people), Green Lane (23 affordable homes), Southwold Hospital (4-6 units) and the Police and fire stations (20 units). They added that plans for a nursing home on land adjacent to Sole Bay Health Centre will deliver 20 dwellings because residents will live there on a permanent basis and the planning permission at St. Felix School will create another 69 dwellings. This will reduce the residual target to 175 dwellings, or 106 if the scheme at St. Felix School is approved. They noted this should be the absolute maximum number of dwellings to be delivered over and above that planned for over the plan period. They added if further housing need is identified later in the plan period this should be provided on smaller peripheral sites on the edge of Reydon under policy WLP8.6, which should be extended to include Reydon for this purpose.

Developers/Landowners

NRL agreed with the conclusions of the strategy on page 24. However, they considered the approach of focusing 55% of growth in Lowestoft and only 4% in Southwold is unbalanced. This is accentuated by Southwold's historic centre, which presents only a limited number of opportunities for new development. They noted that high house prices mean that more people work in Southwold than actually live there. Opportunities for housing development in Southwold are extremely rare and so it is logical to plan more housing growth in Reydon, for example on sites 5 and 38.

Hopkins Homes stated that it is necessary to increase the level of housing development in Southwold to increase affordability and to reduce the need for workers in Southwold to commute in from other areas.

Members of the Public

It was suggested that the site next to the Sole Bay Health Centre should be considered for housing. It was suggested that NHS Property Services intend to develop the site for housing, possibly with a retail element. It was noted that the site is centrally located and is close to a health centre, pharmacy, a dental surgery and a public house.

It was argued that there was no justification for the 325 homes target. It was argued there is no supporting evidence for the claim that there is a lack of affordable homes or significant in-commuting. Reference was made to the Strategic Housing Market Assessment to support claims. As such it was considered inappropriate to base housing numbers of this argument. It was suggested that homes will likely be occupied by those working outside the area, retirees and second home owners which cannot be considered sustainable development. It was added there was no justification for the 4% housing target and it was suspected that the target is driven by the capacity of the Copperwheat Avenue site. It was suggested that existing commitments mean that a smaller proportion of site allocation WLP6.1 needs to be developed. This would result in less impact on the AONB and less pressure on the sewage system and road network.

It was suggested that more dwellings could be built in the future if there is an identified need. It was suggested that housing need is for one, two and three bedroom dwellings but most homes are sold for second homes or holiday lets.

It was suggested that the planning permission for 69 dwellings at St. Felix School has made the plan making process redundant and will increase public cynicism towards the planning system. It was suggested that other landowners will be surprised that the St. Felix School site, which was one of the sites put forward for allocation in the Local Plan, has been able to jump the gun.

Concern was raised that the plan contains no measures to control second home ownership.

Concern was raised that too many houses will destroy Southwold as a tourist destination and increase pressure on parking facilities.

It was suggested that no housing allocations should be made in Reydon, which is located in the AONB. It was suggested that brownfield sites in Southwold have the potential to deliver a significant amount of new housing.

It was suggested that affordable housing is not needed because it tends to be purchased by troublesome residents.

It was questioned how Southwold Town Council's strategy fit in with the Local Plan.

It was questioned whether it was legitimate to maintain St. Felix School as a business when its buildings would be good for conversion to affordable housing

It was questioned whether it can be guaranteed that new houses will be reserved for affordable housing.

How these comments have been taken into account in the Final Draft Local Plan

The number of houses on allocation WLP6.1 has been reduced from 250 to 220 to take account of capacity issues at local primary schools.

The housing proposal at St. Felix School was submitted as a planning application, which is a separate process to the Local Plan making process, and as a result this site was considered prior to the finalisation of the Local Plan.

The site next to the Sole Bay Health Centre will not be allocated because there is no available information about whether the site is available for residential development. However it is possible that the site next to the Sole Bay Health Centre could be progressed as a planning application independent of the plan making process.

Development on site WLP6.1 will include the provision of affordable housing in accordance with Policy WLP8.2 which for Southwold and Reydon requires a higher level of 40%. The Local Plan will not include measures to prevent the sale of second homes or holiday lets but this issue could be addressed through the neighbourhood planning process.

Infrastructure

Statutory Consultees

There were no responses to this section.

Parish and Town Councils

There were no responses to this section.

Other Organisations

Beccles and Bungay Cycle Strategy organisation welcomes the inclusion of improvements to the cycle network as identified in the Waveney Cycle Strategy.

Suffolk Coasts and Heaths states that measures to improve cycle and pedestrian routes could be incorporated into infrastructure sections of the Local Plan. A more strategic approach to Green Infrastructure is needed, which incorporates new development with open spaces and countryside. Green infrastructure should incorporate landscape and wildlife enhancement into its design. There is a much wider remit to green infrastructure than just the two recreation type facilities identified in paragraph 6.5.

Developers/Landowners

There were no responses to this section.

Members of the Public

It was suggested that infrastructure improvements such as cricket pitches and sports fields provide minimum benefits to local people.

It was suggested that better roads, reliable bus services, swifter access to local doctors and reasonably priced shopping facilities should be included.

It was noted that Southwold Cricket Club is currently considering re locating to Reydon.

It was noted that the lease on the Southwold Tennis Club site at Hotson Road is due to end shortly and Waveney District Council have told the club that they will find them a new site because they want to develop Hotson Road. Yet there is no allocation for housing development on Hotson Road in the Local Plan.

There are concerns about the provision of parking as well as for access for cyclists and pedestrians, including school children and dog walkers.

It was suggested that too many properties are proposed - 200 homes means 600 cars plus tradesmen.

It was stated that school places and shops need to be provided to support new families.

How these comments have been taken into account in the Final Draft Local Plan

The Green Infrastructure Strategy underpins policies within the Local Plan and provides guidance about the future provision of all types of green infrastructure throughout the District.

Policy WLP6.1 will retain existing trees and vegetation around the edge of the site as well as public rights of way to the south and west. This will help to include linkages with surrounding networks of trees and hedgerows and will promote access to the local countryside. In addition the Council will ensure that development on this site includes new children's play space.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access cannot be achieved to this site. Transport modelling in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) does not identify any congestion issues in Reydon.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Policy WLP6.1 Land to the West of Copperwheat Avenue

Statutory Consultees

Suffolk County Council notes that this site was not included in the Issues and Options Consultation. Planning applications must be supported by upfront archaeological investigation and for consistency this requirement should be made in the supporting text using the Council's wording for this clause. This is a large area that has not been systematically investigated.

Suffolk County Council States that improvements to The Crescents and the Wangford Road pedestrian crossing are required. A transport assessment is also required.

The Environment Agency welcomes the policy to safeguard and enhance the Area of Outstanding Natural Beauty. Proposed tree and hedge planting should include native species.

Parish and Town Councils

Reydon Parish Council accepts WLP6.1 as a development allocation. The existing settlement has been planned for westward expansion and the roads have been designed to allow for this. It is accepted that this is not a sensitive site and would create a coherent boundary with the existing settlement. However, they noted development would form a significant incursion into the AONB –

the second after the planning permission at St. Felix School. They added that the site will require considerably fewer than the 250 houses mentioned and therefore an allocation with reduced land area or development density should be considered. This would allow for an increased emphasis on policy, landscaping and gardens. They stated that WLP6.1 should include guidance about design and there is the potential to include elements of Suffolk vernacular and more modern equivalents that reflect the surrounding countryside. They stated that expansion of Reydon should not appear as suburban sprawl or pastiche designer homes. They raised two issues that are a cause of considerable concern:

- Pressure on the sewer network, which is already under considerable strain. There are issues of air pollution and foul water discharge into local dykes. They stated that the Policy should make specific provision for improvements to the sewage infrastructure and the capacity of the treatment works so that these become a required condition of any future planning permission.
- Traffic access should include two points of entrance and exit and any necessary modifications to junctions with the Wangford Road. There are similar concerns with regard to St. Felix School and entrance onto Halesworth Road.

Other Organisations

The Southwold and Reydon Society's comments were set in the context of its questioning of the need for 250 new dwellings. The Society accepted the case for allocation of the site because the landscape is not particularly sensitive and the road network was obviously built with westward expansion in mind. They drew attention to the Settlement Fringe Landscape Sensitivity Study, which states that this area only has the landscape capacity to accommodate small scale development of ten dwellings or less. They argued that considerably fewer dwellings are needed than the 250 specified in the policy and this means that a smaller land area could be given over to development or the site could be developed at a lower density. This would provide greater opportunity for landscaping, open space or gardens. They noted that site 202, which forms the southern part of this allocation, could accommodate 112 new dwellings, which is in accordance with the requirement identified by the Society. They stated that guidance about design is needed, which includes some elements of the Suffolk vernacular or a modern equivalent, as well as encouraging low carbon impact design. They added that development on this site should make explicit reference to sewage network and treatment improvement works. Traffic should establish at least two points of access / egress and make any modifications to junctions with the Wangford Road.

Suffolk Coasts and Heaths stated that paragraph 6.7 is incorrect in that Reydon is not surrounded by the AONB but rather is located inside of the AONB. They added that allocation of this site is likely to include major development that is contrary to NPPF paragraph 115 and would need to satisfy paragraph 116, which is likely to be problematic. In addition, they stated that a Landscape and Visual Impact Assessment would be required and this should inform measures to mitigate any adverse

impacts associated with development and offer measures to enhance the landscape. They added that development should aim to conserve and enhance the local landscape and should protect and enhance public rights of way and provide linkages with the local footpath network. They stated there should be detailed guidance about the provision of affordable housing and guidance about design, building quality and sustainable building principles. Open space requirements may need to take into account necessary mitigation regarding disturbance on nearby European Sites. They noted the amount of open space provided may need to be revised following the HRA assessment.

Suffolk Wildlife Trust cautioned that this site has not been the subject of a wildlife audit and without knowledge of its ecological value it is not possible to know whether it is suitable for development. They added that site allocations should be supported by ecological assessment and development should avoid or mitigate ecological impacts and provide ecological enhancements.

Developers/Landowners

The landowner states that the sewage network lacks capacity and that this is an issue that has become worse over the last 30 years. The pumping station at the bottom of 3 Marsh Lane requires closer examination. Design quality in local developments has deteriorated over the last 15 years. Garages are often used for storage space because of a lack of storage capacity within houses and cars are parked in the road. In addition garages are often too small to accommodate a car. Affordable homes should be included with sensitivity and imagination and not just dropped in.

NRL stated there is an unjustified bias in the analysis of sites WLP6.1, 5 and 38. For example the Council's analysis underplays the fact that both preferred and rejected sites are located in the AONB. NRL disputes the claim that the preferred site does not form a significant incursion into the countryside and has come to a more balanced conclusion that there is little difference between the preferred and rejected sites in this regard. In short the assertion that the preferred site will have less landscape impact and other sites is not supported by the evidence. They added there has not been any assessment of the impact of the proposed site upon nearby listed buildings. They suggested that WLP6.1 is likely to have a greater impact upon views of the church compared to site 5 and 38 because it is more visible in the countryside. They stated that the Council's conclusion in its HRA screening assessment that there is no likely significant effect from the proposed housing allocation cannot be supported in fact and is inconsistent with HRAs undertaken elsewhere in Suffolk. In landscape terms they suggested it is necessary to reduce the size of site WLP6.1 by 50% and to bisect the site so that its western flank follows the existing development boundary from north to south. They added that the preferred site should be assessed for its impact on Gorse Lodge, just as thoroughly as sites 5 and 38 have been assessed for their impact on St. Margaret's Church.

Members of the Public

There is concern that allocation WLP6.1 and the two sites it is made up of (sites 189 and 202) were not included in the original consultation and so it is surprising that site WLP6.1 is now the preferred option in the Draft Local Plan.

Residents were concerned that development on this scale will form a major encroachment into the AONB and will harm local wildlife and habitats.

Concern was raised that no account has been taken of National Planning Policy Framework NPPG paragraph 116 or the Council's own evidence base. It was noted that the Settlement Fringe Landscape Sensitivity Study identifies this landscape as only being able to accommodate developments of ten dwellings or less. It was stated that Paragraph 6.7 of the Local Plan is incorrect in its assertion that new development will not encroach into the open countryside, as the map on page 115 shows.

It was suggested that this was not infill development and is an important part of the corridor of land that links Wangford Road to Halesworth Road.

Concern was raised that development will lead to the loss of the footpath between Keen's Lane and Reydon Church, described as '...one of the prettiest footpaths in the locality.' This leads to a glade of trees and a pond, which could be lost to development.

It was noted there is a large site located adjacent to the A12 between the B1387 and Hazels Lane, which has been on sale for years. It was suggested that developing this site would create a new conurbation, as has been accomplished just off the A12 at Saxmundham.

There is concern that further development of the scale proposed will place a considerable burden upon local schools and healthcare providers.

It was suggested that the sewerage system is already at capacity and it is likely that it will not be able to cope with the proposed development.

It was suggested that residential development raises issues of road safety because of the increase in the number of vehicles. In addition this site is remote from Southwold Town Centre, which means that residents will drive rather than cycle or walk to the town centre which will increase pressure on parking.

It was stated that action is needed to control the number of second homes in this development and the wider Southwold area.

It was suggested that future development should only be permitted if there is an increase in the number of jobs for local people.

How these comments have been taken into account in the Final Draft Local Plan

The number of houses on this site will be reduced from 250 to 220 so that it does not exceed the capacity of local schools.

The policy will be amended to include a condition requiring archaeological investigation as part of any planning application.

The allocation will be subject to an ecological assessment as part of any planning application.

The supporting text and policy will be amended to reflect the need for improvements to the Crescents and the need for a pedestrian crossing over Wangford Road.

Site WLP6.1 is well contained in the landscape, being surrounded by existing development to the north, south and east. It is also bordered by an existing hedgerow to the west, which further reduces its landscape impact. Alternative sites are more exposed in the landscape because they are only bordered by existing development on one side and are more visible from roads to and from Southwold. In addition the western edge of site WLP6.1 follows the line of an existing hedgerow, which helps to contain it in the landscape.

The site will be designed so as to minimise landscape impact, preserve trees and hedges and to retain existing footpaths. This will also help to promote linkages between the new housing and the countryside. This will be delivered through the use of appropriate design and landscaping.

The Local Plan already identifies that improvements to the sewerage network will be needed in Southwold and Reydon. The Waveney Water Cycle Study (2016) identifies that there is sufficient capacity in the wastewater recycling centre.

The Local Plan will not seek to reduce levels of second home and holiday home ownership but this issue could be tackled through the neighbourhood planning process.

Policy WLP6.2 Southwold Harbour

Statutory Consultees

The Environment Agency supports the policy position, which is that development should not affect the structural integrity of flood defences and may require a permit under the Environmental Permitting Regulations 2010. Permits are required if work is undertaken within eight metres of a fluvial main river of flood defence and 16 metres of tidal waters and associated flood defences.

Suffolk County Council will require consultation if development does come forward on this site and that consideration is given to using mineral content on the site in future development to reduce the amount of material that is transported to and from the site.

Suffolk County Council states that this policy allocation is unlikely to have any impact upon the public highway.

Parish and Town Councils

Reydon Parish Council states that this policy is inadequate because it only deals with the harbour itself. The strategy must be extended to provide a strategic framework for the whole Blyth Estuary. The strategy should be based on the work of the Blyth Estuary Group and should seek to maintain the estuary in its current shape. Policies should include the following measures that will deal with tidal surges:

- Further raising estuary walls.
- Measures taken by residents and businesses to make their properties more resilient.
- Design of pontoons and jetties to withstand flood events.

Other Organisations

Southwold and Reydon Society states that this policy is inadequate and should be set in the context of a strategy for the whole Blyth estuary. This must preserve the current shape of the estuary and prepare for tidal surge incidents. The strategy must take an integrated approach and include flood tides and allow residents and businesses to make their properties flood resilient. It must also allow the appropriate development of pontoons and jetties.

Suffolk Coasts and Heaths states that the policy concerning the replacement of huts and other structures on either side of Southwold Harbour should be extended to include all development proposals such as change of use of fishing huts, installation of lighting, on water activity, etc. They do not agree that the poor condition of the access contributes to the character of the harbour and that appropriate management of the access route could enhance the harbour. They stated that further investigation is needed regarding current usage and the way private access rights by vehicle are exercised. The status of restricted byway does not allow for a public right of vehicular access. It is necessary to ensure access for local businesses but ensuring that public through traffic is not permitted.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public responded supports the general approach to developing the harbour but stated that the policy was inadequate. The policy must be set within the context of a strategy for the whole Blyth Estuary. It should preserve the current shape of the estuary and to prepare for tidal surge events by taking an integrated approach to deal with flood tides. This includes allowing residents and businesses to make their properties flood resilient and to allow the appropriate development of jetties and pontoons.

How these comments have been taken into account in the Final Draft Local Plan

The Southwold Harbour policy is intended to provide guidance about development of the harbour itself, rather than to provide an overarching strategy for the entire Blyth estuary. However the Council recognises that the harbour is an important part of the estuary and has cooperated fully with other organisations involved in the management of the Blyth estuary when preparing the Local Plan. Furthermore the Council will continue to work with other organisations in the future on all issues concerning the Blyth estuary, including flood resilience. Policy WLP8.25 (Coastal Change Management Area) of the Local Plan does allow for the improvement and strengthening of coastal defences in accordance with the Shoreline Management Plan.

The supporting text provides a description of the harbour, including Blackshore Road. It is not intended to prevent repairs to or improvements to the condition of the road. The policy itself is strongly focused on the protection and replacement of the fishermen's huts and pontoons. Southwold Harbour is located within a conservation area and so guidance about other types of development can be found within policy 8.37. The Local Plan also provides guidance about the change of use of buildings. Guidance about water based uses can be found within the East Inshore Marine Plan (2014).

Alternative Sites**Site 5 – Brambles Drift, Green Lane, Reydon**

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

NRL have commissioned analysis of heritage, ecology and landscape impact and draw the Council's attention to their conclusions, which seem to be at odds with their analysis of sites 5 and 38. Dialogue is sought with the Council to narrow differences with NRL and to establish a path forwards. They stated that there is an unjustified bias in the analysis of sites WLP6.1, 5 and 38, for example the Council's analysis underplays the fact that both preferred and rejected sites are located in the AONB. NRL disputes the claim that the preferred site does not form a significant incursion into the countryside and has come to a more balanced conclusion that there is little difference between the preferred and rejected sites in this regard. They noted the assertion that the preferred site will have less landscape impact and other sites is not supported by the evidence. They noted that work undertaken to date indicates limited archaeological potential and no impact upon views of St. Margaret's Church. They noted that a preliminary ecological assessment has indicated that development of sites 5 and 38 presents the opportunity to include enhancements to local biodiversity and landscape and with respect to the HRA assessment there is no reason why sites 5 and 38 should not be included in the Council's housing allocation. They stated that their landscape impact report included within their representation demonstrates that the Council's assessment of sites 5 and 38 has been disproved. They stated that Sites 5 and 38 are located just as close to local shops and services as the preferred site. The opportunity to replace houses lost to coastal erosion applies to any site, including sites 5 and 38, and not just the preferred site. Play space and other infrastructure requirements for the preferred site can also be provided on sites 5 and 38.

Members of the Public

Two members of the public responded. One opposed to development on sites north of Green Lane on grounds that it would extend the village north of the boundary with negative landscape impacts. In particular site 5 would have a severe impact on the landscape and local infrastructure because of its location on the corner of Wangford Road and Green Lane.

The other response stated that it would be a more ‘village friendly’ approach to meet housing targets by developing a number of smaller sites. Small scale development on sites 5, 26 and 38 was considered preferable. Reydon should expand along Green Lane because historically the village developed close to the church and church hall.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the ‘Analysis of the Options for the new Waveney Local Plan’ published July 2017 remain valid.

The impact upon the surrounding landscape is considered greater than that of the preferred site. Policy for the allocated site will include measures to ensure that future development protects and records archaeological content on the site as well as biodiversity and wildlife habitats.

Site 26 – Jubilee, Green Lane, Reydon

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One response opposes to development on the grounds that it would extend the village northwards with a negative impact on land to the north of the boundary.

Another response stated that it would be a more ‘village friendly’ approach to meet housing targets by developing a number of smaller sites. Small scale development on sites 5, 26 and 38 was considered preferable. Reydon should expand along Green Lane because historically the village developed close to the church and church hall.

A third response describes this site as thoroughly unsuitable and states that its address has been entered incorrectly: it should be entered as Rissmere Lane East. Road entrance would be via Rissmere Lane, which currently is used by horse riders, dog walkers and cyclists that currently use this road as a designated lane. Development would form an encroachment into the AONB and would lead to the loss of several established trees.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. This site will not be allocated in the Local Plan because it would impact upon the surrounding landscape and result in the loss of tourist accommodation.

Site 38 – Land at Green Lane, Reydon

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

NRL have commissioned analysis of heritage, ecology and landscape impact and draw the Council's attention to their conclusions, which seem to be at odds with their analysis of sites 5 and 38. Dialogue is sought with the Council to narrow differences with NRL and to establish a path forwards. They stated that there is an unjustified bias in the analysis of sites WLP6.1, 5 and 38, for example the Council's analysis underplays the fact that both preferred and rejected sites are located in the AONB. NRL disputes the claim that the preferred site does not form a significant incursion into the countryside and has come to a more balanced conclusion that there is little difference between the preferred and rejected sites in this regard. They noted the assertion that the preferred site will have less landscape impact and other sites is not supported by the evidence. They noted that work undertaken to date indicates limited archaeological potential and no impact upon views of St. Margaret's Church. They noted that a preliminary ecological assessment has indicated that development of sites 5 and 38 presents the opportunity to include enhancements to local

biodiversity and landscape and with respect to the HRA assessment there is no reason why sites 5 and 38 should not be included in the Council's housing allocation. They stated that their landscape impact report included within their representation demonstrates that the Council's assessment of sites 5 and 38 has been disproved. They stated that Sites 5 and 38 are located just as close to local shops and services as the preferred site. The opportunity to replace houses lost to coastal erosion applies to any site, including sites 5 and 38, and not just the preferred site. Play space and other infrastructure requirements for the preferred site can also be provided on sites 5 and 38.

Members of the Public

One respondent is opposed to development on this site because it would extend the village to the north, which would create a negative impact.

Another response states that it would be a more 'village friendly' approach to meet housing targets by developing a number of smaller sites. Small scale development on sites 5, 26 and 38 was considered preferable. Reydon should expand along Green Lane because historically the village developed close to the church and church hall.

The third response states that development on this site would encroach into the AONB. There are two large parcels of land to either side of the A1095 just to the south of Might's Bridges that would be preferable locations for development.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

The sites impact upon the surrounding landscape is considered greater than that of the preferred site. Policy for the allocated site will include measures to ensure that future development protects and records archaeological content on the site as well as biodiversity and wildlife habitats.

Site 117 – Land to the West of Laurel Farm, Reydon

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Hopkins Homes considered that the Draft Local Plan has failed to allocate enough housing land in Southwold and Reydon and that their site, which is represented as sites 117 and 118, has been erroneously overlooked. The SHELAA identifies both of these sites as being available and achievable. Yet they are both discounted due to impact on the AONB and grade II listed Gorse Lodge. They argued that in the context of the above, the two Hopkins Homes sites must be identified as the most sustainable development option. The site is a similar distance from Gorse Lodge and development could be designed so as to respect the listed building. While the site does extend slightly further to the west it is bounded to the south by the road and by St. Felix School. Therefore the site would not extend the western edge of Reydon any further into the countryside than it already is. They added that Hopkins Homes understand the local context and consider the site to be in a sustainable location that could deliver housing that is needed in the town. They indicated that a review by civil engineers has confirmed that safe road access could be provided for up to 100 dwellings.

Members of the Public

Three members of the public responded to the consultation on this site. Two respondents objected to development on this site because it would encroach into the AONB. Another respondent notes that this site is surrounded by the A1095 road and a listed building.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Development would have a significant adverse impact upon the landscape, which would be greater than the impact from developing on the preferred site.

Site 118 – Land to the west of Laurel Farm, Reydon

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

Hopkins Homes considers that the Draft Local Plan has failed to allocate enough housing land in Hopkins Homes considered that the Draft Local Plan has failed to allocate enough housing land in Southwold and Reydon and that their site, which is represented as sites 117 and 118, has been erroneously overlooked. The SHELAA identifies both of these sites as being available and achievable. Yet they are both discounted due to impact on the AONB and grade II listed Gorse Lodge. They argued that in the context of the above, the two Hopkins Homes sites must be identified as the most sustainable development option. The site is a similar distance from Gorse Lodge and development could be designed so as to respect the listed building. While the site does extend slightly further to the west it is bounded to the south by the road and by St. Felix School. Therefore the site would not extend the western edge of Reydon any further into the countryside than it already is. They added that Hopkins Homes understand the local context and consider the site to be in a sustainable location that could deliver housing that is needed in the town. They indicated that a review by civil engineers has confirmed that safe road access could be provided for up to 100 dwellings.

Members of the Public

Four members of the public responded to this site. Three were opposed to development because it would encroach into the AONB and the fourth noted that the site is located on cultivated farmland.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

Development would have a significant adverse impact upon the landscape, which would be greater than the impact from developing on the preferred site.

Site 138 – St. Felix School (Land between St. George's Square and Lakeside Drive) Halesworth Road, Reydon

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

The landowner notes that the SHELAA has scored this site positively because it is available and achievable but that it has been scored poorly due to failure to provide a replacement playing field. However, they noted planning application DC/15/3288/OUT and supporting section 106 heads of terms have identified a deliverable replacement sports pitch. They noted that the Waveney Planning Committee approved this application on the 11th of July, subject to completion of a section 106 agreement. The section 106 agreement will be scrutinised at a future planning committee prior to conclusion. They stated that the planning situation has changed and a replacement sports field has been identified and delivery will be secured through the section 106 agreement. The site therefore scores well against the Sustainability Appraisal testing criteria (including a replacement pitch) and should be included in the Local Plan.

Members of the Public

Five members of the public responded to this site. Four were opposed to development on this site for the following reasons.

- Encroachment into the AONB.
- Loss of trees.
- Objection to loss of the school playing field to development to support St. Felix School.
- Road safety issues – entrance would be next to a deep dip in the road.
- Contrary to policies in the existing Local Plan.

It was asked why this site has received planning permission even though it has not been selected for allocation in the Local Plan.

How these comments have been taken into account in the Final Draft Local Plan

The site now has a resolution to grant planning permission. The contribution of this site towards housing delivery in the Southwold and Reydon section has been accounted for.

Site 208 – Broadside Park Farm, Reydon

Statutory Consultees

No comments were made in response to this site.

Parish and Town Councils

No comments were made in response to this site.

Other Organisations

No comments were made in response to this site.

Developers/Landowners

No comments were made in response to this site.

Members of the Public

One member of the public suggested this site as an alternative development site given that sites 5, 26 and 38 were already being developed.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid.

This site will not be allocated in the Local Plan because development would have a significant impact upon the Area of Outstanding Natural Beauty, which cannot be mitigated.

Strategy for Rural Areas

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Strategy for Rural Areas

Statutory Consultees

South Norfolk District Council supports broadband for economic development in rural areas and note they would be keen to work with Waveney to improve broadband speeds. (Comments pending political approval.)

South Norfolk District Council welcomes the strategy for growth in rural areas, but recommends that some sites with 10 dwelling area allocated 11 dwellings in order to generate an affordable housing obligation. (Comments pending political approval.)

Suffolk Wildlife Trust note that with the exception of site WLP7.4, none of the sites have been subject to a wildlife audit. The Trust recommends ecological assessments are undertaken prior to determining whether to allocate them for development. Should sites be allocated, planning applications must be supported by an appropriate ecological assessment.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

Bourne Leisure Ltd supports the structure of the Draft Local Plan and inclusion of a Strategy for Rural Areas but suggest the difference between ‘rural’ and ‘countryside’ is clarified. Bourne Leisure is concerned that the vision and strategy for rural areas is too focused on housing at the expense of vital industries such as tourism, and does not support the provision and expansion of tourist and visitor facilities. The company suggests some alterations and additions to the wording to rectify this issue.

Developers/Landowners

Morton Partnership Ltd queried why sites have been selected and recommended that allocations of up to 10 houses are allocated to a larger number of villages to lessen the impact of development in rural area, and has submitted an alternative site in Spexhall.

Somerleyton Estate (Lord Somerleyton) supports the Draft Local Plan's acknowledgment that there has been limited development in the rural areas and the proposed rural strategy.

Members of the Public

Members of the public support the strategy particularly the comments in paragraph 7.2 and 7.4.

How these comments have been taken into account in the Final Draft Local Plan

Text has been added into paragraph 7.1 referencing tourism.

Affordable housing is an important consideration. However, whilst sites that can accommodate 11 more houses benefit from affordable housing contributions, it is not considered appropriate to use this to discount smaller sites or inappropriately increase the density of development.

A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. Additional text has been added to the rural site allocation policies.

The report 'Analysis of the Options for the new Waveney Local Plan' July 2017 that is available online and details the assessments of sites submitted.

Development in rural areas which supports existing services and facilities is considered sustainable and allocating sites of 10 housing across the countryside would not necessarily support existing services and facilities and therefore contribute towards sustainable communities. Small scale sites may come forward as windfall development through a Neighbourhood Plan or if they are in accordance with the Housing policies.

The Strategy for Rural Areas covers all the areas not addressed through the strategies for Lowestoft, Beccles and Worlingham, Bungay, Halesworth and Holton, and Southwold and Reydon in Sections 2 – 6 of the Local Plan. Within the Rural Areas there are villages, and Countryside which include smaller villages and hamlets. It is considered that this is clearly defined in the Overall Spatial Strategy in Section 1 of the Local Plan.

The Countryside is clearly defined in Policy WLP1.3 Settlement Boundaries as land which is outside the settlement boundaries and allocations.

Supporting the growth of the tourism industry has been added in Section 1 of the Local Plan under Strategic Priorities and Objectives.

The Corton Strategy has been removed from Section 7 Strategy for Rural Areas and is now included in Section 2 Strategy for the Lowestoft Area.

Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Ashby, Herringfleet and Somerleyton Parish Council support the 12% allocation of housing in rural areas but are concerned about the number proposed in Somerleyton.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Benacre Estates Company supports the classification of Wrentham as a larger village.

Gladman Developments Limited considers that the Local Plan should be proactive in encouraging net improvements to sustainability, that the settlement boundaries fail to balance the character of the countryside against the needs of rural communities, and notes that there is no mechanism via which a settlement can migrate up the sustainability ladder.

Hopkins Homes objects to the policy and considers the percentage of rural growth, the number of new homes, and location of new homes in some small villages to be an unsustainable pattern of development.

Somerleyton Estate (Lord Somerleyton) supports the settlement hierarchy, the classification of Somerleyton as a 'larger village', and the allocation of 55 new houses in Somerleyton.

The Sotterley Estate supports the overall strategy for rural areas particularly the flexibility given to neighbourhood plans, the classification of Willingham as a 'smaller village', and the allocation of 40 dwellings in Willingham.

Strutt and Parker consider more than 12% of growth should be allocated to rural areas, and raised concern about the dependence on strategic sites to deliver a five-year housing land supply. It was noted that Corton is classed as a 'larger village' but no housing has been allocated. Strutt and Parker consider Corton could accommodate 100 new houses.

Members of the Public

One member of the public supports the policy.

One member of the public supports the policy that larger villages accommodate more development than smaller villages, but not that development in the rest of the countryside should rely on

compliance with other policies. The respondent considers there are sites in the countryside suitable for development and these should be identified in the plan.

One member of the public express concern regarding the allocation of houses in small villages such as Mutford which have limited facilities, and the impact of new houses and increased traffic on the rural character of villages.

How these comments have been taken into account in the Final Draft Local Plan

Community services and facilities are addressed in Section 8 of the Draft Local Plan. Policy WLP8.22 supports the provision new services and facilities where appropriate, which would in turn also increase a settlement’s sustainability.

Sites in other rural settlements have been assessed and have not been considered appropriate for allocation the Local Plan. There is the opportunity for Neighbourhood Plans to allocate additional sites and for windfall development in accordance with Housing policies.

The percentage allocation to the rural area, the allocation to individual villages, and the policy for other rural settlements is considered to be in accordance with the Local Plans overall strategy and appropriate for the rural area. Development in rural areas which supports existing services and facilities is considered sustainable.

The classification of Mutford as a smaller village is considered appropriate in the Rural Settlement Hierarchy and Housing growth policy. Mutford’s access to services and facilities is comparable to other settlements classed as a smaller village in the policy.

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Barnby and North Cove Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Barnby Parish Council broadly supports the proposed site WLP7.2, considers concentrating development on one site preferable, would like to limit development to 45 houses, and supports the mix of house types proposed. The Parish Council raised several concerns regarding infrastructure including access from the village onto the A146, congestion in front of the school, school places, sewerage system, electricity supply, gas pressure, and flooding. There were requests to incorporate better parking for the primary school into the plans, and retain the trees to the south of The Street.

Barnby Parish Council expresses concern that ‘site 90’ could be development (there is an active planning application for 11 houses on part of this site). There was also a query regarding the need

for houses “because there are 11,000 empty houses at present in the area”. It is believed that this comment relates to an EDP article dated 29th August 2017 which claims there are 11,000 empty houses in Norfolk and Waveney. The article quotes Waveney as having 1,512 empty houses of which 488 have been empty more than six months.

North Cove Parish Council does not consider the villages of North Cove and Barnby as one built up settlement. North Cove Parish Council objects to the site due to the detrimental impact of noise from the A146, the access onto the A146, risk of flooding, sewerage, parking along The Street, the lack of employment in the area, and lack of infrastructure in the village.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public objects to the Barnby and North Cove Strategy and Site Allocations, this member of the public also objects to the site, WLP7.2. The objector claims that both North Cove Parish Council and Barnby Parish Council opposed the site previously and considered it too large, and was concerned that Waveney District Council appears to be disregarding the opinion of two Parish Councils. Concern is raised regarding sewerage and soak aways. The objector does not consider development in Barnby or North Cove necessary due to the development proposed in Ellough/Worlingham.

How these comments have been taken into account in the Final Draft Local Plan

The two villages are next to each other and due to their close physical proximity they appear as one built up area. It is therefore appropriate to consider the impact of any development on the two villages together in the Local Plan.

Access from The Street onto the A146 has been considered further. Suffolk County Council has informed Waveney District Council that one accident has occurred in the last five years near the junction which was classed as “slight”. There is therefore insufficient evidence to support the perception that the junction is dangerous. Transport modelling in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) shows the junction has capacity to accommodate development on the allocated site. There is no evidence that

houses on the allocated site would have a detrimental impact, such that improvements to The Street and A146 junction would be required.

Part of site 90 is subject to an active planning application and any approval would not impact the allocation of the site or the number of houses allocated. Any planning approval on site 90 would be regarded as ‘windfall’ development.

The request for access to the site to be from the A146 to the south has been noted but is not supported by SCC or WDC. Vehicle access from The Street, a residential road with 30mph speed limit, rather than a main road with a 50mph speed limit, would be the safe practical option. Access from The Street is also essential to ensure the development is fully integrated into the village.

The Local Plan identifies the need to increase the number of school places by 15.

Concerns regarding parking along The Street and the request for parking for the school have been noted. The Design Policy requires well integrated car parking; as such the development should not contribute to any issues of on-street parking.

It is not considered necessary to require the retention of the trees along The Street though they may form part of the landscaping. The trees are located on highway land and their retention will be dependent on the design a layout of a footpath along the Street.

Infrastructure issues such as sewerage, drainage and electricity have been noted but do not appear to be insurmountable constraints that would prohibit development in the village.

There was also a query regarding the need for houses “because there are 11,000 empty houses at present in the area”. It is believed that this comment relates to an EDP article dated 29th August 2017 which claims there are 11,000 empty houses in Norfolk and Waveney. The article quotes Waveney as having 1,512 empty houses of which 488 have been empty more than six months. The

Policy WLP7.2 - Land between The Street and A146, Barnby

Statutory Consultees

Suffolk County Council notes that the site is within 400m of a sewage treatment works and should not prejudice the use of the nearby facility. Policy WDM1 of the Waste Core Strategy state the County Council “will object to development proposals that would prevent or prejudice the use of such sites for those purposes unless suitable alternative provision is made.” . (Comment pending political approval.)

Suffolk County Council note that access should be from The Street with a new footway along the frontage.

Suffolk County Council note there is “no evident discharge strategy. If ordinary watercourses are available, there is significant flood risk from the Hundred Drain downstream would require betterment on greenfield rates.”

Parish and Town Councils

Barnby Parish Council is in agreement with the site as development would allow infrastructure problems to be addressed through S106/CIL funds. The site benefits from bus and cycle routes. The Parish Council seeks assurance that development in the Parish will be limited to 45 over the next 20 years and development of site 90 would result in a proportional reduction on site WLP7.2. The Parish Council requests a roundabout to improve access to the A146. The Parish Council recommends frontages onto The Street are set back, the design is in keeping with local style, existing trees along The Street are kept, and better parking for school.

North Cove Parish Council considers the site is important to the setting of Barnby. Noise from the A146 is considered to be a significant problem, traffic turning onto the A146 has a long waiting time, the site drops in the direction of the Hundred Drain and is prone to flooding, the sewage system cannot cope, and there are parking problems in front of the school. The doctor’s surgeries, school and hospitals are unable to attract staff. North Cove Parish Council opposes the development of the site.

Other Organisations

The Beccles and Bungay Cycle Strategy (Ian Reid) considers the site the most suitable in Barnby, but notes the development should not compromise Cycle Route 30 along The Street.

Developers/Landowners

The owner notes the quality of the farm land is poor, the site is large enough to provide a variety of house types, the site has boundaries formed by The Street and A146, the site is opposite the school, the site does not flood, and the site has excellent access to the public transport and the A146.

Members of the Public

Supporters consider the site the most appropriate location in the village for housing. Supporters note that the site has hard boundaries that would prevent creeping development, is close the A146 keeping traffic in the village to a minimum, has access to a sewage system nearby, and close to bus

routes. The mix of housing, including bungalows will allow 'down sizing'. The land is not prime agricultural land.

Observations include that Barnby and North Cove are being considered as one settlement and should be regarded as two small villages with development split between the villages and consisting of infill and small developments of up to 10 homes. It is noted that site is 2.80 hectares in size, 0.20 hectares is allocated for open space, with 16 houses per hectares and that this formula results in a total of 40 houses not 45.

Objections to the site include-

- Highway safety concerns due to increased traffic, the existing site access having poor visibility, and existing access onto the A146 being considered dangerous.
- The development would have a detrimental impact on parking and congestion in front of the school.
- The loss of important space that contributes to the character of the village.
- The primary school lacks capacity.
- The lack of amenities specifically no shops, GP surgery, poor mobile signal, poor broadband, and a poor electricity supply that result is frequent power cuts.
- Concern regarding sewerage and surface water drainage for the site.
- The impact on the wildlife corridors.
- The loss of agricultural land.
- Due to the proximity of the A146 the site has limited tranquillity and occupants of the proposed houses would experience a high level of noise and pollution.
- The impact on the views and values of residential properties opposite the site.

Comments include that new houses should be sympathetic, compliment the existing character of the village, and be set back from the northern boundary maintaining the existing building line. It is suggested that the access to the site should not via The Street. There are queries regarding the number of social or affordable houses to be provided, the access into site, and the provision of a roundabout or bypass of the A146 "Barnby Bends".

How these comments have been taken into account in the Final Draft Local Plan

The two villages are next to each other and due to their close physical proximity they appear as one built up area. It is therefore appropriate to consider the impact of any development on the two villages together in the Local Plan.

Access from The Street onto the A146 has been considered further. Suffolk County Council has informed Waveney District Council that one accident has occurred in the last five years near the junction which was classed as "slight". There is therefore insufficient evidence to support the perception that the junction is dangerous. Transport modelling in the Waveney Local Plan: Suffolk

County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) shows the junction has capacity to accommodate development on the allocated site. There is no evidence that houses on the allocated site would have a detrimental impact, such that improvements to The Street and A146 junction would be required.

Part of site 90 is subject to an active planning application and any approval would not impact the allocation of the site or the number of houses allocated. Any planning approval on site 90 would be regarded as 'windfall'.

The request for access to the site to be from the A146 to the south has been noted but is not supported by Suffolk County Council or Waveney District Council. Vehicle access from The Street, a residential road with 30mph speed limit, rather than a main road with a 50mph speed limit, would be the safe practical option. Access from The Street is also essential to ensure the development is fully integrated into the village.

The Local Plan identifies the need to increase the number of school places by 15.

Concerns regarding parking along The Street during school drop-off and pick-up times and the request for parking for the school have been noted. The Design Policy requires well integrated car parking; as such the development should not contribute to any issues of on-street parking.

It is not considered necessary to require the retention of the trees along The Street though they may form part of the landscaping. The trees are located on highway land and their retention will be dependent on the design a layout of a footpath along the Street.

Infrastructure issues such as sewerage, drainage and electricity have been noted but do not appear to be insurmountable constraints that would prohibit development in the village. The Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Dwellings on the site are not considered to prevent or prejudice the use of the sewerage facility which is more than 400m from the site.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Alternative sites in Barnby

046 Land at The Swan, Barnby

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building and the land owner Ben Blower both support the development of the site.

Members of the Public

One member of the public objects to the site and highlights drainage issues and the lack of infrastructure.

One member of the public prefers this site to site WLP7.2 and another member of the public supports the site if more houses are needed.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The development of this site would have an adverse impact on the rural character of the area and on Swan Lane. The site is less preferable than other sites in the area. The site has not been taken forward in the Local Plan.

048 Land at The Green, Barnby

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building supports the development of the site.

Members of the Public

One member of the public objects to the site and highlights flooding and ecological issues.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. Parts of the site are in the flood zone and have archaeological potential. Development of the site would have an adverse impact on the setting of a listed building, erode the character of the open countryside, and have a detrimental impact on the setting of the Broads . The site has not been taken forward in the Local Plan.

083 Land off Mill Lane

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

090 Land on The Hill, Barnby

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Wellington Construction recommends the site and notes that the WDC Committee resolved to approve an application for dwellings on the northern element of the site.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the ‘Analysis of the Options for the new Waveney Local Plan’ published July 2017 remain valid. The site lies within the gap between Barnby and North Cove and there is planning application to development the northern area. Development would have a limited impact of the landscape and rural character of the area. The site has issues with flooding and drainage. The site is less preferable than the allocated site. The site has not been taken forward in the Local Plan.

131 Orchard Farm Rear Fields, New Road, Barnby

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The owner of the site requests the site is reconsidered for development. The owner highlights the need for more housing in the area, the poor quality of the land for farming, and the positive attributes of the site for housing.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the ‘Analysis of the Options for the new Waveney Local Plan’ published July 2017 remain valid. The site is not well related to the existing village, is isolated in the open countryside, and has limited access to services and facilities. Development would have a detrimental impact on the character of the landscape and result in the loss of agricultural land. The site has not been taken forward in the Local Plan.

132 Orchard Farm Rear Fields, New Road, Barnby

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The owner of the site requests the site is reconsidered for development. The owner highlights the need for more housing in the area, the poor quality of the land for farming, and the positive attributes of the site for housing.

Members of the Public

One member of the public supports the site and considers it will connect the existing properties to Barnby.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is not well related to the existing village, is isolated in the open countryside, and has limited access to services and facilities. Development would have a detrimental impact on the character of the landscape and result in the loss of agricultural land. The site has not been taken forward in the Local Plan.

Blundeston Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Members of the public have responded to the Blundeston Strategy with objections and observations. Objectors have noted that the former prison site is being redeveloped and consider the village should not be required to take additional development. There is concern the cumulative affect will transform the village into a town, the lack of employment opportunities will result in commuting to Norwich, the village lacks the necessary amenities and infrastructure, and the rural roads could not accommodate the additional traffic.

How these comments have been taken into account in the Final Draft Local Plan

Whilst objectors have noted that the prison site is being developed, Blundeston is considered to be of a suitable size and to have sufficient access to services and facilities to accommodate the housing proposed. The amount of housing is in accordance with the Local Plan's overall strategy.

The proposal to phase the delivery of development would allow the village to accommodate the growth and would have less of an impact than delivering all the sites in the first half of the plan period.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

Policy WLP7.3 - Land south of Lound Road, Blundeston

Statutory Consultees

The Environment Agency supports the landscaping aspect of the policy.

Suffolk County Council note that access should be located away from the bend to the east and the site should not exceed 16 dwelling as this is a minor road.

Parish and Town Councils

The Parish Council support the use of the site and would consider proposals to development part of the 'brownfield' area previously used for horticulture sooner than 2025.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Builders support the allocation but do not consider is reason or necessary to wait to development the site until 2025.

Members of the Public

A respondent notes that the site maybe acceptable subject to significant road improvements. Another respondent notes that the impact of traffic should not be under estimated. There are concerns regarding rural views from Lound Road being block and properties being devalue, and the potential loss of foot path. One respondent recommended other sites in Blundeston and Corton.

How these comments have been taken into account in the Final Draft Local Plan

The 2025 restriction has been removed.

Additional supporting text has been added regarding the location of the access away from the bend in Lound Road.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of

the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

Policy WLP7.4 - Land north of Pickwick Drive, Blundeston

Statutory Consultees

Suffolk County Council notes that the northern end of Pickwick Drive is not suitable for access to over 25 dwellings.

Parish and Town Councils

The Parish Council supports the use of the site, proposals for open space and play equipment, and need for landscaping. The Parish Council recommends a lower density of 18 dwellings per hectare providing 38 houses. The Parish Council also recommends that an ecological assessment and mitigation measures are carried out in advance of any proposed development. The Parish Council agrees that planning consent should not be considered before 2025

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

There are concerns regarding the “blind bend” at the junction between Market Lane and Pickwick Drive, surface water drainage, and sewerage in the area of Market Lane.

Objectors dispute the wording in the document and reference to 45 houses as a small development and highlight the number of developments approved in Blundeston in recent years. There are objections to the loss of agricultural land, access to site, and the increased traffic that would result from the proposal. Objectors note the lack of footpaths and safe cycle paths, and that the local pond could not cope with the additional surface water runoff. One respondent recommends other sites in Blundeston and Corton.

Supporters of the site consider it a natural choice for development but question the need for a play space when there is a large well equipped play area beside the village hall.

How these comments have been taken into account in the Final Draft Local Plan

The proposed density is in keeping the density of the surrounding houses and makes the best use of the land available.

A requirement for an ecological assessment is included in the policy.

The policy has been amended to include a restriction limiting access to 25 new dwellings from Pickwick Drive with the remainder accessed via The Pippins.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

Whilst objectors have noted that the prison site is being developed, Blundeston is considered to be of a suitable size and to have sufficient access to services and facilities to accommodate the housing proposed. The amount of housing is in accordance with the Local Plan's overall strategy.

Alternative sites in Blundeston

020 Hall Road, Blundeston

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council agreed with the conclusions regarding the site.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommended this and several other sites for development.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is isolated from the main village and relates poorly to the redevelopment of the former prison site. Development of the site would have an adverse impact on the setting of a listed building, landscape and character of the village. The site has not been taken forward in the Local Plan.

027 Land off The Loke, Blundeston

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council agreed with the conclusions regarding the site.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommended this and several other sites for development.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. On its own the site is prominent in the open countryside and not well related to the built-up area. The site is less preferable than other sites in the area. The site has not been taken forward in the Local Plan.

029 Land adjacent Millennium Green, Church Road, Blundeston

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council agreed with the conclusions regarding the site which is an important open space that compliments the adjacent Millennium Green.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommended this and several other sites for development.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. Development of the site could have an adverse impact on the setting of listed buildings and the character of the village. The site is less preferable than other sites in the area. The site has not been taken forward in the Local Plan.

042 Land at Market Lane, Blundeston

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council strongly opposes the loss of such a large amount of Grade 1 agricultural land and development of houses, and considers it would have an adverse impact on the character of the village and roads.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommended this and several other sites for development. Two members of the public object to the development of the site due to the detrimental impact development would have on the village, infrastructure, and the loss of agricultural land.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The scale of the development is considered inappropriate in conjunction with the redevelopment of the former prison site. Development could have an adverse impact on the character of the village and existing infrastructure. The site is less preferable than other sites in the area. The site has not been taken forward in the Local Plan.

063 Land East of Flixton Road, Blundeston

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council strongly opposes the loss of such a large amount of Grade 1 agricultural land and development of houses. The Parish Council considers the site isolated from the heart of the village and that the development would have an adverse impact on the character of the village.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public agrees with the conclusions regarding the site.

How these comments have been taken into account in the Final Draft Local Plan

Support for not taking forward the site in the Local Plan is noted.

190 Land off Hall Road, Blundeston

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Blundeston Parish Council opposes the development of this site.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommended this and several other sites for development. Another member of public considers the site prime agricultural land, access to the site poor, and local roads unable to cope with increased traffic.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The site is not well related to existing built up area. Development would result in the loss of high quality agricultural land, would have an adverse impact on several listed buildings, and have a detrimental impact on the character of the village. The site has not been taken forward in the Local Plan.

Corton Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Comments were submitted on behalf on the owner of site 114 disputing the exclusion of the site and suitability of the preferred site WLP2.12. The owner considers the creation of new garden village to be a less sustainable approach than permitting the development of site 114, and it and will result in children having to travel to a new school.

Members of the Public

Objectors are concerned the new garden village would have a detrimental impact on the village of Corton and of views from north Lowestoft. Objections included the size of the development, lack of any integration, the impact on the character of the village, the location near sewage works, and the impact on tourism.

One member of the public responded that site should not be included in the Lowestoft allocation, the site is located in the Parish of Corton, and the houses should count towards the rural allocation. The member of the public noted that building heights should be increased in Lowestoft to prevent development spreading over green fields.

How these comments have been taken into account in the Final Draft Local Plan

The Coastal Change Management Area plan predicts that in 100 years the coastline will have moved resulting in access from site 114 into the village being lost. Corton Primary School has insufficient capacity to accommodate additional school children from development on this site, and does not have the potential to expand.

Alternative Sites in Corton

114 Land to the south of Church Lane, Corton

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Strutt and Parker don't consider the lack of capacity in the school should prevent the development of the site and none of the issues raised are insurmountable and could be mitigated.

Members of the Public

One member of the public considers development of this site it would be less harmful to Corton than site WLP2.12. One member of the public recommends the site and several others in Blundeston for development. Another member of the public has noted the RSPB is active on the site.

How these comments have been taken into account in the Final Draft Local Plan

The site has been reviewed and the conclusions in the 'Analysis of the Options for the new Waveney Local Plan' published July 2017 remain valid. The primary school does not have capacity. The Coastal Change Management Area plan predicts that in 100 years the coastline will have moved resulting in access from site 114 into the village being lost.

Kessingland Strategy

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Kessingland Parish Council has no objections and note the Neighbourhood Plan has been incorporated into the Local Plan.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Builders support the allocations in the neighbourhood plan.

Members of the Public

No comments were made in response to this section/policy

How these comments have been taken into account in the Final Draft Local Plan

No changes to the overall strategy are considered necessary.

Somerleyton Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council considers a total of 55 houses over 18 years excessive and the number should be reduced to allow the village to absorb the new dwellings. The Parish Council is concerned about the capacity of the school and believes Waveney District Council should commit to outstanding design.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Somerleyton Estate (Lord Somerleyton) broadly supports the draft Local Plan including the quantum of development proposed in Somerleyton and the provision of design briefs.

Members of the Public

Comments included support for more affordable family homes and single storey residences for the elderly, and that the proposed sites are well chosen.

Concerns and objections were raised regarding –

- The quantity of development.
- The capacity of the school, village hall and village infrastructure to absorb the proposals.
- The Conservation Area and listed buildings should be protected from large developments which would spoil the village.
- The roads could not cope with the increased traffic.
- The developments will result in increased on-street parking causing road safety concerns.
- Concern regarding land contamination of the former garage site.

One respondent considered paragraph 7.41 to be incorrect due to the lack of a bus service, village shop, post office, and an intermittent train service, and disputed paragraph 7.42 and does not consider the green to be the heart of the village.

How these comments have been taken into account in the Final Draft Local Plan

The number of dwellings on site WLP7.6 has been reduced to address concerns regarding the cumulative impact of housing in the village. The reduction in the size of the site specifically takes into account suggestions from the Parish Council.

Housing policies require a mixture of housing types including 1 and 2 bedroom properties and affordable homes. The design policies require the development to respond to the local area. Heritage policies state development should conserve or enhance Heritage Assets and their settings. The Neighbourhood Plan has the opportunity to create a design code/brief for the site at Mill Farm giving the local community further involvement. These policies together provide a structure for producing an appropriate development/design.

Somerleyton is a village with limited facilities, nevertheless there are sufficient facilities to justify its status as a larger village and accommodate some growth.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

The developments are required to provide on-site parking to prevent increased pressure on street parking.

The policy for the land north of The Street requires the Forge on site to be protected and contamination investigation to be carried out.

Policy WLP7.5 - Land North of The Street, Somerleyton

Statutory Consultees

The Environment Agency supports the statement regarding land contamination.

Historic England is concerned about the impact of development on the Conservation Area and on adjacent heritage assets.

Suffolk County Council notes that there should be direct access from The Street or improvements to the Loke. (Comment pending political approval.)

Parish and Town Councils

The Parish Council consider the number of dwellings proposed should be reduced to take into account proposals to convert the old Forge Garage office into a shop, and that the dwellings should have a maximum of three bedrooms. The Parish Council recommends the preparation of a design code/brief for the site as either part of a Neighbourhood Plan or as a Supplementary Planning Document.

Other Organisations

The Suffolk Preservation Society (Fiona Cairns) recommends less housing on only the brownfield part of the site.

Developers/Landowners

Somerleyton Estate (Lord Somerleyton) supports the allocation and confirms the site remains available, achievable and deliverable going forward.

Members of the Public

One member of the public noted that Japanese knotweed is growing in places, the land is used as a family garden with 200 trees recently planted, hoped to use the land in association with a cycle business, and had concerns including the impact on wildlife, increased light pollution, and the impact on the residential amenities of the dwelling, Jernigan.

Supporters had no objection provided more affordable family homes and single storey properties were provided, the local facilities were improved, the maximum dwelling size is three bedrooms, and the existing building at the front of the site is retained as a shop.

Concerns and objections were raised regarding the number of housing, the proposed density, increased traffic, parking, and whether the Forge Garage Office will be retained as a shop. Respondents considered that the number of houses should be reduced, or that housing proposed in Blundeston and North Lowestoft was sufficient with any development in Somerleyton.

How these comments have been taken into account in the Final Draft Local Plan

Direct access from The Street is currently available to provide access to the site. The layout is subject to detailed design.

The number of dwellings on site WLP7.6 has been reduced to address concerns regarding the cumulative impact of housing in the village.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

Housing policies require a mixture of housing types including 1 and 2 bedroom properties and affordable homes.

The developments are required to provide on-site parking to prevent increased pressure on street parking.

The policy for the land north of The Street requires the Forge on site to be protected. The policy does not specify that a shop should to be included on site as there is no evidence to support that this the best location for a shop.

Given the small scale nature of this site, it is not considered appropriate to require a design code/brief.

Policy WLP7.6 - Mill Farm Field, Somerleyton

Statutory Consultees

Historic England is concerned about the impact of development on the Conservation Area and on heritage assets. Historic England considers the current settlement pattern should be considered when determining housing density and quantity, and recommends an indicative masterplan is included.

Suffolk County Council requests they are consulted as the mineral planning authority if a planning application comes forward, and that some consideration is given to using some of the on-site mineral resources in any resulting development, to reduce the amount of material transported on and off the site. (Comment pending political approval.)

Suffolk County Council notes that a footway along the site frontage and sustainable links through the site should be provided. (Comment pending political approval.)

Parish and Town Councils

The Parish Council considers 45 houses excessive and would prefer only the main field is developed, not the two smaller fields to the east. The Parish Council would also wants the density reduced to 15 dwelling per hectare and the 35% of affordable housing to be strictly adhered to.

Other Organisations

The Suffolk Preservation Society (Fiona Cairns) recommends the policy includes a requirement for any planning application to include a Heritage Asset Assessment.

Developers/Landowners

Somerleyton Estate (Lord Somerleyton) supports the allocation and requirement for exceptional design, and confirms the site remains available, achievable and deliverable going forward.

Members of the Public

Supporters consider that the village needs more housing, the design as suggested should be low in density, and considered the site is a good choice. A recommendation was made that only the west field and not the two east fields were development with 15 dwellings per hectare. It is requested that the present policy for no street lighting is retained.

Objectors consider the development would have a detrimental impact on the village due to the excessive number of houses proposed, additional traffic, and the lack of existing infrastructure to support the development. Objectors question the need for any houses and do not want low quality/affordable housing in the village.

A query was raised regarding why access should be from Station Road not The Street, and highlighted the lack of footpaths and that the road is very narrow. It is noted that the development would over look existing properties.

How these comments have been taken into account in the Final Draft Local Plan

The policy includes a requirement for a Heritage Assessment to be undertaken.

The site has been reduced from 3.03 hectares to 1.9 hectares, and the open space has been reduced from 0.5 hectares to 0.2 hectares. The number of houses has been reduced from 45 to 35.

The Neighbourhood Plan is to be given one year to provide a design code/brief for the site before Waveney District Council produces a Supplementary Planning Document. This may include an indicative masterplan. The Neighbourhood Plan may also consider the housing mix (see policy WLP8.1) and the amount of affordable homes (see policy WLP8.2) on site, subject to supporting evidence.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

002 Allotment land

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

074 Land north of Morton Peto Close

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

099 Land south east of Brickfields

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

128 Mill Farm

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

135 Playing Field

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

Wangford Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

Policy WLP7.7 - Land North of Elms Lane, Wangford

Statutory Consultees

Historic England note that site borders the Conservation Area and this is not reflected in the text.

Suffolk Coast & Heaths Area of Outstanding Natural Beauty (Paula Booth) consider the allocation contrary to the NPPF paragraphs 115 and 116, the impact of development can not assessed without a detailed proposal, and a Landscape and Visual Impact Assessment should be submitted.

Suffolk County Council recommends that archaeological work could be undertaken as a condition on consent. (Comment pending political approval.)

Suffolk County Council notes that a footway along the site frontage that links to the existing should be provided where feasible. (Comment pending political approval.)

Suffolk County Council notes that “Depending on sites previous use for mineral extraction their may be an inability to infiltrate, potential contaminants.” (Comment pending political approval.)

Parish and Town Councils

The Parish Council has no objections.

Other Organisations

The Suffolk Preservation Society recommends the policy includes reference to the AONB and policy WLP8.33.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

The objections, observations and concerns include -

- Elms Lane is narrow, has few passing places, is used as cut through, and would be overloaded by the additional traffic from 16 homes.
- Additional properties would have an adverse impact on the existing surface water drainage, the sewerage system, and there is large water main running across the site to Southwold.
- The village lacks sufficient services and facilities to support new dwellings such as no school.
- Loss of agricultural land.
- The site is used by badgers.
- The development would have a detrimental impact on the Area of Outstanding Natural Beauty.
- The site is outside the village's settlement boundary.

Concern was raised regarding the increase in second homes in the area, and that the proposal would form a 'housing estate' out of character with the village. There was a query regarding the mix of housing with a preference for affordable and social housing to dominate the site, and a request for the hedgerow to be preserved as it contributes to the character of the lane.

How these comments have been taken into account in the Final Draft Local Plan

The policy has been amended so that archaeological works should be a condition of a consent.

The policy has been amended to require a Landscape and Visual Impact Assessment with any planning application.

The supporting text has been amended to note the sites location in the Area of Outstanding Natural Beauty and its proximity to the Conservation Area.

Site WLP7.8 has been removed from the Local Plan due to the lack of primary school places available within the area.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access cannot be achieved to this site.

Policy WLP7.8 - Land North of Wangford Road, Wangford

Statutory Consultees

Historic England note that site borders the Conservation Area and this is not reflected in the text.

Suffolk County Council recommends that archaeological work could be undertaken as a condition on consent. (Comment pending political approval.)

Suffolk County Council notes that a sustainable link to the village centre should be provided and would be concerned if not feasible. (Comment pending political approval.)

Suffolk County Council notes there is a small pocket of 1 in 100 surface water flood risk on western boundary. (Comment pending political approval.)

Parish and Town Councils

The Parish Council has no objections.

Other Organisations

The Suffolk Preservation Society recommends the policy includes reference to the AONB and policy WLP8.33.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Fourteen members of the public responded with observations and objections. There is one supporter of the site.

- It is considered that access into the site would be dangerous due to the sharp bend and busy road.
- Several people consider that the village lacks the infrastructure to support the development particularly due to the lack of a school.
- Many consider the visual impact of the development would be detrimental to both the village, views of the countryside, and the Area of Outstanding Natural Beauty.
- There are concerns regarding the loss of agricultural land and requests that brownfield sites should be used.
- The development would be out of keeping with the linear development in Wangford.
- There is concern regarding the lack footpaths into the village.

People are sceptical or disagree that there is a need for extra housing and are concerned that the houses will become second homes or holiday lets. There are also concerns that developers would erect a higher density and number of houses, and that the development would extend beyond the boundaries of the site. One person is concerned that that the density of housing is too low and would result in small plots with inadequate parking.

How these comments have been taken into account in the Final Draft Local Plan

Site WLP7.8 has been removed from the Local Plan due to the lack of primary school places available within the area.

Alternative sites for Wangford

031 Land adjacent to Little Priory, Wangford

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommends this site.

How these comments have been taken into account in the Final Draft Local Plan

No comments submitted.

Wrentham Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

The Parish Council is satisfied with the preferred approach but note that site has increased to include an area in the flood plain and an attenuation pond.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The Benacre Company support the allocation of housing on sites WLP7.9 and WLP7.10 together with the overall aims and aspirations of the draft Local Plan.

Members of the Public

Two members of the public responded. One querying why WLP7.9 is to have 15 dwelling to the hectare with a building height restrictions and WLP7.10 is to have 20 dwellings to the hectare with no height restriction. One objected to the size of the development and considers there are insufficient services and facilities to support the developments.

Policy WLP7.9 - Land North of Chapel Road, Wrentham

Statutory Consultees

Historic England note that whilst listed buildings have been identified in the supporting text, the Priory, Priory Farmhouse, and the Conservation Area have not been identified.

Suffolk County Council notes that a footway along the site frontage and a Transport Statement should be provided. (Comment pending political approval.)

Suffolk County Council notes that there is a significant surface water flood risk on the northern boundary of site, ordinary watercourse is sensitive and frequently floods. (Comment pending political approval.)

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The Benacre Company support the allocation of housing on sites WLP7.9 but queries the proposed density and number of dwellings and recommends that these figures should be approximate to allow for some flexibility and consistency with other policies.

Members of the Public

A respondent noted that the village has a lot of older residents living in large properties and recommend bungalows to enable people to downsize while still remaining in the area and freeing up large properties for families. Comments also note that an existing attenuation pond is not properly maintained with it being unclear who is responsible.

Objections and observations include –

- There sewage and drainage problems in the area.
- There are designated lay-bys for school buses.
- 3-4 school buses stop on Chapel Road a day.
- The Chapel Road/A12 junction is already a hazard and is unable to support additional traffic.
- There is no school in the village to support the development.
- The Doctor's Surgery would be unable to register additional facilities.
- The risk of flooding.
- There are few employment opportunities.
- No leisure and entertainment facilities for families.
- Wrentham has just received a development at Meadowlands.
- No green fields should be built on until all the brownfields sites in Lowestoft have been developed.

- The development will not add to/will have a detrimental effect on the rural character of the village.

How these comments have been taken into account in the Final Draft Local Plan

Reference to the Conservation Area and listed buildings on Priory Road has been added to the supporting text.

A requirement for a footway along the frontage with Chapel Road has been added into the policy.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access cannot be achieved to this site and on to the A12.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Policy WLP7.10 - Land West of London Road, Wrentham

Statutory Consultees

Suffolk County Council notes access to the site off the A12 should be designed to reflect the road hierarchy and Transport Statement is required. (Comment pending political approval.)

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The Benacre Company support the allocation of housing on sites WLP7.10 but queries the proposed density and number of dwellings and recommends that these figures should be approximate to allow for some flexibility and consistency with other policies.

Members of the Public

It was noted that there is a need for bungalows and properties that can be adapted for the elderly. Concerns were raised regarding design, insufficient parking and lack of disabled access that have been noted at other developments.

Objections include –

- The use of any green field sites for development.
- No green fields should be built on until all the brownfields sites in Lowestoft have been developed.
- The field contributes to the character of the village.
- Access to the site is awkward.
- The road has a dip with poor visibility and a blind spot.

How these comments have been taken into account in the Final Draft Local Plan

Site WLP7.8 has been removed from the Local Plan due to the lack of primary school places available within the area.

Alternative sites for Wrentham

213 Land east of London Road, Wrentham

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public recommends this site.

How these comments have been taken into account in the Final Draft Local Plan
 No comments submitted.

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Smaller Villages

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The Sotterley Estate supported the number of houses allocated to Willingham.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

Comments noted. No changes necessary.

Brampton with Stoven Strategy and Site Allocations

Statutory Consultees

Suffolk County Council stated that there was no water discharge strategy evident.

Parish and Town Councils

Brampton and Stoven Parish Council stated that they understand that development is necessary within the District and that Southwold Road is the most logical site to develop in this area. They supported the inclusion of a new village hall and play facilities, as well as infrastructure improvements and the school expansion as these will help promote community cohesion. They suggested that Brampton Primary School should be consulted on any plans for the new village hall so that it could help meet their needs.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

One landowner stated that they owned land that would not impact upon existing residents which could be considered and own land near the Station car park that could be used to extend the car park.

Members of the Public

Members of the public generally objected to this strategy stating that the amount of development proposed for the area is disproportionately large compared to the size of the village and that the current infrastructure, such as the school and roads, would not support further development in the area. Other issues included the potential increase in traffic from development.

Concerns were also raised about the larger allocation being located far from the Station and the increase in car journeys to the Station resulting from this. It was also suggested that the land to the east of Brampton Station could be used to fill the gap between the Station Hill Cottages and the Station.

How these comments have been taken into account in the Final Draft Local Plan

The Council considers that a development of the size proposed south of Southwold Road ensures the deliverability of the community services and infrastructure associated with it and therefore justifies the developments scale. A smaller development would reduce developer contributions from the development and could therefore harm the deliverability of the proposed community centre. The local community will be consulted by the developer on the development plan which will allow any local concerns to be raised.

The sites for Brampton have been chosen to help maintain the sustainability of the area by delivering new community facilities and providing the population to support existing services such as the primary school and railway station. Allocating any more development or reducing the development to infill gaps would undermine the aims of the overall strategy and this policy, and so the initial allocations were maintained.

The cumulative impacts on the road network of the new development across the District has been assessed in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018). This does not identify any significant issues with the exception of the Bloodmoor Roundabout junction in Lowestoft. Mitigation measures for this have been identified.

WLP7.11 - Land South of Southwold Road, Brampton

Statutory Consultees

Historic England raised concerns that The Old Rectory, Brampton Hall and Church of St Peter were not referenced in the supporting text when they could be impacted by the proposed development. They also stated that there were inconsistencies with the Strategic Housing and Economic Land Availability Assessment stating that there is no historic impact but the policy saying there may be an archaeological impact.

Suffolk County Council stated that a footway should be provided along the site frontage, the car park is adequate for its uses and that a Transport Assessment should be required.

Parish and Town Councils

Brampton and Stoven Parish Council supported this site stating that it makes the most logical sense for development and supported the development of new community facilities and a car park. They added that the development will necessitate the need for improvements to Southwold Road including the provision of kerbs and improved edging. The Council would like to see the area's proportion of affordable housing maintained and the development of new footpaths to connect the new development to the existing. The Council added that they wish to be involved in any discussions relating to the site to ensure that any development is beneficial to the local area and is in keeping with the character of the settlement.

Other Organisations

The Suffolk Preservation Society objected to this site stating that the development proposed is disproportionately large compared to the size of the village and the effects would be difficult to mitigate.

Developers/Landowners

The landowners of the proposed allocation supported its inclusion in the Local Plan on the grounds of providing new homes for the area and the delivery of new infrastructure to support the current and any future population. They also confirmed its immediate availability.

Members of the Public

One member of the public supported this site stating it is the best area for development.

One member of the public stated that the proposed allocation is disproportionately large for the village; however they added that some development opposite the school would be reasonable as long as farmland and wild areas were protected and pollution was kept to a minimum.

How these comments were taken into account in the Final Draft Local Plan

The supporting text of the policy has been amended to include reference to The Old Rectory, Brampton Hall and the Church of St. Peter.

The Strategic Housing and Economic Land Availability Assessment does not include reference to archaeological issues as there is limited potential.

The need for footpath improvements and connections between the proposed site and existing development is noted and has been included in the policy.

It has been considered that a development of this size ensures the deliverability of the community services and infrastructure associated with it and therefore justifies the developments scale. A smaller development would reduce developer contributions from the development and could therefore harm the deliverability of the proposed community centre.

WLP7.12 - Land at Toodley Farm, Station Road, Brampton

Statutory Consultees

Suffolk County Council stated that there is no discharge strategy evident.

Parish and Town Councils

Brampton and Stoven Parish Council objected to this allocation stating that while there is some wider community support for the site however some residents adjacent to the site had expressed concern that the area is a poor choice for development. The Council supported improvements to the station car park. Development would have to be sympathetic to the rural character of the area and there is an issue with speeding along Station Road and any development would need to assist with speed reduction in the area.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The landowners of the proposed allocation supported its inclusion in the Local Plan. They suggested that the site specific criteria are overly restrictive and suggested the allocation be increased to 10 dwellings stating this could provide a wider variety of housing. They also stated that the requirement for 4 pairs of semi-detached dwellings is overly restrictive. They questioned the stated effect on nearby historic buildings, including Shingle Hall, and the potential effect on the foul sewerage network which they believe could be easily mitigated.

Members of the Public

Members of the public generally objected to this site. Concern was raised over current infrastructure provision and how this would cope with new development, specifically sewerage, water and electricity provision. Other specific concerns were raised over the road network's ability to cope with the increased traffic and pollution, especially considering the road is narrow, national speed limit, close to a handicap school and is often used by horse riders. Concerns were also raised about the limited capacity of the local Station car park and that new development in the area would not be sympathetic to the rural character of the area and would devalue properties. Members of the public believed that the site could not be sold to a private developer due to the sites ties to its current agricultural use.

One member of the public stated that the local gardens and farmlands are home to Great Crested Newts and that development could include the provision of unwanted light pollution through street lighting. Another member of the public raised concerns over flooding and runoff in the area especially during winter months which could be exacerbated by new development. They did acknowledge that development could bring in younger families to help support the local area. One

member of the public questioned whether housing is needed in this area when there are other sites in built up areas. There was a concern that this could set a precedent for building more houses in the area and could attract second home owners.

Members of the public enquired about other pieces of land further along Station Road, the land owned by Lord Prior and land at Moll's Lane.

How these comments were taken into account in the Final Draft Local Plan

The site is in a rural location and development should reflect the character of the small settlement. There is currently demand for self-build plots in the countryside, therefore this policy has been amended so that it can meet some of this demand in a reasonably sustainable location. The allocation will be subject to other policies in the local plan, such as Landscape Character and the Design policies, which have been created to protect local distinctiveness which will ensure that any development is appropriate and is not detrimental to the local character.

The requirement for semi-detached properties has been removed.

A development of 8 homes will have only a negligible impact on the road network.

A requirement for an ecological assessment has been added to the policy.

Flood risk mapping shows that this area is close to areas at risk of surface water flooding. A small part of the site to the north is a risk of surface water flooding however the size of the area is negligible. Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

The other sites suggested for this area were not taken forward due to them being poorly related to the existing built settlement and more distant from the rail station. Developing these areas would cause greater encroachment into the countryside.

Brampton with Stoven Alternative Sites

095 Land opposite 1-8 Wood End Cottages Southwold Road Stoven

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

097 Land opposite Stoven Row, Southwold Road, Stoven

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

144 Station Road and Moll's Lane, Brampton

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

157 West of Redisham Road, Brampton

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The landowner of site 157 has stated that they would like to resubmit the site, reducing the size to 0.6 hectares. They stated that the site is close to the centre of Redisham and employment opportunities as well as the railway station and could be linked to regular public transport.

Members of the Public

One member of the public supported this site as it would have a limited effect on existing dwellings and is close to a sewerage works.

How these comments were taken into account in the Final Draft Local Plan

This site was looked at again considering the smaller scale being proposed. It was considered that the smaller scale did not mitigate the factors that made the site unsuitable during the initial assessment, namely its isolated location, and so the site has not been taken forward.

158 Wood Cottage, London Road, Brampton, Suffolk

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Homersfield Strategy

Statutory Consultees

The Environment Agency supported this strategy stating that the water meadows are important habitats and flood water storage areas and should be protected.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments were taken into account in the Final Draft Local Plan

Comments noted. No changes necessary.

Ilketshall St Lawrence Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

WLP7.13 - Land South of Hogg Lane, Ilketshall St Lawrence

Statutory Consultees

Suffolk County Council stated site represents a pre-18th century enclosure and the boundaries, layout and any historic features within the site should be retained as much as possible. They suggested that the policy should be amended to support this. It was also stated that the footpath should be extended along the site frontage at that the 30mph speed limit should be extended.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

The Suffolk Preservation Society objected to the scale to this site stating that the effects of the proposed development would be difficult to mitigate.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

Members of the public objected to this site. Concerns were raised over the potential impact on property values and the effect of additional traffic on the road network and pedestrian safety, especially at Hogg Lane where the road is considered to be too narrow and already suffers from commercial and school traffic issues as well as speeding. Some residents have expressed that they struggle to enter and exit their properties in their vehicles due to these issues. There is also no pavement linking the site to the school. Concerns were also raised about other infrastructure issues, specifically the sewerage system being overstretched as well as policing and healthcare provision. There were fears that the play area could attract anti-social behaviour and increase litter and noise pollution. Flooding and drainage issues were also mentioned to be prevalent in the local area. Objections were also raised to the use of agricultural land for development. One member of the public objected to the fact that the development does not fit within the village boundaries. Another member of the public objected stating that it would intrude on their privacy. It was also stated that the development is disproportionately large in relation to the village and it was questioned whether there is sufficient demand in the area to justify this allocation.

How these comments were taken into account in the Final Draft Local Plan

The policy has been amended to take into account the historic field patterns of the site and ensure their preservation.

The policy has been amended so that development on this site would be of a scale similar to that of the nearby Poplars development. This will help ensure the deliverability of the play area whilst still being at a low enough density as to not be detrimental to the local rural character. The policy also includes the need for a quality landscaping scheme which should mitigate any affect on the wider landscape and could help mitigate any effects on the privacy of neighbouring properties. The policy already includes a requirement to extend to the footpath towards the school.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Small parts of the site are at risk of surface water flooding. Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Ilketshall St Lawrence Alternative Sites

192 Opposite Osborne House Barn, Ilketshall St Lawrence

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

193 School Farm, Ilketshall St Lawrence

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

One member of the public supported the inclusion of this site.

How these comments were taken into account in the Final Draft Local Plan

This site was not taken forward as it is not considered to be in a sustainable location and is poorly related to the existing built up areas on Stone Street.

Lound Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Lound Parish Council stated that housing should be sympathetic to the local character and affordable. They added that parking on The Street is already a concern that will be made worse by additional development and this should be considered.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The Somerleyton Estate raised concerns over the consistency of the sustainability appraisals for Lound and believes that the conclusions from these were wrong. They believe the site at Snakes Lane (Site 75) should be included instead of or as well as the current allocation.

Members of the Public

One member of the public objected to the proposed site stating that they bought the land last year and will not be offering it for development of any kind. They stated that developing this area would seriously impact upon the rural character and privacy of the area as well as reducing house values. Local infrastructure, including roads, schools and GPs, can't accommodate development and there will be a detrimental impact on local wildlife. There is also an issue of flooding during moderate rain for the roads coming in and out of the area.

How these comments were taken into account in the Final Draft Local Plan

The policy already contains some requirements to help mitigate the impact of developing this site on the local character, including development being set back from the road and the need for a landscaping scheme. The policy also already contains a requirement for parking so that development does not add to the issues already seen on The Street.

Issues relating to privacy will be dealt with at the planning application stage.

The sustainability appraisal for site 75 was reconsidered and found to be inconsistent with those for the other nearby sites. However, the site was not taken forward due to its impact to a nearby listed building.

The site boundaries have been corrected to the landowners specifications.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

WLP7.14 Land East of The Street, Lound

Statutory Consultees

Historic England raised concerns over the number of houses allocated on this site and the potential effect on the Church of St John the Baptist. They supported the inclusion of a heritage assessment but believed the number of houses and their layout should be reconsidered.

South Norfolk District Council stated that this site should be considered for 11 dwellings to generate an affordable housing obligation. However they did accept that this site may be too small to do this.

Suffolk County Council stated that the policy for this site should be amended so that it can manage any archaeological work that takes place on the site. It was also stated that the access should be moved away from the slight bend.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

The Suffolk Preservation Society objected to this site due to its impact on the setting and views of and from St Johns Church.

Developers/Landowners

The landowner of the proposed site stated that the published boundary of the site is different to what they own. The boundary has now been altered to their specifications.

The Somerleyton Estate objected to this allocation stating that the sustainability appraisals used to assess this site and site 75, which was submitted by the Somerleyton Estate, are inconsistent, especially in terms of evaluating access to services and the impact on historic environment. They suggested that these appraisals should be reconsidered and site 75 should be considered along with or instead of the proposed site.

Members of the Public

Members of the public were split regarding this site.

Some members of the public supported the site in principle but suggested some potential policy requirements. One suggested that development should be permanently affordable housing, trees and hedges should be protected, hard surfaces should be gravelled, views to the church from The Street should not be restricted and there should be no building adjacent to Nether End Cottage. Another suggested that the houses should be small, there should be open space between any dwellings and the existing dwelling bordering the site and that the access to the site will need to be well designed as it will be located on a curve.

Other members of the public opposed this site, raising concerns regarding increased traffic and the effect this could have on the parking issues that are already seen especially for the adjacent properties. Another member of the public stated that new residents will have to commute for work as there is no employment within the village. Residents have also observed issues with speeding. They added that the sewerage system would not be able to cope with new development. Another member of the public opposed the site stating that they own part of the land that forms the site boundary. They also opposed on the grounds of the loss of light and overshadowing on their own property, insufficient infrastructure provision, noise pollution and landscaping issues.

One member of the public stated the priority should be for a parking area for residents.

How these comments were taken into account in the Final Draft Local Plan

It is considered that 10 dwellings can be accommodated on the site without impacting on the setting of the church.

The supporting text also already acknowledges parking issues on The Street. An additional requirement has been added to the policy to tighten this requirement.

The policy also already contains reference to archaeological work which will be necessary for any development to take place.

The site would not be viable for 100% affordable housing and there is no justification as to why this site should be 100% affordable whilst others are not.

Hedges and trees are already protected under the policy. Other factors relating to the design and issues of privacy will be determined at the planning application stage.

The site boundary has now been amended to the landowner's specification.

The sustainability appraisal for site 75 was reconsidered and found to be inconsistent with those for the other nearby sites. However, the site was not taken forward due to its impact to a nearby listed building.

The Local Plan includes policies and allocations for employment development that will help support residential development across the District.

Discussions have been held with the major infrastructure providers in the District to determine the effects of the proposed developments and what mitigation will be needed. These improvements are outlined in the Infrastructure Study which supports the Local Plan.

Lound Alternative Sites

075 Land North of Snakes Lane, The Street, Lound

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The Somerleyton Estate objected to this site being discounted stating that the sustainability appraisals used to reach this conclusion are not consistent with the appraisals for WLP7.14, especially in terms of access to services and the impact on the historic environment. They suggested that these appraisals should be reconsidered.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

The sustainability appraisal for this site was reconsidered and found to be inconsistent with those for the other nearby sites. However, the site was not taken forward due to its impact to a nearby listed building as outlined in the appraisal.

167 Land north of Church Lane, Lound

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

195 Lound Campus, Church Lane, Lound

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Mutford Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Members of the public objected to this strategy stating that taking agricultural land away for residential development will make it harder for agricultural college students to find placements.

There were concerns over the potential increase in traffic and noise especially considering how narrow the road is.

It was suggested that land in the centre of the village would be more appropriate. One member of the public enquired as to whether development could be considered on Holly Lane.

How these comments were taken into account in the Final Draft Local Plan

Brownfield land is the preferred option when allocating sites for development; however the District does not have sufficient brownfield land to meet its housing needs over the course of this Local Plan. Therefore some greenfield agricultural land will be needed for development if the Council is to meet its housing requirement.

Local concerns with the road network have been taken up with Suffolk County Council following the consultation. Following their comments, WLP7.15 has been removed from the Plan due to the limited visibility splay.

WLP7.15 - Land South of Chapel Road, Mutford

Statutory Consultees

Suffolk County Council stated that as the site is located on a bend it will require a large amount of clear land for the visibility splay. It was also stated that the 30mph speed limit will need to be extended.

Parish and Town Councils

Mutford Parish Council supported the inclusion of this site but suggested that there should be criteria for ensuring off road parking as there are already parking issues in the area. They suggested at least 2 or 3 parking spaces per dwelling.

Other Organisations

The Suffolk Coast and Heaths Area of Outstanding Natural Beauty Organisation commented that the supporting text should state that the site is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The allocation would not be considered a major development but the AONB designation will need to be considered. They also suggested that the design should take into account local character as well as sustainable building principles.

The Suffolk Preservation Society suggested that it be referenced that the site is completely within the AONB and is cross referenced with Policy WLP8.33.

Developers/Landowners

Suffolk County Council supported the inclusion of this site, stating that the site can become vacant following planning permission and supported the acknowledgement of the drainage issues seen on this site. Suffolk County Council stated that the policy for this site should be amended so that it can manage any archaeological work that takes place on the site and that they should be consulted on any development to help create a drainage strategy for the site (DRAFT).

Members of the Public

Members of the public generally opposed this site stating the inability of the current road and transport infrastructure to accommodate further development especially in the area close to the allocation. Also mentioned is the long distance from employment areas, the potential impact on local character and the AONB and the negative impact of the construction itself. Safety concerns were also raised in regards to pavements, lighting and traffic calming. The sites ability to support local services such as shops, schools and care was also questioned as there is a lack of these locally. The area is also subject to flooding and there are significant drainage and sewerage issues in the area. Objections were also raised to the potential effect on decreasing property values. It was also questioned whether development would be able to improve local telecommunications.

Members of the public were concerned over the number of houses being proposed on the site which could overwhelm the local area, especially the Chapel Road area. Another member of the public did acknowledge that the site was in a good position, however expressed concerns over the reference to access from Chapel Road stating that it is too dangerous.

One member of the public suggested that the focus for development in the District should be on the regeneration of Lowestoft.

How these comments were taken into account in the Final Draft Local Plan

The comments for this site were taken into account following the consultation and the site was reconsidered. After consulting with Suffolk County Council, the site has been removed from the Local Plan due to the limited visibility splays from the site. This makes access to the site dangerous unless substantial changes are made to the road and speed limit which would significantly limit the development potential of the site.

WLP7.16 - Land North of Chapel Road, Mutford

Statutory Consultees

Suffolk County Council stated that infiltration should be confirmed on the site for drainage purposes.

Parish and Town Councils

Mutford Parish Council supported the inclusion of this site but suggested that there should be criteria for ensuring off road parking as there are already parking issues in the area. They suggested at least 2 or 3 parking spaces per dwelling.

Other Organisations

The Suffolk Preservation Society stated that the policy should include reference to the site being adjacent to the AONB and should be cross referenced with Policy WLP8.33.

Developers/Landowners

Suffolk County Council supported the inclusion of this site, stating that the site can become vacant following planning permission.

Members of the Public

Members of the public objected to this site stating that there is already traffic and parking problems in the area as well as issues with speeding. One member of the public objected referencing the long distance from employment areas, the potential impact on local character and the negative impact of the construction itself. Safety concerns were also raised in regards to pavements, lighting and traffic calming. They also questioned the sites ability to support local services as there is a lack of these locally. There were concerns over the impact on sparrows that use the hedgerow for nesting and some questioned how many young people located in the village actually need homes in the village. There were also issues over the impact on some historic buildings close to the site. There were also objections about the number of houses allocated and agricultural land being used for development.

One member of the public suggested that the focus of development should be on the regeneration of Lowestoft.

One member of the public suggested using an alternative area further west along Chapel Road which they see as more suitable for reasons such as it being outside of the AONB, having links to the main sewer network, landscaping opportunities, safer access from Chapel Road and a better relationship to the existing settlement.

How these comments were taken into account in the Final Draft Local Plan

The policy has been amended to include the provision of off-street parking similar to that for other dwellings in the surrounding area.

The supporting text has been amended to include reference to the sites proximity to the AONB. This will have to be considered under the Landscape Character policy included in the Local Plan which should help mitigate any negative effects of development on the character of the area as well as the policy requiring the protection of established hedgerows and the need for landscaping.

The Local Plan is a strategic document that must account for the needs of the whole District. While the majority of the new development will be focused on Lowestoft, more development has been allocated to the rural areas than in previous Local Plans to help support the continued viability of rural settlements and stem the reduction in population. The distribution of this development has been based on the settlement hierarchy based on factors such as access to services. This means that smaller villages such as Mutford have been allocated development that is considered to be appropriate based on these factors which is the same for all of the other smaller villages. Spreading development in an appropriate manner reduces the likelihood of stretching services and infrastructure beyond their capability in each village and enhances their sustainability.

The addition of 6 extra homes will have a negligible impact on traffic within the village.

Land further west along Chapel Road was investigated however was not taken any further due to the land being relatively isolated from the main built up area. Also, this site is already outside of the AONB and so should not impact on the areas character through the Landscape Character policy.

Mutford Alternative Sites

088 Land on Hulver Road, Mutford

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

Wellington Construction Ltd supported the inclusion of this site stating that it provides an opportunity for self build projects.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

These comments have been considered however the site is still considered to be poorly related to the rest of the built settlement and so was not taken forward.

131 Orchard Farm Rear Field, New Road, Barnby

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Ringsfield Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Ringsfield and Weston Parish Council stated that residents objected to the scale of development being proposed as they wish to retain the rural identity of the area. It was also stated that any in-fill development along Cromwell Road would require improvements to pedestrian access.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public stated that the school could not accommodate more students and that the nearby roads are unsafe due to them being national speed limit.

How these comments were taken into account in the Final Draft Local Plan

The scale of this development has been reconsidered and reduced to 30 dwellings, which is considered more appropriate scale for this rural location.

While the school is near capacity, consultations with Suffolk County Council have shown that it is able to expand to accommodate the pupils. The issues with the road and especially parking outside of the school during peak hours have also been considered with the policy now including the need for a car park to help mitigate these issues.

WLP7.17 - Land North of School Road, Ringsfield

Statutory Consultees

Suffolk County Council stated that the footpath should be extended along the site frontage and that there is no discharge strategy evident.

Parish and Town Councils

Ringsfield and Weston Parish Council stated that residents accepted that some development must take place however objected to the scale of the development proposed. This is because School Road is too narrow to accommodate additional traffic, there are already issues with speeding, there is a minimal bus service currently running in the area and the site is a long distance from employment opportunities. There could also be issues with drainage and water pressure, pavements are not suitable and the school is at capacity. The development could also have a negative impact on the neighbouring woodland. It has been accepted that some housing is needed to support older residents downsizing. It was added that Ringsfield and Weston wish to retain their rural characters.

Other Organisations

The Suffolk Preservation Society objected to the scale of the proposed development stating it would be difficult to mitigate the impacts. They added that the site should more closely follow the current form of the development.

Developers/Landowners

The landowners of the site supported its inclusion stating that it will help support local services and local housing needs and is well connected to the village. They acknowledged that the school will need expanding.

Members of the Public

Members of the public generally objected to this site however it was accepted in some cases that some development should take place. Members of the public stated that the scale of development is too large in relation to the size of the village and could detrimentally impact upon its character. Some believed that the current housing density has been overestimated. It was also stated that the local pedestrian and road network could not accommodate the development proposed, especially during school pick up/drop off times, and that the 30 mph limit should be extended. Added to this, there were concerns over noise and air pollution increasing and there have already been issues with speeding and road damage from heavy vehicles. It was stated that the village has a lack of services, including healthcare, police and education provision. Members of the public also raised concerns

over the current state of drainage and sewerage in the area especially in regards to the clay soil of the area. Some had concerns that the development could damage the linear character of the area and acknowledged the need for screening and planting with any development. There are also concerns over the effects on local wildlife.

One member of the public stated that there is little demand for new housing in the area. It was also stated that the regular bus service has been overestimated, the village hall is in need of refurbishment and there are too few jobs in the local area to support development. It was also questioned why there is no insistence on new service provision within the policy and how a footpath to the hall can be promoted as the proposed area for it is private land. The requirement for a tree and hedgerow planting scheme was also questioned as this would take up land and concentrate the houses in a smaller area.

Members of the public stated that any development should be low rise buildings or bungalows. Some members of the public also stated that the recent planning permission for holiday lodges in the area and their potential effects should be considered along with this allocation as well as the potential effects of the Beccles Southern Relief Road. One member of the public suggested running the access to the site to the north and east along the boundary of the playing field as this would take traffic away from School Road. Another member of the public stated that land on Cromwell Road, Church Road and Redisham Road would be preferable to this site. One member of the public suggested turning the site into a wild flower meadow.

How these comments were taken into account in the Final Draft Local Plan

The allocation has been reduced to 30 dwellings which is considered to be a more appropriate scale for this rural area and allows for the provision of a car park to be provided on site to help mitigate the issues related to parents parking on the road during school drop-off/pick-up times.

The landscaping scheme included in the policy should help mitigate any potential effects on the development on the surrounding countryside. Also, reducing the number of dwellings on the site should help maintain the rural character of the area.

The policy already states that the site should include a mix of house sizes and tenures, however this is not specified in order to have some flexibility and not limit the viability of the site.

Reference to the footpath through the woodland has been removed from the supporting.

The Policy has been amended to require the provision of a footpath along the north of School Road.

The Local Plan includes policies and allocations for employment development that will help support residential development across the District.

The alternative sites for Ringsfield were considered however were not taken forward due to the reasons already outlined in the First Draft Local Plan, namely their poor relationship with the current built up area.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

Issues relating to access will be considered during the planning application process. There is no evidence to suggest that safe access cannot be achieved to this site.

Transport modelling in the Waveney Local Plan: Suffolk County Transport Model (SCTM) - Preferred Option Traffic Forecasting Report (2018) does not identify any congestion issues in the vicinity of this site.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Ringsfield Alternative sites

010 Cromwell Road, Ringsfield and Weston

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

Some members of the public supported this site being reconsidered stating it would have a more limited impact on the settlement and agriculture.

One member of the public did not support any of the alternative sites within Ringsfield. It was stated that the village does not have suitable infrastructure to accommodate development, traffic issues would be exacerbated and there were concerns over potential flooding in the area.

How these comments were taken into account in the Final Draft Local Plan

After reviewing these comments, this site was not taken forward as it is still considered to not be well related to the built up area of the settlement and is therefore not considered to be suitable for development.

011 Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

Some members of the public supported this site being reconsidered stating it would have a more limited impact on the settlement and agriculture.

One member of the public did not support any of the alternative sites within Ringsfield. It was stated that the village does not have suitable infrastructure to accommodate development, traffic issues would be exacerbated and there were concerns over potential flooding in the area.

How these comments were taken into account in the Final Draft Local Plan

After reviewing these comments, this site was not taken forward as it is still considered to not be well related to the built up area of the settlement and is therefore not considered to be suitable for development.

199 Land south of King's Lane, Weston

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

One member of the public supported this site being reconsidered as it is currently used to store caravans and would be better suited to supply housing for young families and residents. It was added that it is already close to some affordable homes and could help improve their values.

How these comments were taken into account in the Final Draft Local Plan

After reviewing these comments, this site was not taken forward as it is still considered to not be well related to the built up area of the settlement and is therefore not considered to be suitable for development.

211 East of Cromwell Road, Ringsfield

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

Members of the public supported this site being reconsidered stating it would have a more limited impact on the settlement and agriculture.

One member of the public did not support any of the alternative sites within Ringsfield. It was stated that the village does not have suitable infrastructure to accommodate development, traffic issues would be exacerbated and there were concerns over potential flooding in the area.

How these comments were taken into account in the Final Draft Local Plan

After reviewing these comments, this site was not taken forward as it is still considered to not be well related to the built up area of the settlement and is therefore not considered to be suitable for development.

Rumburgh Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

WLP7.18 - Land Adjacent Mill Bungalow, Rumburgh

Statutory Consultees

The Environment Agency supported the protection of existing hedgerows and trees.

Suffolk County Council stated that developing this site would represent further infill of the Rumburgh Common which is detrimental to the historic form and character of the settlement. The layout and scale of housing should be constant with the historic infill to date rather than following a contemporary suburban style. It was added that footways should be provided on the site frontages and there are flood risks along the site edges.

Parish and Town Councils

Rumburgh Parish Council objected to this site over the lack of water pressure in the area around this allocation as well as the lack of sewerage infrastructure, risk of increased run-off and the threat of further degradation to the water network. They also raised concerns over increased traffic, the lack of services and employment and the scale of the development. They added that the development is disproportionate and should more closely follow the allocation set out in the 1987 Local Plan for 4 or 5 dwellings.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The landowner of this allocation supported its inclusion and confirmed its immediate availability. They stated that the southern boundary should be moved further south to include the derelict property and garden and that the allocation should be increased to 14 dwellings to bring it to 10 dwellings per hectare.

Members of the Public

Members of the public objected to this site. Members of the public stated that there is limited service provision in the local area and this would necessitate the need for private car travel, therefore increasing local traffic. It was also stated that the local public house does not need new development to survive. One member of the public stated that this site had been put forward previously but had never come to fruition. It was also stated that the site has overhead electricity wires that could be dangerous to new residents. It was stated that the primary frontage of the site is on Mill Road which is predominantly detached housing and that this should be followed if the site was developed, adding that smaller units could be developed at the rear of the site if needed. One member of the public commented that box style housing and suburbanisation is not needed in the area and that the area needs more social housing.

How these comments were taken into account in the Final Draft Local Plan

The policy has been amended so footways will be provided along the site frontages. The sustainability appraisal of the site has also been amended to acknowledge the flood risk along the edges of the site.

The Council considers this site to be the best option for development in Rumburgh as it fits with the current settlement form and has been put forward in previous Local Plans. The policy has been amended so that the frontages of any development on site will have to follow The Street and Mill Road which is more in line with the current built up area. The proposal set out in the 1987 Local Plan was also considered however this plan was not considered to be consistent with the current built form of the area.

Essex and Suffolk Water were contacted about the water issues raised in Rumburgh and responded saying that there are currently no issues with the water supply in the local area. Discussions have been held with other infrastructure providers to ensure any necessary infrastructure improvements or changes to support the development are included in the Infrastructure Study which supports the Local Plan.

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

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

The Sotterley Estate supported this strategy stating that the land is available for development and the allocations could help support local services. They added that the number of dwellings developed on these sites should be determined through a neighbourhood plan.

Members of the Public

One member of the public objected to this strategy stating that Willingham and Shadingfield do not have the facilities and services, including sewerage, buses and electricity, to accommodate the new development. It was questioned where the jobs to support this development would come from.

Members of the public stated that, with the proposed Beccles developments, the doctors surgery would not be able to accommodate the additional population. One member of the public stated that there is already low water pressure in the area, the water network is corroded and that overhead wires are old and overloaded. They also expressed concern over the potential impact on local character which has been an issue with some recent planning applications involving extensions. Other concerns surrounded the poor transport links, increased traffic, effects on local wildlife, low educational attainment and school capacities. Design quality is in need of improvement and any scheme should include protection for wildlife and biodiversity.

How these comments were taken into account in the Final Draft Local Plan

The level of development within Willingham (Shadingfield and Willingham St Mary) has been reduced through the removal of WLP7.20. It is agreed that the size of the village, together with the

level of service provision means it is inappropriate to allocate such a high level of development to the village.

WLP7.19 - Land East of Woodfield Close, Willingham

Statutory Consultees

South Norfolk District Council stated that this site should be considered for 11 dwellings to generate an affordable housing obligation.

Suffolk County Council stated that the footway should be extended along Sotterley Road.

Parish and Town Councils

Shadingfield, Sotterley, Willingham and Ellough Parish Council stated that they believed the allocation to be broadly acceptable. They raised concerns over the potential increase in traffic but appreciated that final designs would be decided at a later stage, adding that they wish to see a greater mix of housing in the area.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The Sotterley Estate supported this allocation and the site specific criteria. They added that the site is available and deliverable.

Members of the Public

Members of the public objected to this site stating that the current road network can not accommodate additional traffic and pollution. Members of the public specifically mentioned Woodfield Close as being too narrow and housing a historic building. Another member of the public specifically mentioned the Sotterley Road/London Road junction whilst others mentioned that some areas do not have street lights and only partial footpaths. Members of the public also stated that there are not enough local facilities and services, such as broadband, water pressure, healthcare and employment to accommodate any additional population. This would increase the need for car travel and therefore increase the traffic issues. There were also concerns raised over the size of the allocation and the potential impact on the character of the village, especially on buildings such as White Crossbow Cottage, as well as the privacy of existing dwellings. There were also concerns over

drainage issues on the site and the impact on local wildlife and hedgerows related to this as the area is often waterlogged and provides a valuable buffer and corridor for many species. The use of green belt and agricultural land for development and how this can be justified when more appropriate sites are located elsewhere such as in Brampton was also raised as an issue. One member of the public was concerned that development could encroach on some private land and that the construction of the area would be a nuisance to locals.

One member of the public suggested the development of housing along Mill Lane as it has better access to facilities and would be more in keeping with the current character of the area. Another member of the public stated there are more appropriate sites located elsewhere such as the football field which is rarely used.

How these comments were taken into account in the Final Draft Local Plan

The Council believes that the site is too small to be increased to 11 dwellings to bring an affordable housing requirement.

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

The policy already includes a need for a mix of housing. The Council considers that this development should not have a detrimental impact on the local character of the area as the policy states that dwellings should have similar footprints to those found in the local area and that landscaping will be required. Wildlife, biodiversity and design will also be determined through their relevant policies elsewhere in the Local Plan.

The Local Plan is a strategic document that must account for the needs of the whole District. More development has been allocated to the rural areas than in previous Local Plans and the distributions has been based on the settlement hierarchy based on factors such as access to services. This means that smaller villages such as Willingham and Shadingfield have been allocated development that is considered to be appropriate based on these factors which is the same for all of the other smaller villages. Spreading development in an appropriate manner reduces the likelihood of stretching services and infrastructure beyond their capability in each village and enhances their sustainability.

Land around the Mill Lane area was not taken forward in the Plan as it is considered to not be well related to the existing built up area of the village. The football pitch was not taken forward as it is a vital area of open space for recreation in the village and should be protected.

WLP7.20 - Land North of Sotterley Road, Willingham

Statutory Consultees

Suffolk County Council stated that the footway along Sotterley Road should be extended and there is no drainage strategy evident.

Parish and Town Councils

Shadingfield, Sotterley, Willingham and Ellough Parish Council stated that they believed the allocation to be disproportionate to the size of the village. They raised concerns over the potential increase in traffic but appreciated that final designs would be decided at a later stage, adding that they wish to see a greater mix of housing in the area.

Other Organisations

The Suffolk Preservation Society objected to this site stating that it is disproportionate and poorly related to the settlement and the effects of developing this area would be difficult to mitigate.

Developers/Landowners

The Sotterley Estate supported this allocation and the variations made by the Council. They added that the site remains available for development.

Members of the Public

Members of the public objected to this site stating that the current road network can not accommodate additional traffic as it is already dangerous for pedestrians and horse riders especially considering that there are no street lights in some areas and limited footpaths. Members of the public also stated that many services and facilities are not within walking distance and would necessitate the need for private car transport, adding to local traffic issues. It was added that additional development would overload the already poor broadband network. Concerns were raised over drainage issues that are already prevalent in the area and could be exacerbated by development. Members of the public also raised concerns over the impact on their privacy and the rural nature of the settlement and that the construction traffic associated with any development would cause serious disruption to the local area. One member of the public stated that this site would have a negative impact on the adjacent homes. The site also has an old oak tree which should not be removed and it was stated that there is already a community feel in the area so new development is not needed to create one.

One member of the public suggested that houses be built on Mill Lane as this area has a suitable road and is more in keeping with the historic character of the village. They also raised concerns over the destruction of hedgerows and other habitats.

How these comments were taken into account in the Final Draft Local Plan.

After considering the comments submitted for this site, the Council has concluded that this site is not appropriate for development in this area due to its size and likely impact on the local character. The site has been removed from the Final Draft Local Plan.

Willingham (Shadingfield and Willingham St Mary) Alternative Sites

059 Land east of Chartres Piece, Willingham

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

068 Land North of Chartres Piece, Willingham

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

094 Land on the west side of London Road, Willingham - Shadingfield

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The Sotterley Estate supported this sites exclusion from the Local Plan stating that developing this site would lead to coalescence, would be exposed to the landscape and would impact upon nearby listed buildings.

Members of the Public

Members of the public supported this site being reconsidered as it would have a more limited impact on the existing dwellings and would have more suitable access for development. This site would also be more sympathetic to the historic character of the settlement and would have a reduced impact on hedgerows and habitats.

How these comments were taken into account in the Final Draft Local Plan

The Council agrees with the conclusions drawn by the Sotterley Estate and did not take this site forward for development as it would lead to a reduction in open space between Willingham St. Mary and Shadingfield.

101 Land south of Hill Cottages, Shadingfield

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

134 Playing Field, Off A145 London Road, Willingham

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Site 68 with 134 Land North of Chartres Piece Piece, Willingham / Playing Field, Off A145 London Road, Willingham

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Westhall Strategy and Site Allocations

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public objected to this strategy. It was stated that the community facilities listed in the document are not guaranteed to remain open and that the public house has not be

operational for some time. Concerns were raised over the potential increase in traffic, especially in regards to walkers and horse riders and issues surrounding water and sewerage services not being able to accommodate development.

One member of the public stated that broadband speeds are slow.

How these comments were taken into account in the Final Draft Local Plan

The comments relating to the community facilities located in the village have been recognised and the supporting text now states that the public house is currently closed and for sale. As the village shop is currently open, it is still listed as a community facility.

WLP7.21 - Land West of Lock's Road, Westhall

Statutory Consultees

Suffolk County Council stated that no drainage strategy is evident and that the site should link in to existing footways and the recreation ground.

Parish and Town Councils

Westhall Parish Council supported the inclusion of this site providing that infrastructure constraints are suitably mitigated. These include issues with drainage, water pressure, telephone coverage, broadband and road network capacity especially at the Nollers Lane/A143 junction.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

The landowners of this allocation supported its inclusion stating that it could help meet the housing needs of the local community, deliver Community Infrastructure Levy payments for the improvement of infrastructure and could help improve the surveillance of the recreation ground. They added that all of the land is available for development.

Members of the public

Members of the public objected to this site. Some members of the public who are trustees of the charity that runs the village hall, recreation ground and playing field stated that they have not been consulted on this allocation. They added that they do not agree to providing access from the site to

the playing field, over concerns that this could increase the occurrence of dog walkers, or any potential changes to the hedgerows. Another member of the public stated that this site is not sympathetic to the village's currently linear character and that it should be removed. Wangford Road was suggested as an area more in keeping with this character. Concerns were also raised over issues regarding drainage especially around Locks Road and on the impacts on local wildlife. The potential impact from increased traffic related to both the construction of the development and the eventual increase in residents was also raised.

It was stated that smaller sites have been earmarked in the past that would have a smaller impact, the public house is currently vacant, the shop is likely to close, local schools are overcrowded, and development could lead to further building later on. It was also suggested that picket fences facing the site should be replaced at the developers' expense if development takes place. Another member of the public stated that the village does not have the infrastructure to accommodate the proposed development especially in regards to broadband speeds and drainage.

How these comments were taken into account in the Final Draft Local Plan

Following the consultation and further work on the allocations across the District, the Council has increased the density of the housing on site to provide 18 homes to ensure the viability and deliverability of the site..

In terms of concerns about infrastructure provision, the Local Plan is supported by an Infrastructure Study which identifies all improvements to infrastructure required to support development. Developers will help fund these improvements in line with Policy WLP1.4 of the Local Plan.

Issues of surface water will be resolved during the planning application process in line with Policy WLP8.24 on Flood Risk.

The reference to providing access to the playing field from the site has been removed.

Sites further along Wangford Road were not explored as there is no evidence they are available for development.

The comments relating to the community facilities located in the village have been recognised and the supporting text now states that the public house is currently closed and for sale. As the village shop is currently open, it is still listed as a community facility. The increase in the size of the site and the subsequent increase in the number of allocated dwellings should also help support local services.

Westhall Alternative Sites

123 Lock's Road, Westhall

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Wissett Strategy

Statutory Consultees

No comments were made in response to this section/policy..

Parish and Town Councils

No comments were made in response to this section/policy..

Other Organisations

No comments were made in response to this section/policy..

Developers/Landowners

No comments were made in response to this section/policy..

Members of the Public

No comments were made in response to this section/policy..

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Wissett Alternative Sites

104 Land south of The Street, Wissett

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

173 Street Field, Mill Road, Wissett

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

200 Corner of Rumburgh Road and Chediston Street, Wissett

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

201 Land opposite Box Farm, Wissett

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

217 Lodge Lane, Wissett

Statutory Consultees

No comments submitted in response to this site.

Parish and Town Councils

No comments submitted in response to this site.

Other Organisations

No comments submitted in response to this site.

Developers/Landowners

No comments submitted in response to this site.

Members of the Public

No comments submitted in response to this site.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Alternative Sites – Countryside settlements and villages

019 Halesworth Road, Redisham	1073
091 Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet, Lowestoft	1073
143 St James Lane, St James, South Elmham	1073
150 St James Lane, St James, South Elmham	1074
191 The Geranium Plot, Mariawood, Hulver Street	1074

019 Halesworth Road, Redisham

Developers/Landowners

The owner thinks this location is ideal and should be reconsidered for development.

How these comments were taken into account in the Final Draft Local Plan

Having considered all the comments on the strategy and the sites, the Council remains of the view that the Local Plan should not positively allocate sites in the Countryside for development. Sites in these areas can be considered under Policies WLP8.6 on Affordable Housing in the Countryside, and WLP8.7 on Small-Scale Development in the Countryside. Neighbourhood Plans could also consider sites in these areas for allocation.

091 Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet, Lowestoft

Members of the Public

One member of the public supported this site stating that some development could deliver suitable road and pedestrian/cycle access to the green and school via allotments.

How these comments were taken into account in the Final Draft Local Plan

Having considered all the comments on the strategy and the sites, the Council remains of the view that the Local Plan should not positively allocate sites in the Countryside for development. Sites in these areas can be considered under Policies WLP8.6 on Affordable Housing in the Countryside, and WLP8.7 on Small-Scale Development in the Countryside. Neighbourhood Plans could also consider sites in these areas for allocation.

143 St James Lane, St James, South Elmham

Developers/Landowners

The owner recommends the site with a mixture of house types as it would form part of St James and provide housing for those working in nearby towns.

How these comments were taken into account in the Final Draft Local Plan

Having considered all the comments on the strategy and the sites, the Council remains of the view that the Local Plan should not positively allocate sites in the Countryside for development. Sites in these areas can be considered under Policies WLP8.6 on Affordable Housing in the Countryside, and

WLP8.7 on Small-Scale Development in the Countryside. Neighbourhood Plans could also consider sites in these areas for allocation.

150 St James Lane, St James, South Elmham

Developers/Landowners

The owner recommends the site with a small number of houses as it would form part of St James and development would normalise the lay-out of the village.

How these comments were taken into account in the Final Draft Local Plan

Having considered all the comments on the strategy and the sites, the Council remains of the view that the Local Plan should not positively allocate sites in the Countryside for development. Sites in these areas can be considered under Policies WLP8.6 on Affordable Housing in the Countryside, and WLP8.7 on Small-Scale Development in the Countryside. Neighbourhood Plans could also consider sites in these areas for allocation.

191 The Geranium Plot, Mariawood, Hulver Street

Developers/Landowners

The landowners of this site support this site being reconsidered for approximately 7 dwellings. They state that the area has some valuable services and facilities locally including a village hall and a bus service to Beccles, as well as a church, school, Hundred River Maze, an equestrian club and a pet shop when combined with Henstead and the opportunity to support services in Beccles. They added that the site also has the advantage of being Brownfield land, not being in a flood risk area and has good drainage infrastructure already in place. They stated that a safer access has been partially implemented and that it could improve the area by redeveloping run down buildings within the AONB if there is a good design and landscaping scheme. This includes considering the impact on the Old Rectory. They stated that previous analysis of the site did not identify any significant constraints or any that could not be mitigated and could help Hulver Street and Henstead become more sustainable.

How these comments were taken into account in the Final Draft Local Plan

Having considered all the comments on the strategy and the sites, the Council remains of the view that the Local Plan should not positively allocate sites in the Countryside for development. Sites in these areas can be considered under Policies WLP8.6 on Affordable Housing in the Countryside, and WLP8.7 on Small-Scale Development in the Countryside. Neighbourhood Plans could also consider sites in these areas for allocation.

Housing

Statutory Consultees

South Norfolk Council is pleased Waveney is meeting its objectively assessed need and the overall strategy for housing growth.

The Broads Authority queried whether the objectively assessed need includes or excludes the Broads.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Members of the public have commented that –

- Buy-to-let landlords and 2nd home owners are considered to be pricing locals out of the housing market.
- More social housing is requested across the district.
- Too much housing is proposed.
- The housing is incorrectly proposed on greenfields.
- Recently built houses have been of poor design.

There were queries regarding whether Brexit has been taken in account in the Strategic Housing Market Assessment, and what provision is being made for NHS services.

How these comments have been taken into account in the Final Draft Local Plan

The objectively assessed housing need for Waveney includes the portion of the Broads Authority's objectively assessed need in Waveney. There are a number of references to this throughout the plan.

The strategic housing market assessment has taken account of the 2nd homes and properties for rent in calculating the housing needs for the district. The local plan can not address the number of buy to let or 2nd homes in the district – this is a function of the housing market. Neighbourhood Plans can consider policies for primary residence restrictions where local evidence supports this.

Policy WLP8.2 'Affordable Housing and Starter Homes' will deliver Affordable Homes as part of new developments. Policy WLP8.6 'Affordable Housing in the Countryside' allows Affordable Housing to be built in countryside locations (subject to criteria).

The local plan promotes high quality design and Policy WLP8.29 'Design Quality' deals with the issue of design of new development including housing.

There is insufficient brownfield land to meet housing demand and therefore some greenfield sites are required. The levels of housing growth in the first draft Local Plan are considered to be vital to meet housing need and deliver development in a planned fashion which will minimise the uptake of greenfield sites.

The impact of Brexit on the future population is extremely uncertain. There is no evidence to suggest that Brexit will have any effect on inward migration in to the District or change in household sizes. Most net inward migration in to the District is a result on internal migration.

Policy WLP8.1 Housing Mix

Statutory Consultees

South Norfolk District Council supports the policy.

Parish and Town Councils

Southwold Town Council state the policy should include that Neighbourhood Plans can consider principle residence restrictions on a new-build and the range of tenure should be defined to include occupation by principle residents only.

Bungay Town Council note housing should be mixed and environmentally fit for its lifetime.

Reydon Parish Council strongly supports the policy. In Southwold and Reydon the parish council would additionally like 30% of dwellings to be 2 or 3 bedroom properties to discourage “executive style developments.

Other Organisations

Bungay Neighbourhood Development Plan Steering Group notes the need for a mix of houses.

Orwell Housing Association, Saffron Housing Trust, Orbit Homes, Hastoe Housing Association and the Flagship Group all support paragraph 8.5 and the need for smaller units.

Southwold and Reydon Society strongly support the policy. In Southwold and Reydon the society would additionally like 30% of dwellings to be 2 or 3 bedroom properties to discourage “executive style developments.

The Halesworth and Blyth Valley Partnership strongly support the policy in Halesworth but are concerned that under developer pressure the application of the policy will be diluted at Planning Committee.

Developers/Landowners

Hopkins Homes objected to the requirement for 35% of new homes to be 1 or 2 bedroom properties as too prescriptive because needs vary across the district.

Badger Building note the fixed costs for 1 and 2 bedroom properties are the same as those for larger properties. Badger Building claim the increase in smaller properties will reduce land values which may affect the delivery of the site or of affordable housing on the site. Badger Building also claim the requirement for M4(2) compliance will increase costs and be difficult to achieve in smaller properties.

Richborough Estates Ltd consider the degree of flexibility noted in paragraph 8.6 of the support text should be included in the policy wording.

Benacre Estate is concerned about the requirement for 35% of developments to be 1 or 2 bedroom properties and the implication that this is in addition to the affordable homes requirement. Benacre Estate believes this will not be realistic and would affect the viability of smaller schemes, such as those in Wrentham. Further guidance is requested regarding whether policy WLP8.1 and WLP8.2 are to be considered in conjunction or separate. Benacre Estate support the M4(2) requirement.

Somerleyton Estate objects to the policy and request that Neighbourhood Plans or Supplementary Planning Documents set out the house type and mix to reflect the local area.

Ingleton Wood LLP wants greater flexibility. 35% 1 and 2 bedrooms should be sought unless the developer can provide evidence to support an alternative mix.

Gladman consider it unreasonable to apply a housing mix to the life time of the plan period and housing mix should be determined by current market conditions to ensure viability. Gladman raise concerns about requirements for technical standards for new houses.

The Home Builders Federation considers there is insufficient evidence to support the policy.

Members of the Public

There is support received for the policy. Members of the public consider there are too many 'executive' style 3 & 4 bedroom properties and not enough smaller properties and bungalows for young people to buy and for the elderly to downsize.

Objection to the policy was on the grounds that the market should determine housing mix for Market Housing.

An objector cited the lack of clarity and lack of policy for tandem or infill development. The previous policy was considered to be stronger and clearer.

How these comments have been taken into account in the Final Draft Local Plan

Neighbourhood Plans in Reydon and Southwold can set out a more detailed policy for housing type and mix which reflects local needs and evidence. Neighbourhood Plans can also apply design guidance to address design issues.

Major residential schemes are required to submit a sustainability statement which will demonstrate how the development has incorporated sustainable construction methods.

Neighbourhood Plans can consider planning policies for principal residence restrictions where evidence supports this. This is not a matter addressed through strategic policy in the local plan and therefore it is not necessary to address this specifically in the wording of the policy.

The policy wording states "The mix of sizes and types of units on any particular site should be based on evidence of local needs including the Strategic Housing Market Assessment and in consultation with the local planning authority." This is considered to include sufficient flexibility for the implementation of the policy.

The Local Plan now includes guidance for the reparation of viability assessments in Appendix 5. The 35% requirement for smaller properties has been factored into the Whole Plan Viability Assessment which supports this plan and the requirements within it.

Housing mix is considered a strategic issue therefore it is important that the Local Plan sets out requirements. The Policy does provide some flexibility for Neighbourhood Plans to take a more detailed approach if supported by evidence.

Policy WLP8.2 Affordable Housing

Statutory Consultees

South Norfolk District Council note the need for viability assessment of the plan and Waveney should qualify the requirement for Starter Homes in case the Government does not produce adequate guidance to define them precisely. SNDC queries whether the words ‘where practicable’ are precise enough to enforce the policy on sheltered and extra care housing.

The Broads Authority note affordable housing should be provided.

Parish and Town Councils

Southwold Town Council highlights the loss of affordable dwellings since the 1970s and request that Neighbourhood Plans be able to make provision for local circumstances.

Reydon Parish Council strongly support the policy. If the provision on smaller sites is commuted, the cash sum should represent the full cost of developing affordable housing elsewhere. They request a local level viability assessment and higher than 35% affordable housing for Reydon if viable. They request that every step is taken to ensure homes retain their relevant affordable status and flexibility to increase the proportion of shared ownership.

Other Organisations

Orwell Housing Association, Saffron Housing Trust, Orbit Homes, Hastoe Housing Association and the Flagship Group all -

- Support the provision of 35% affordable housing but of these 70% (not 50%) should be affordable rent.
- They recommend that the policy wording includes the caveat, “These targets will be monitored and may be modified to take into account up to date housing information through the plan period.”

- They are concerned with the wording “Sheltered and extra-care housing should be included as affordable units where practicable”.
- There is no funding for new sheltered housing scheme and any support is linked to an individual not a property.
- They recommend the need is addressed through affordable accommodation built to adequate standards.
- The title of the policy should be changed to “Affordable Housing including homes for rent and low cost home ownership”.
- Refer to starter homes should be deleted as the government has not produced any guidance on this and there is no guarantee that lenders will offer mortgages.
- They recommend a generic term such as low cost home ownership to cover shared equity, discounted market sale, rent to buy and starter homes.

Beccles Society is concerned affordable rented properties will be occupied by people outside Beccles who don't contribute to the local economy in a positive way. The number of care home units/sheltered dwellings should count towards the housing number allocated for Beccles and not exceeded. More than 20% of affordable houses should be starter homes. Market Housing should be a mix of detached, semi-detached and terraced properties.

Southwold and Reydon Society strongly support the policy. If the provision on smaller sites is commuted, the cash sum should represent the full cost of developing affordable housing elsewhere. They requests a local level viability assessment and higher than 35% affordable housing for Reydon if viable. They request that every step is taken to ensure homes retain their relevant affordable status and flexibility to increase the proportion of shared ownership.

The Halesworth and Blyth Valley Partnership strongly support the policy in Halesworth but are concerned that under developer pressure the application of the policy will be diluted at Planning Committee.

Rentplus has supplied details of their scheme. They note the SHMA has not considered other models and tenures such as rent to buy. They disagree with the 20% requirement for starter homes and recommend this is changed to 10% for home ownership models. The policy should refer to the mix of types as indicative to be negotiated.

Developers/Landowners

Badger Building request clarification/definition of the housing types in the policy.

Richborough Estates consider the policy over-prescriptive, endangers deliverability, and needs to be more flexible.

Benacre Estates support the policy including the 35% affordable housing target, 11 dwelling threshold, and ratio of types of affordable houses.

Ingleton Wood LLP supports the policy include the mix of types and degree of flexibility.

Gladman consider there is insufficient evidence to support the 35% requirement, the figure predetermined and a range of options should be tested.

The Home Builders Federation notes there is no viability evidence published. They recommend the policy wording is amended to include “where viable”.

Members of the Public

Supporters believe affordable homes should always be delivered on site.

Objectors note that lack of a Viability Assessment and that the assessment should not be done by the Council in isolation but with input from developers. The amount of affordable housing is not considered viable.

There are queries regarding the provision of social housing and whether social housing will be for local people.

Comments include that social housing should not be in the green belt, it should be grouped together and located away from value properties. All privately owned properties for rent should be registered for buyers. Existing home owners should be protected from drug using neighbours and those that don't maintain their properties.

How these comments have been taken into account in the Final Draft Local Plan

The Whole Plan Viability Assessment has tested a range of scenarios and finds that Southwold and Reydon are able to support 40% of units to be affordable, Lowestoft 20% and the remainder of the district 30% and this has been embodied in the Affordable Housing policy. The impact of the M4(2) optional standard for accessible and adaptable dwellings has also been tested for viability.

The Strategic Housing Market Assessment identifies a tenure split for Affordable Housing for 50% affordable rent, 30% shared ownership, and 20% starter homes in order to meet the Affordable Housing need over the plan period. The Strategic Housing Market Assessment also identifies a significant need for new sheltered accommodation and extra-care housing. Policy WLP8.2 therefore supports these types of affordable housing as part of the affordable housing provision on site where practicable.

The policy is written so that it is supportive of sheltered and extra care housing where these come forward. Such types of housing would not be practical on some of the allocated sites in the Local Plan therefore it is not feasible to impose a blanket requirement. Larger allocations in the Local Plan have a requirement in the policy for care home/nursing home and/or extra care or sheltered housing which would be enforceable.

National Planning Practice Guidance prevents planning obligations such as Affordable Housing from being required on sites of 10 or less therefore the Local Plan can not alter the policy on site size thresholds. The level and tenure of Affordable Housing can be varied where the developer demonstrates this is needed to ensure the site remains viable. This is in accordance with National Planning Policy therefore specific reference in the Affordable Housing policy would duplicate national policy and is not required. The Local Plan allows Neighbourhood Plans to set higher percentages of Affordable Housing where this can be justified.

‘Gateway to Homechoice’, the lettings system for Affordable Housing in the district, gives priority to those with a local connection. Local connection tests and retention of Affordable Housing is addressed through the management of the dwellings and through the Section 106 legal agreement which is part of the planning application process.

The Affordable Housing tenures are the same as defined by the glossary of the NPPF. Rent-to-buy is not currently defined by the NPPF as Affordable Housing and the focus shall therefore remain on tenures referenced in the policy.

The title of the policy has been amended to ‘Affordable Housing’ in recognition of the uncertainty around the future of Starter Homes. Reference to Starter Homes has been retained in the policy as the evidence points to the need to provide them and they have not been removed from the Government’s policies.

Affordable Housing should be indistinguishable from in its appearance from market housing in the interests of creating mixed and balanced communities.

Policy WLP8.3 Self Build and Custom Build

Statutory Consultees

South Norfolk District Council supports the policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building is concerned about the wording of the policy. For developers to return to a site 12 months after completion to pick up undeveloped lots is not practical. The site should be offered from the outset for sale for 12 months and if not taken up in that time it can be completed by the developer as part of the normal build programme.

Richborough Estates object and claim the policy will affect deliverability.

Gladman Developments notes that the policy should be justified through an assessment of housing needs and reflect local circumstances. Gladman consider the policy wording does not address circumstances that arise on a site by site basis. They recommend the wording is changed from “requiring” to “seeking to encourage”.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

The policy has been amended to allow for the serviced plots to be built out by the developer after being adequately and appropriately marketed for a minimum of 12 months. The 12 months shall start not before the plots are complete and available for development. This increases flexibility for developers of sites where self/custom build plots are required which will enhance deliverability of the whole site.

The policy reflects need over the plan period which is evidenced by the Council’s Self Build Register. The 5% requirement applies only to 100+ dwelling developments which should be capable of delivering 5% serviced plots. If there is no demand on a particular site then they can be built out by the developer as appropriate following 12 months adequate and appropriate marketing.

The Council must plan to provide serviced plots in response to the identified need and self and custom build will help to deliver the objectively assessed need for housing. Therefore the approach taken in the Local Plan is more positive than “seeking to encourage” and the “requirement” for serviced plots on developments of 100+ units will be retained.

Policy WLP8.4 Conversion of Properties to Flats

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A member of the public supports the policy.

How these comments have been taken into account in the Final Draft Local Plan

No change.

Policy WLP8.5 Gypsy and Traveller Sites

Statutory Consultees

The Environment Agency would support sites away from flood zones 2 and 3.

Suffolk Coast and Heaths Area of Outstanding Natural Beauty request an additional line in the policy requiring “no adverse impact on landscape character and quality”.

The Broads Authority would welcome reference to the landscape character in the policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

A members of the public has no issues with Travelling show people using Belvedere Road, but has experienced problems with illegal encampments.

Concern is expressed that Gypsy and Traveller communities may not abide by planning system or law and recommend a zero tolerance policy is adopted. It is requested that the Council/Planning Officers monitor sites to ensure compliance with planning permission and living on site is not permitted until appropriate sewerage, waste and other facilities have been installed.

How these comments have been taken into account in the Final Draft Local Plan

The Landscape Character policy addresses the issue of impact on the landscape. The Landscape Character policy would not permit development where it will have an adverse impact on the Area of Outstanding Natural Beauty. This policy is referenced in the supporting text.

This policy will be used to determine planning applications for gypsy and traveller sites. Unauthorised encampments will be dealt with by the appropriate authorities including the Police, Suffolk County Council, and Waveney District Council. Planning enforcement matters such as compliance with planning permission is dealt with by the Council's Development Management team.

Policy WLP8.6 Affordable Housing in the Countryside

Statutory Consultees

The Broads Authority queries why the policy does not relate to the markets towns and Lowestoft. In bullet point four of the policy, The Broads Authority recommends schemes take into consideration the landscape impact in addition to the setting of the settlement.

Parish and Town Councils

Reydon Parish Council note the policy does not apply to Reydon. However, the parish council considers the policy should apply to Reydon so further sites on boundary could be developed in the future if there is evidence of housing need not being met.

Other Organisations

Southwold and Reydon Society note the policy does not apply to Reydon. However the society considers the policy should apply to Reydon so further sites on boundary could be developed in the future if there is evidence of housing need not being met.

Developers/Landowners

Badger Building, Hastoe Housing Association, Flagship Group, Orbit Home, Saffron Housing Trust and Orwell Housing Association all support the policy.

Members of the Public

There is both support for the policy and the preceding text, and criticism that the policy does not provide examples of what an exception might be.

How these comments have been taken into account in the Final Draft Local Plan

A cross-reference to Policy WLP8.35 on Landscape Character has been added to the supporting text to improve clarity that the landscape will be taken into account.

Extending the policy to include sites adjacent to towns, such as Reydon, has been considered. Significant amounts of land have been identified and allocated in and around the towns. Site allocations for towns meet the overall spatial Strategy of the Local Plan. These town allocations are expected to provide affordable housing in accordance with Policy WLP8.2. Policy WLP8.6 specifically addresses the issues of development in rural areas which differs from the towns. If there is an

additional local need for affordable homes in market towns and Reydon, Neighbourhood Plans or Neighbourhood Development Orders could bring forward additional sites for mixed tenure developments or 100% affordable housing.

Policy WLP8.7 Small Scale Residential Development in the Countryside

Statutory Consultees

The Broads Authority notes the wording of the policy should include landscape impacts as well as setting of the settlement.

South Norfolk District Council supports the policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building has reservations about the wording of the policy. They recommend the policy relates to a quantity of building permitted on site not three dwellings, as this would support the development of smaller properties. They note that only genuine local community planning concerns should be taken into account.

Gladman Developments Ltd considers the three or five dwelling criteria an arbitrary restriction not adequately justified. There is likely that sustainable development that can be brought forward that exceeds the limits of the policy. There are likely to be opportunities located outside the tightly drawn settlement boundaries but well related to settlements and their services and facilities. While they acknowledge the importance of consultation, they note the Framework does not require the local community to provide support and the policy should reflect this. All views should be considered through a balancing exercise.

Somerleyton Estate objects to the policy particularly the limit of three dwellings and the requirement for there to be existing residential properties on three sides. Somerleyton Estate notes

the hamlets and small villages are often linear and can be staggered but still a cohesive, identifiable group. The estate recommends a change in policy wording to “the proposal compliments the form and layout of development in the settlement” as this would allow planning officers to exercise greater professional judgement.

Sotterley Estate agree with the principle underlying the policy but query the evidence for the criteria for proposals of up to three dwellings and for existing residential properties on three sides of the site. Rather than take a prescriptive approach, individual planning officers should be allowed to exercise greater professional judgement.

Members of the Public

One member of the public largely supports the policy but considers the policy wording should be revised to be more flexible. The supporting text and accompanying diagram is too restrictive, and the strength of local support should not be the only factor in determining applications. One member of the public criticises the policy for not providing examples.

How these comments have been taken into account in the Final Draft Local Plan

Developers and members of the public objected to Figure 35, the associated text and restriction for residential development on three sides of a site. Figure 35 and the associated text have been removed as it is considered it doesn't help with the clarification of the aims of the Policy. The requirement for residential properties on three sides has been amended to two sides which provide greater flexibility.

A cross-reference to Policy WLP8.35 on Landscape Character has been added to the supporting text to improve clarity that the landscape will be taken into account.

It is not considered necessary to define a “small gap”, remove the limits on the number of dwellings, or change the policy specification from a number of dwellings to area size. The Policy is already considered to be sufficiently positive in that it allows a small amount of development in less sustainable locations where development would not normally be positively considered.

Proposals will have to taken into consideration design policies that require development to respond to local context including scale and layout. The number of houses that can be reasonably accommodated within a given gap will be influenced by the existing local context and housing density. Inappropriate spacing of dwellings to spread out 3 or 5 dwellings in an overly large gap, or cram an excessive number of dwellings into a small gap would fail the requirements of paragraph 3 of policy WLP8.7 and policy WLP8.29.

Policy WLP8.8 Rural Workers Dwellings in the Countryside

Statutory Consultees

The Broads Authority query the wording of the second bullet point in the policy and the lack of mention of the worker's family. The Broads Authority notes the wording of their own policy may be relevant and of use.

South Norfolk District Council queries the term 'Registered Local Landlords' and whether this means 'Registered Providers'.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public criticises the policy for not providing examples.

How these comments have been taken into account in the Final Draft Local Plan

The policy wording has been amended to replace "Registered Local Landlords" with "Registered Social Landlords or Private Registered Providers".

It is not considered necessary to specifically reference the rural worker's family in the policy wording.

Policy WLP8.9 Replacement Dwellings and Extensions in the Countryside

Statutory Consultees

Historic England welcomes the policy particularly that the existing dwelling to be replaced is not a building of architectural or historic value, and that extensions to converted agricultural dwellings should not detract from the original form. Historic England recommends reference to the historic environment in paragraph 8.50.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

Paragraph 8.50 has been amended to include mention of the historic environment.

Policy WLP8.10 Residential Annexes in the Countryside

Statutory Consultees

The Broads Authority notes Waveney District Council may be interested in their equivalent policy called Residential Ancillary Accommodation.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

Amendments and additions have been made to the supporting text and policy wording to provide greater clarity and security against the creation of new dwellings in the Countryside.

Policy WLP8.11 Conversion of Rural Buildings to Residential Use

Statutory Consultees

The Environment Agency notes that where conversion of rural buildings is proposed in flood zone 2 and 3, a site specific flood risk assessment would be required.

Historic England note the best use for a building is the original use, but welcome the aspiration to ensure the heritage assets remain in use and in good repair. Historic England notes the focus on purely convert rural buildings to residential use. Conversion may be required for a building to remain in commercial use. They would welcome further consideration of the policy.

Suffolk County Council notes that the policy could refer back to policy WLP8.35 to draw attention to the requirement for Heritage Asset Assessment.

South Norfolk District Council queries whether the supporting text in paragraph 8.53 preferring the continued use of buildings for commercial purposes to support the rural economy should be reflected in the policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building and Benacre Estates Company support the policy.

Members of the Public

One member of the public criticises the policy for not providing examples.

How these comments have been taken into account in the Final Draft Local Plan

Supportive text added regarding flood risk assessments and attention drawn to other policies in the Local Plan.

Supporting text and policy wording has been added to address the specific design issues relating to the conversion of rural buildings.

Employment

Statutory Consultees

South Norfolk District Council suggested it would be useful to include the date of the Employment Land Needs Assessment in Paragraph 8.56. They supported the flexible and responsive supply of employment land which the policies would provide.

Parish and Town Councils

Southwold Town Council encouraged the consideration of Islington's Guidance on Affordable Workspace, December 2014. They drew comparisons to Southwold where high land values for residential development give rise to similar problems in London for the supply of affordable business space. They requested that the entire Southwold area is zoned so that change of use from business to residential was restricted.

Other Organisations

No comments were made in response to this policy/section.

Developers/Landowners

No comments were made in response to this policy/section.

Members of the Public

One respondent suggested that the uncertainty with respect to jobs forecasts, raised doubts about the level of housing which was being planned for.

How these comments have been taken into account in the Final Draft Local Plan

The date of the Employment Land Needs Update has been added to the text.

The Islington guidance has been considered and it is agreed that small and medium sized enterprises are important to Southwold and the District's economy. It is considered that Policies WLP8.12, WLP8.13 and WLP8.14 on employment are sufficient to provide and protect space suitable for these sized businesses. Most new employment space provided in the District already caters for this. Policy WLP8.12 allows for Neighbourhood Plans to identify additional employment

premises/areas for protection and the Southwold Neighbourhood Plan is encouraged to consider this.

The Strategic Housing Market Assessment indicates that there will be need for housing irrespective of employment growth.

Policy WLP8.12 – Existing Employment Areas

Statutory Consultees

The Broads Authority questioned whether “(B class uses)” in paragraph 8.62 should state “(non-B-class uses)”.

South Norfolk District Council questioned why commercial properties outside of Existing Employment Areas would be able to convert without a requirement for any kind of marketing to take place.

Parish and Town Councils

Southwold Town Council referenced evidence identifying a need for start-up, micro and small business space. They stated that Southwold Business Centre off St Edmunds Road should be identified as an Existing Employment Area.

Other Organisations

No comments were made in response to this policy/section.

Developers/Landowners

Tim Basey-Fisher stated that the policy was supported by questioned whether it applied to employment sites with planning permission and not just Employment Areas identified on the new Policies Map.

Members of the Public

No comments were made in response to this policy/section.

How these comments have been taken into account in the Final Draft Local Plan

It is considered that protecting all premises outside of Existing Employment Areas to the same degree as those within Existing Employment Areas would be contrary to the National Planning Policy

Framework. Existing Employment Areas have been identified based on evidence included in the Existing Employment Areas Review (July 2017 and updated February 2018) and represent those areas of premises important to the local economy and where it would be desirable to protect them. Premises outside these areas are more likely to be less compatible with surrounding uses.

It is agreed that Southwold Business Centre should be identified as an Existing Employment Area, given it is the only collection of B Class premises in Southwold. The Existing Employment Area Review (July 2017) has been updated to reflect this.

The policy and supporting text have been revised to make clear that the protection applies to new premises constructed during the lifetime of the plan on allocated sites, sites currently with planning permission and sites elsewhere.

Policy WLP8.13 – New Employment Development

Statutory Consultees

South Norfolk District Council was supportive of the approach.

Parish and Town Councils

No comments were made in response to this policy/section.

Other Organisations

The Halesworth and Blyth Valley Partnership supported the policy and stated it was vital to support the planned housing growth in Halesworth.

Developers/Landowners

The Benacre Estates Company supported the policy.

Members of the Public

No comments were made in response to this policy/section.

How these comments have been taken into account in the Final Draft Local Plan

Comments noted. No changes necessary.

Policy WLP8.14 – Conversion and Replacement of Rural Buildings for Employment Use

Statutory Consultees

The Environment Agency stated that rural buildings being converted to employment use should be accompanied by a site specific flood risk assessment when they are located in flood zones 2 and 3.

Historic England stated that the best use for a building is its original use. However, noted that sometimes with commercial buildings the original use is not the optimum viable use to prevent it becoming redundant. They welcomed further consideration of the policy with the historic environment policies to ensure the best outcome for buildings is planned for in Waveney.

Suffolk County Council stated that a reference to policy WLP8.35 to draw attention to the requirement for applications to be supported by appropriate Heritage Asset Assessment should be considered.

Parish and Town Councils

No comments were made in response to this policy/section.

Other Organisations

No comments were made in response to this policy/section.

Developers/Landowners

The Benacre Company was supportive of the Policy and encouraged active steps to be taken to aid generation of employment through the re-use of rural buildings outside of the principal settlement boundaries.

Members of the Public

No comments were made in response to this policy/section.

How these comments have been taken into account in the Final Draft Local Plan

The National Planning Policy Framework and National Planning Practice Guidance clearly states out when a site specific flood risk assessment is required and it is not considered necessary to repeat this in this policy.

Given that many rural buildings in the countryside are heritage assets, it is agreed that cross-reference in the supporting text to the National Planning Policy Framework and the local heritage policies of the Local Plan is added.

Tourism

Tourism

Statutory Consultees

The Broads Authority requested reference to the Broads Plan and the Broads Tourism Strategy in this section. The Marine Management Organisation supported reference to the East Marine Plan.

Parish and Town Councils

Lowestoft Town Council raised the issue of AirBNB and micro letting trends on local hotels and bed and breakfast businesses.

Other Organisations

Bourne Leisure Ltd supported the strategy.

Developers/Landowners

No comments were made in response to this policy/section.

Members of the Public

Members of the public raised concerns over the impact on tourism in the district from: proposed levels of housing the first draft Local Plan; lack investment of investment in tourist facilities and attractions; loss of the tourist information centre; and loss of the beach at Lowestoft. Members of the public questioned why there was no mention of campsites.

How these comments have been taken into account in the Final Draft Local Plan

Reference to the Broads Plan and Broads Tourism Strategy has been added in to the supporting text.

Lowestoft Town Council's comments are noted, however, the Local Plan sets out planning policy and is not used to determine what constitutes a material change of use. This is a matter for planning law and will be addressed on a case by case basis via the development management or planning enforcement process. No change.

The levels of housing growth in the first draft Local Plan are considered to be vital to meet housing need and deliver development in a planned fashion which will minimise the impact on the coastline, landscape, and towns amongst many other tourist attractions in the district. There is no evidence to suggest that new housing will have any negative impact on tourism. The tourism policies in this section of the Local Plan are designed to be supportive of tourism development coming forward. The Coastal Change policies in the draft Local Plan are designed to support the Shoreline Management Plan which sets out how the coastline in the district will be managed.

Policy WLP8.15 provides a positive framework for self-catering accommodation including campsites.

New Self Catering Tourist Accommodation

Statutory Consultees

The Environment Agency commented that some types of self catering accommodation are vulnerable to flood risk and it should indicate that site owners or managers should register for flood warnings and have flood evacuation plans in place.

The Broads Authority have requested a reference to the Broads in paragraph 8.79.

Parish and Town Councils

Lowestoft Town Council supported the provision of cycle storage and wished to see the promotion of bicycle rental options.

Other Organisations

No comments were made in response to this policy/section.

Developers/Landowners

Bourne Leisure supported provision of on-site commercial, recreational or entertainment facilities on large developments. They recommended the policy should be made more flexible around the application of planning conditions or legal agreements and be applied on a case by case basis.

Members of the Public

A member of the public raised concerns about the risk of tourism development taking place on the Dip Farm site between Lowestoft and Corton. They supported for provision of covered cycle storage.

One member of the public queried the proximity of the Tingdene North Denes caravan park to bus routes.

How these comments have been taken into account in the Final Draft Local Plan

Support for bicycle rental has been included in the supporting text.

The flood risk policy requires development proposals at risk of flooding to demonstrate through a site specific flood risk assessment that flood risk can be satisfactorily mitigated over the life time of the development. This includes safe access and egress, and an emergency flood plan.

Reference is made to the Broads Plan and Tourism Strategy in the supporting text.

The intention of the policy is to establish a clear, consistent, precise and enforceable method of controlling new self catering tourist accommodation and its loss to full time residential uses. There is a history of planning enforcement issues in the district in this regard and the proposed changes are viewed as making the policy less clear, less precise, and more difficult to enforce. There is flexibility included regarding how site owners may wish to manage the vacation of all or half of their site which will allow the operation of the site all year round. Therefore it is not recommended that the proposed changes are incorporated in to the Final Draft Local Plan.

The policy is intended to be applied to all new self catering tourist accommodation and has not been written to support development of any particular sites, such as the Dip Farm site. Policy WLP8.36 'Coalescence of Settlements' has been written to manage issues in relation to the gap between Lowestoft and Corton.

The Tingdene North Denes Caravan Park is an existing tourist accommodation site – the policy has been written for new and extensions to self catering tourist accommodation.

Include reference in text to extensions to existing self catering tourism accommodation sites.

New Hotels and Guest Houses

Statutory Consultees

South Norfolk District Council commented on the terminology and wording of the policy.

Parish and Town Councils

No comments were made in response to this policy/section.

Other Organisations

No comments were made in response to this policy/section.

Developers/Landowners

Benacre Estates wanted to the policy to allow for newly built or conversions to create new hotels in the countryside away from seafront locations.

Members of the Public

No comments were made in response to this policy/section.

How these comments have been taken into account in the Final Draft Local Plan

National planning policy is clear that hotels are town centre uses. Where there is very clear and persuasive evidence of need for a new build country hotel, such a proposal could be judged on its merits via a planning application. A policy which supports new build hotels in countryside locations could risk speculative applications on rural sites which are contrary to the policy direction set out in national planning policy and could be harmful to town centres. Conversion of existing buildings in the countryside to hotel use would need to carefully address issues relating to traffic; access; landscape impact; signage; and amenity to name a few. Such a proposal could achieve heritage objectives where the buildings are of heritage value, which could aid their justification.

Protection of Existing Tourist Accommodation

Statutory Consultees

No comments were made in response to this policy/section.

Parish and Town Councils

Southwold Town Council requested that bed and breakfast accommodation is specifically referenced.

Other Organisations

No comments were made in response to this policy/section.

Developers/Landowners

Bourne Leisure requested that the policy is amended to specifically include support for expansion and improvements to existing tourism sites within settlement boundaries; in countryside locations; and in seafront locations.

Members of the Public

No comments were made in response to this policy/section.

How these comments have been taken into account in the Final Draft Local Plan

Reference to bed and breakfast accommodation has been added to the supporting text.

Extensions to existing tourism sites are covered in Policies WLP8.15 and WLP8.16

Retail and Town Centres

WLP8.18 New Town Centre Use Development

Statutory Consultees

South Norfolk District Council stated that it would be useful to add the date of completion of the Retail and Leisure Needs Assessment to paragraph 8.90.

Southwold Town Council requested a change in the text on page 212 to acknowledge Southwold's role in the tourist industry.

Parish and Town Councils

Lowestoft Town Council supported a proposal to make the High Street a one way route because it would allow buses to access the High Street.

Beccles Town Council argued that the protection afforded retail premises within the secondary shopping frontage should be extended to the whole town centre.

Other Organisations

Halesworth and Blyth Valley Partnership supported the objective in paragraph 8.94 to protect and enhance the vitality and viability of town centres. Halesworth was a hub for the surrounding area and the conversion of retail premises to other uses should be resisted.

Developers/Landowners

Brookhouse Group Limited stated that there was no empirical evidence to support a retail impact threshold of 350 square metres and that therefore the policy should revert to the national threshold of 350 square metres.

Sainsbury's Supermarkets suggested that 750 square metres would be a more appropriate threshold.

Tim Basey-Fisher stated that the Local Plan must be amended to remove policies that replicate those found in the National Planning Policy Framework.

Members of the Public

There were no representations from members of the public

How these comments have been taken into account in the Final Draft Local Plan

The Local Plan's text has been amended to include the completion date of the Retail and Leisure Needs Assessment.

The supporting text already refers to Southwold town centre's role in serving the local tourist industry.

The protection afforded to retail units in primary frontages should not be extended to the whole of the town centre. Areas outside of the primary frontages have a weaker retail function and limiting the use to retail units in these peripheral areas may result in increased vacancies, undermining the vitality and viability of the centre overall.

Work undertaken by the Council has indicated that the retail impact test threshold is appropriate for the entire District.

The Local Plan does not seek to replicate national policies but rather to add locally specific policies and guidance. National policies are only repeated where it is necessary to support local guidance.

WLP8.19 Vitality and Viability of Town Centres

Statutory Consultees

South Norfolk District Council suggested target percentages for A1 uses in key retail centres. Phrases included in the Local Plan, such as 'dominant retail appearance' and 'concentration of retail uses in the immediate street frontage', were difficult to assess.

Parish and Town Councils

Southwold Town Council stated that paragraph 8.96 should make reference to the high rents and business rates of retail premises in Southwold that deter independent traders and deprive customers of choice.

Lowestoft Town Council drew attention to the continued need for office space in the Power Park, London Road North and the High Street. Employment should be prioritised over housing in these areas. In the High Street, London Road North and London Road South ground floor space should be used for retail and business and first floor space for residential uses.

Lowestoft Town council supported mixed use developments in London Road North, Kirkley and the High Street provided that ground floor premises are used for retail. The change of use from retail to community activities should be supported provided that the building cannot be re let for retail use and is in an accessible location. Limiting the proportion of drinking establishments and hot food takeaways would support the daytime retail frontage and limit the impact of the night time economy.

Reydon Parish Council was concerned that not enough is being done to protect the independent character of Southwold High Street. Measures were needed to prevent the extension of retail premises so that they remain affordable for local businesses. They also draw attention to the impact of business rates on high street viability.

Beccles Town Council was concerned that the current policy wording does not protect shops outside of the primary and secondary frontages from change of use. Lines identifying primary and secondary frontages should be extended to include the whole town centre or reference to secondary frontages should be replaced with a reference to the remainder of the town centre. There is concern that the policy as it stands undermines the objective of protecting town centres.

Other Organisations

The Southwold and Reydon Society was concerned that measures to control change of use are insufficient to protect the character of the High Street and argued that it was also necessary to prevent extensions to retail premises so that they remained affordable to local retailers.

Developers/Landowners

There were no responses to this section.

Members of the Public

One member of the public stated that both the north and south sides of Bevan Street should be identified as a shopping frontage.

Another member of the public stated that Lowestoft town centre required significant improvement to cater for the increasing number of families that are moving to the area and also to reflect its prominent position within the local area.

How these comments have been taken into account in the Final Draft Local Plan

The Local Plan contains adequate protection for town centre retail. The supporting text has been amended to explain the purpose of designating primary and secondary frontages. This is to protect the retail function of town centres but also to allow a wider range of uses on the peripheral areas of town centres. It will also provide flexibility to allow town centres to adapt to changing circumstances. The supporting text will also provide extra clarity on the operation of the policy.

The protection afforded to retail units in primary and secondary shopping frontages should not be extended to the whole of the town centre. Areas outside of the primary and secondary shopping frontages have a weaker retail function and limiting the use of retail units in these peripheral areas prevents them from being adapted to changing circumstances.

Target percentages for A1 uses in key retail centres would remove flexibility, particularly in more peripheral parts of town centres where the retail function is weaker. This would prevent vacant units, which could not be occupied by another retailer, from being let for another use. It would therefore prevent peripheral parts of town centres from adapting to changing circumstances.

Rental levels and business rates cannot be controlled by the planning system and therefore it would not be appropriate to refer to them in the Local Plan. Although the planning system cannot limit the size of retail units to favour independent retailers it can include policies that ensure the provision of an appropriate range of retail unit sizes. This is a detailed issue which would not be possible to have a District-wide approach on and therefore would be better to be tackled in Neighbourhood Plans.

The PowerPark has been designated for employment space, which caters for the needs of the offshore renewable energy industry. The Local Plan also identifies part of Lowestoft Town Centre as an area of existing office use. However permitted development rights means that it may not be possible to prevent the conversion of offices in this area to different uses.

Within town centres the conversion of premises from town centre uses (including retail) to community use would only be permitted where it would support the vitality and viability of the town centre.

The protection afforded to retail units in primary and secondary shopping frontages should not be extended to the whole of the town centre. Areas outside of the primary and secondary shopping frontages have a weaker retail function and limiting the use of retail units in these peripheral areas prevents them from being adapted to changing circumstances.

The map of Bevan Street East has been amended so that the secondary shopping frontage includes both sides of the road.

Sustainable Transport

Policy WLP8.21 – Sustainable Transport

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Lowestoft Town Council recommends –

- Electric vehicle points are included in all new or updated retail and large residential developments.
- Development layouts provide for cycles, safe cycle storage and recycling of waste materials.
- Carparks are protected from development.
- Developments are located to promote the use of public transport.
- The bus station on Gordon Road and other bus facilities are expanded and improved including installing a Real Time Passenger information system.

Other Organisations

Beccles and Bungay Cycle Strategy broadly supports the policy but would like the wording to be stronger, for the location of schools and services to be convenient for cycling and walking, and for shared paths to accommodate mobility vehicles as well as cycles and pedestrians.

Developers/Landowners

Bourne Leisure supports the vision of the policy and understands the importance of minimising climate change. However, they note that the private car is often the only suitable mode of transport for tourists travelling to holiday parks and hotels and therefore request a changing in the wording of the policy to reflect this.

Gladman Developments supports the policy but advises that development should only be refused on transport grounds where the impact is severe.

Members of the Public

Supporters highlighted the importance of the Waveney Cycle Strategy, the importance of good design particularly at the concept stage, the need for cycle facilities, the success of the path across the Millennium Green in Halesworth, and the opportunity to secure funds for cycle paths using Section 106 agreements or CIL. There is a request for local cycling groups to be consulted on the design of new developments. One member of the public requested that all houses provide at least three off road car parking spaces, not including any garage.

How these comments have been taken into account in the Final Draft Local Plan

Additional wording has been added to the policy to address issues raised including the need for safe design and layout of new cycle routes, cycle storage, mobility vehicles, and vehicle charging points.

Subject to Design policies, the policy on Sustainable Transport requires developments to meet the Suffolk Guidance for Parking issued by Suffolk County Council. The number of on-site parking spaces required relates to the number of bedrooms in the house.

Community Services and Facilities

Community Services and Facilities

Statutory Consultees

No comments submitted in response to this section.

Parish and Town Councils

No comments submitted in response to this section.

Other Organisations

No comments submitted in response to this section.

Developers/Landowners

No comments submitted in response to this section.

Members of the Public

One member of the public stated that Waveney District Council should do more in regards to this issue than it has in the past.

How these comments were taken into account in the Final Draft Local Plan

Comments noted. No changes necessary.

Policy WLP8.22 - Built Community Services and Facilities

Statutory Consultees

The Broads Authority questioned when an Asset of Community Value is sold, before the community purchases it, if the Asset would be de-listed. Under the current wording, nothing could happen to the asset if this happens.

South Norfolk District Council stated that they appreciate that this policy seeks to provide strong protection for 'assets of community value' from change of use or redevelopment; however they

added that the policy may be too strict. They suggested providing a more flexible approach with strict criteria relating to change of use or redevelopment.

Parish and Town Councils

Lowestoft Town Council stated that the Councils need to take a lead on the collection and disposal of commercial waste and there should be more community recycling facilities. They added that they support the growth of further education providers and that there should be a dormitory housing, increased public transport encouragement for businesses to set up apprenticeships to help with this. There should also be more leisure provision for younger people and there should be an integrated network of open and leisure spaces and facilities as part of Lowestoft's character. This network should go towards meeting any current deficits seen in Lowestoft. Infrastructure should also be linked to the Scores.

Reydon Parish Council supported this policy.

Southwold Town Council stated that the campaign to retain Southwold Hospital highlighted that there is a need to more broadly define community facilities to include services such as local shops. There is also strong community support to prevent change of use that increases land value, however a policy should be flexible enough so that parts of existing sites can be redeveloped with a change of use. There should also be encouragement for recycling, sites for affordable homes or business start-ups.

Other Organisations

The Southwold and Reydon Society supported this policy.

The Theatres Trust supported this policy.

Developers/Landowners

Richborough Estates Ltd supported this policy.

Members of the Public

No comments submitted in response to this policy.

How these comments were taken into account in the Final Draft Local Plan

The purpose of this policy is to protect the community use of an asset while it is listed as one. This lasts a maximum of 5 years after which the owner can do as they wish with the property. This at least gives the community a better opportunity to submit a competitive bid.

However, a more flexible approach could be taken regarding change of use. The policy has been reworded to allow a change of use to a different community use if necessary; however a change of use to non-community uses will still not be permitted. This allows for the situation where the local community or landowner may wish to use the asset for an alternative community use.

The Council considers that there is no need for further definition on what can be an Asset of Community Value. The supporting text of the policy already outlines what can be listed as an Asset of Community Value and national policy also outlines what can and can't be included.

Protection of Open Space

Statutory Consultees

No comments submitted in response to this section.

Parish and Town Councils

No comments submitted in response to this section.

Other Organisations

No comments submitted in response to this section.

Developers/Landowners

No comments submitted in response to this section.

Members of the Public

No comments submitted in response to this section.

How these comment were taken into account in the Final Draft Local Plan

No comment submitted.

Policy WLP8.23 - Protection of Open Space

Statutory Consultees

The Broads Authority stated that it should be mentioned in section 8.118 of the supporting text that any open space that is located within the Broads Authority Executive Area of Waveney has been protected through the Broads Local Plan.

The Environment Agency fully supported this policy.

Parish and Town Councils

No comments submitted in response to this policy.

Other Organisations

Sport England supported this policy.

Developers/Landowners

No comments submitted in response to this policy.

Members of the Public

Members of the public supported this policy.

Members of the public requested that Lowestoft Town Council be encouraged to designate the North Denes area as Local Green Space due to its natural beauty, use by the local community and use as a green corridor. However some also stated that protecting the area through a Neighbourhood Plan is currently impractical due to Lowestoft Town Council still being a newly created council and so the area should be protected through the Local Plan. Any protection should exclude the current Tingdene Caravan Park.

One member of the public also suggested adding an additional criterion where development could take place on Open Spaces when there has been a full public consultation and the development is supported by the majority of the general public.

How these comments were taken into account in the Final Draft Local Plan

The policy has been amended to include reference to the protection from the Broads Local Plan.

North Denes is currently recognised as open space. However its designation as Local Green Space under a Neighbourhood Plan would provide the area with a greater level of protection.

The purpose of this scheme is to protect Open Spaces from inappropriate development when the space is of value to the local population. Adding further criteria to this policy would likely dilute the protection it offers. A more stringent policy such as how it is currently worded ensures that open areas will be protected for the use of the public.

Climate Change

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

Lowestoft Town Council considers that open space can perform more than one function such as flood water storage. Low areas at risk of flood should be kept open. Breaches of flood defences need to be reassessed. Need to take a lead on Green issues. Commercial waste needs to be dealt with in the same manner as household waste and recycled.

Other Organisations

The Marine Management Organisation suggests further in-depth references could be made to the marine plans. Climate change and erosion issue could reference the East Marine Plan policy CC1

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

One member of the public noted climate change was real, it is unlikely it can be reversed, and is important all planning decisions include solutions that acknowledge and alleviate the consequences. The respondent considered developers must cover the current and future costs of climate change.

Policy WLP8.24 – Flood Risk

Statutory Consultees

Anglia Water Services Ltd notes policy WLP8.24 only mentions flood zones but assumes flood risk from sewers and surface water will be considered in policies WLP1.4, WLP8.24 and WLP8.29.

The Broads Authority notes Waveney is affected by the BESL model issue.

The Environment Agency broadly supports the policy. The agency notes that paragraph 8.16 should include that modelling is being undertaken by Waveney District Council and other Risk Authorities. The policy should contain information regarding environmental permitting.

South Norfolk District Council is please that the 2008 Strategic Flood Risk Assessment is currently being updated. Waveney District Council will need to have some regard for the Norfolk SFRA currently being finalised.

Parish and Town Councils

Halesworth Town Council notes flooding after heavy rainfall is an increasing problem at the northern end of The Thoroughfare.

Lowestoft Town Council considers the wording renders the denial of building in flood zones toothless. The town council notes plans to build housing on the Sanyo/Jen Wen site in flood zone 3. The town council recommends a policy on the design of buildings adopting existing government standards.

Other Organisations

Benacre Estates Company supports the policy but notes the proximity of a residential allocation in Wrentham to a flood risk area.

The Forestry Commission notes new riparian and floodplain woodland can diffuse pollution, protect river morphology, moderate stream temperature, aid flood risk management, and meet Biodiversity Action Plan targets.

Gladman Developments Ltd considers the policy WLP8.24 inconsistent with national policy.

Developers/Landowners

Bourne Leisure Ltd considers policy WLP8.24 should refer to the exception applied to existing tourist accommodation and holiday parks.

A landowner considers that policy replicates the NPPF which does not need to be repeated.

Members of the Public

One member of the public raised concerns about developments outside of flood zones that could affect water catchment areas and increasing flooding elsewhere.

How these comments have been taken into account in the Final Draft Local Plan

Reference to Environmental Permitting Regulations 2010 (as amended) and Marine Licencing have been made.

Reference to surface water flooding and sustainable drainage has been moved to this policy from the design policy.

The Council considers that policy WLP8.24 is in accordance with national planning policy.

The Council considers that the policy is not repetition of national planning policy. It sets out matters of strategy and detail which are not repetition from national policy. Therefore there is no justification to delete elements of the policy.

The Councils Strategic Flood Risk Assessment takes a precautionary approach where data from the BESL model is not available. This is very similar to the Broads Authority's approach.

Advice on building design is available in the SFRA and in Planning Practice Guidance. The design of buildings in a flood risk zone will be addressed through the site specific flood risk assessment which the policy requires as part of a planning application.

It is considered that the policy is sufficiently clear that it will be applied to new development proposals in areas of flood risk.

Suffolk County Council as Lead Local Flood Authority is consulted on all major development schemes. Building Regulations consent is required for most new development: residential or commercial. Areas at risk from flooding sources such as surface water, ground water and ordinary watercourses are recorded and mapped by Suffolk County Council. These will be taken in to account in determining planning applications.

Policy WLP8.25 – Coastal Change Management Area

Statutory Consultees

The Environment Agency supports the coastal section within the Local Plan. The Environmental Agency notes with regard to paragraph 8.131 that diversification of business affected by erosion is important, sustainability appraisals should compare proposal against 'do nothing' scenarios, and a more suitable land use or moveable dwelling should not be discounted. With regard to paragraph 8.132 the agency notes that it is important to work with landowners to promote the coastal path. With regard to paragraph 8.135 the agency notes it is important the statement does not preclude the concept of re-locatable buildings. With regard to paragraph 8.136 the agency notes that consideration of whether infrastructure is affected by coastal change should be mandatory for developments over a certain size and/or within a specified distance from the CCMA.

The Environment Agency supports the development of a Coastal Change Supplementary Document and recommends an adaptation section for landowners.

The Environment Agency recommends WLP8.25 policy maps are updated in accordance with coastal change, questions whether policy WLP8.25 gives sufficient scope for diversification, notes essential infrastructure will only be permitted within a CCMA where no other sites are feasible, and recommends management plans consider regeneration or the prevent of blight.

The Environment Agency supports statements regarding new or replacement coastal defences and reference to the community of Easton Bavents. With regard to paragraph 8.139 the agency recommends anticipatory adaption proposals in areas in imminent risk to prevent the negative consequences associated with more reactionary measures. With regard to paragraph 8.142 the agency notes that relocating close to the existing community is often difficult and the principle could be extended elsewhere in the district.

Natural England supports the policies for coastal change and recommends the plan includes a policy wording to maintain the character of the undeveloped coast and protect and enhance its distinctive landscape and sea scape.

Great Yarmouth Borough Council considers cross-boundary matters such as coastal change management to be adequately addressed.

Parish and Town Councils

Reydon Parish Council supports the policy.

Other Organisations

The Marine Management Organisation suggests further in-depth references including reference to East Marine Plan policy CC1.

Southwold and Reydon Society support the policies.

Developers/Landowners

The Benacre Estates Company is likely to have properties affected and is concerned about the condition for relocating dwellings adjacent to existing settlements. The company would like the policy to allow replacement dwellings to be located away from existing settlements, such as farmhouses relocated within the same farm, and isolated dwellings relocated within the same ownership, but outside the CCMA.

Members of the Public

One member of the public considers that no dwelling, including caravans occupied 52 weeks of the years should be permitted in the Coastal Change Management Area.

How these comments have been taken into account in the Final Draft Local Plan

The Policy has been amended to allow for consideration of new scientific information which may alter the delineation of what is considered the Coastal Change Management Area.

Reference to the East Inshore and Offshore Marine Plan have been made.

Policy WLP8.26 – Relocation and Replacement of Development Affected by Coastal Erosion

Statutory Consultees

Natural England supports the inclusion of coastal changes policies and recommends policy wording to maintain the character of the undeveloped coast and protect and enhance its distinctive landscape and seascape.

Parish and Town Councils

Reydon Parish Council supports the policy.

Other Organisations

Southwold and Reydon Society support the policy.

Developers/Landowners

Bourne Leisure Ltd supports the policy but is concerned it could restrict the identification of roll-back locations for sites such as Corton Coastal Village. An amendment is requested to the wording of the policy to state : *“The new development is in a location that is accessible to the coastal community from which it was displaced or **otherwise meets the needs generated by its use**”*

Members of the Public

One former resident of Easton Bavents supports reserved plots and queries whether the plot would be the same size as the one she lost, whether the plot would be affordable, and what restrictions would apply to the plot.

How these comments have been taken into account in the Final Draft Local Plan

The Policy will have the effect of maintaining the character of the undeveloped coast by removing properties blighted by erosion from prominent coastal positions. Proposals for relocation will have to comply with Policy WLP8.35 on Landscape Character which also provides protection for coastal landscapes.

A key driver for the policy to allow for the relocation of commercial and community facilities is about sustaining the viability of the coastal communities at risk from erosion and to allow them to adapt. Therefore it is considered essential that the relocation of businesses takes place in an accessible location to community from which it was displaced.

Policy WLP8.27 – Renewable and Low Carbon Energy

Statutory Consultees

The Broads Authority requests the policy refers to Broads’ Landscape Sensitivity Study and mentions the impact on landscape outside Waveney. The Broads Authority notes that the first bullet point of the policy includes considerations that are in other policies and that adding landscape character impact outside of the Waveney Area seems prudent.

The Forestry Commission notes woodfuel and timber supplies are an opportunity for local market growth whilst also enabling woodlands to be brought back into active management.

Historic England recommends a specific policy on renewable technologies within the Conservation Areas, with regard to historic buildings, and the wider historic landscape. Historic England note that the policy should seek to limit and mitigate any cost to the historic environment. They also note that listed buildings, buildings in conservation areas and scheduled monuments are exempt from the need to comply with energy efficient requirements. Special consideration is given under Part L to locally listed buildings, buildings of architectural and historic interest within registered parks and gardens and curtilages of scheduled monuments, and buildings of traditional construction with permeable fabric.

Parish and Town Councils

Lowestoft Town Council considers new developments should provide a minimum of 15% of energy demand from renewable or low carbon sources. Where this is not technically feasible or financially viable the council recommends additional energy efficiency measures such as under the Code for Sustainable Homes or BREEAM to achieve reductions in carbon emissions.

Other Organisations

Suffolk Preservation Society recommends the support text includes reference to design policy WLP8.29 as design issues can apply to renewable energy proposals.

Developers/Landowners

Bourne Leisure Ltd request that the Local Plan makes it clear that the offshore/renewable sector should not grow at the expense of existing industries such as tourism, that the Local Plan consider potential effects of renewable energy proposals on sensitive receptors such as holiday accommodation sites, and requests amendments to the wording of the supporting text and policy WLP8.27.

Members of the Public

One member of the public considers all industrial buildings should have mandatory solar panels fitted to the roof, the number fitted dependant on the size of the roof, and queries whether this could be applied retrospectively to existing units.

How these comments have been taken into account in the Final Draft Local Plan

National policies and the Historic Environment policies offer robust protection of the listed buildings, Conservation Areas and the wider historic landscape. Further detailed guidance is provided in the

Built Heritage and Design Supplementary Planning Document. Therefore an additional policy is not considered necessary.

New policies cannot be applied retrospectively; however the policy on Sustainable Construction requires proposals to demonstrate, where practical, they have incorporated renewable and low carbon energy generation, and other measures including sustainable water management, locally sourced and recycled materials and minimising construction waste.

The Local Plan cannot specify standards greater than those in Building Regulations such as the Code for Sustainable Homes.

Reference to design policies has been added to the supporting text.

The supporting text has been amended to include reference to visitors and the policy wording has been amended to include reference to businesses.

Reference has been made to the possible impact on neighbouring landscape character outside Waveney, including the Broads Authority area.

Policy WLP8.28 – Sustainable Construction

Statutory Consultees

Anglian Water Services Limited supports higher water efficiency standards, but does not consider the reference to further viability work necessary due to The Housing Standards Review Cost Impact report (2014) which showed the cost can be £6-93 per dwelling.

The Environment Agency supports the policy and provided website links with more information regarding water management and waste. The Environment Agency considers the wording regarding construction waste could be strengthened.

Historic England notes they could not identify how the policy relates to work to existing buildings.

Suffolk County Council welcomes reference to minimising waste in constructions and providing waste management facilities. (Comment pending political approval.)

Parish and Town Councils

Halesworth Town Council considers that refuse bins should be designed to be inconspicuous and not obstruct house frontages.

Other Organisations

The River Waveney Trust support the policy and considers that water efficiency standards should only be waived in exceptional circumstances, and 'SWM3 SuDs and Water Efficiency' should be incorporated.

Developers/Landowners

Badger Building considers the policy lacks clarity and the term "major development" should be replaced with a figure for 100 plus dwellings and specific floor area for commercial development.

Hopkins Homes, Richborough Estates Ltd, the Home Builders Federation and Gladman Developments consider there is insufficient evidence of the need and viability to justify the standards in the policy, and it could affect the viability or affordability of sites.

Tim Basey-Fisher considers the policy contrary to the Ministerial Statement as there is no evidence provided that the policy is viable and recommends the policy is deleted.

Members of the Public

One member of the public considers that sustainable construction should include secure, enclosed convenient cycle parking, and recycling human waste.

One member of the public considers that the standards should only be waived in exceptional circumstances.

How these comments have been taken into account in the Final Draft Local Plan

The evidence for requiring water efficiency standards comes from The Waveney Water Cycle Study and the Environment Agency. The Housing Standards Review Cost Impact report (2014) shows the cost implementing the measures are not excessive. Other elements of the policy are supported where practical.

Major residential schemes are classed as 10 or more houses and commercial development as 1,000sqm or more of floorspace.

Policy wording regarding cycle storage and electrical points has been moved to the Sustainable Transport Policy.

The Local Plan aims include providing sufficient housing and employment land to meet the future needs of people in Waveney, as identified in various strategic reports available in the East Suffolk website, and protecting the natural environment. Sustainable construction methods are supported where practical but standards higher than Building Regulations cannot be enforced in a Local Plan.

Secure cycle parking has been added into the Sustainable Transport Policy.

Provision for the storage and collection of waste and recycling bins is noted in the Design Policy.

Design

Design

Statutory Consultees

South Norfolk Council fully supports planning for the needs of dementia.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

NA

Policy WLP8.29 Design

Statutory Consultees

Anglia Water Services Limited supports the requirement for applicants to provide Sustainable Drainage Systems and recommends additional wording to strengthen the policy.

Historic England welcomes the section on design but recommends the historic environment is provided for throughout the plan and not solely through heritage focused policies, that the historic environment is included within the design policies, and that the supporting text is enhanced to include locally specific examples.

South Norfolk District Council supports paragraph 8.161 in considering the ageing population and needs of those with dementia.

Suffolk County Council advises that Policy WLP8.29 and Building Regulations (Part B) should be sufficient to ensure fire safety requirements are considered. Suffolk County Council recommends the following additional wording is added to the end of paragraph 8.159 “Development proposals should give early consideration to access by emergency vehicles, plus hard standing and provision of fire hydrants for fire service vehicles. The Suffolk Fire and Rescue Service strongly encourages the provision of automated sprinkler systems.”

Suffolk County Council welcomes the reference to the provisions for bins.

Parish and Town Councils

Halesworth Town Council recommends that parking is designed behind the building line to ensure uncluttered frontages.

Reydon Parish Council considers the policy open to considerable interpretation, has a preference for bold modern architecture which is in keeping the surroundings, and that buildings even in conservation areas should meet stringent sustainability standards.

Other Organisations

Beccles Society would like developers to be encouraged to employ competent architects, and for a plan of existing rights of way to be included on both the available sites and on the plan of the Beccles and Worlingham Garden Neighbourhood map.

The Bungay Neighbourhood Development Plan Steering Group stated that design quality should be made the central focus.

The River Waveney Trust supports the policy but recommend alternative, more positive wording.

The Southwold and Reydon Society has a preference for bold modern architecture which is in keeping the surroundings, would like the policy to reference the Suffolk Design Guide, and encourage low carbon technology.

Developers/Landowners

Gladman Developments Limited considers the policy should be more positively framed to encourage appropriate design. The company also considers that any harm should be balanced against

sustainability credentials and not necessarily result in a planning refusal, and that Building for Life 12 should not be referred to within the policy.

Richborough Estates Ltd note that the policy relates to the designing of developments and outline planning applications would be supported by a range of reports.

Tim Basey-Fisher considers there is a lack of information and guidance, therefore proposals should either not be refused planning permission based on design, or the local plan should explain how proposals will be assessed.

Members of the Public

Members of the public have commented –

- That all buildings should be carbon-neutral and generate their own energy.
- That development in rural areas should respect their locality, not vary in standard due to location, and not urbanise villages.

Concern has been raised regarding the issues in the Building for Equality: Disability and the Built Environment report (2017), the impact on disabled people if they do not have equal safe access to public spaces, and the impact of ‘shared-spaces’. It is noted that the Parliamentary Committee recommends a moratorium of future schemes with shared spaces.

There are requests for –

- The needs of a growing elderly population to be considered.
- Someone appointed to safeguard the needs of disabled people.
- Wide, clear footpaths that are not shared with vehicles and have kerbs.
- Audible controlled crossing points.
- Roads wide enough for buses.
- A councillor and planner to visit sites regularly with the power to halt construction.
- Stop relying on the ‘stage three safety audit’ for road safety.
- Not allow the most profitable development to take place before social provision.

How these comments have been taken into account in the Final Draft Local Plan

Additional text recommended by Suffolk County Council has been added to the supporting text regarding consideration for emergency vehicles.

The policy wording regarding open space has been removed and new policy on the Design of Open Space has been provided.

Additional policy text has been added to ensure good design principles are prioritised over parking to prevent car dominated street scenes.

Policy wording regarding drainage has been enhanced as recommended by Anglia Water Service and moved to the Policy WLP8.24 Flood Risk.

Local examples have not been cited in the policy or supporting text as the Council wishes to improve the current design standards in Waveney rather than point to existing examples. Additional wording regarding the historic environment is not considered necessary. The dedicated policies in the Draft Local Plan on the Historic Environment and National Planning Policies provide sufficient protection for designated and undesignated heritage assets.

The Council is unable to enforce buildings standards higher than those in Building Regulations. The policy on Sustainable Construction requires proposals to demonstrate, where practical, they have incorporated renewable and low carbon energy generation, and other measures including sustainable water management, locally sourced and recycled materials and minimising construction waste.

A new Policy on lifetime design has been provided. The policy directly addresses concerns raised by the public for a policy that considers the needs of the elderly and disabled. Many of the principles of good design that support those dementia result in well designed spaces and place that benefit those with other disabilities and benefit the community as a whole.

The Suffolk Design Guide was first adopted in 1993 by Suffolk County Council. As a result of its age it no longer represents the best practice and is due to be reviewed. Reference has instead been made to recent documents such as Building for Life 12.

Policy WLP8.30 Housing Density and Design

Statutory Consultees

No comments were made in response to this section/policy.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Badger Building supports the policy.

Richborough Estates Ltd note the policy provides some flexibility and that a single housing density should not be applied rigidly.

Somerleyton Estate (Lord Somerleyton) objects to the wording of the policy and recommends alternative wording that allows Neighbourhood Plans “or where relevant Design Briefs in the form of Supplementary Planning Documents” to set policies for housing density. Somerleyton Estate supports the principle of the neighbourhood plan addressing density and notes that alternative sites in the village remain available. Somerleyton Estates recommends the Local Plan addresses when a Supplementary Planning Document would be development in preference to a neighbourhood plan that was not advancing.

Members of the Public

A member of the public requests high architectural values are included in the policy.

How these comments have been taken into account in the Final Draft Local Plan

The policy includes sufficient flexibility regarding housing density. The specific concerns regarding Somerleyton have been addressed under the site allocation policies and architectural values have been addressed in Design Policy WLP8.29.

Policy WLP8.31 Residential and Urban Infilling

Statutory Consultees

The Broads Authority recommends all trees with landscape, amenity or biodiversity value are protected.

Historic England suggests a small alteration to the wording to prevent the policy implying that only designated assets should be considered.

Parish and Town Councils

Lowestoft Town Council note the importance of external amenity space for each dwelling, that additional dwellings in a town can result in infrastructure improvements that benefit existing homes,

but that the impact of developing infill and brownfield sites does not come without a cost to the existing neighbourhoods.

Lowestoft Town Council does not see any provisions made for the increase stress on roads, services and facilities. Lowestoft Town Council also raises concerns regarding infill spacing between houses, the use of front garden for parking, the conversion of houses for multi occupancy, and lack of any mention of solar panels.

Southwold Town Council considers more could be done to protect gardens as a source of wildlife habitat.

Reydon Parish Council supports the policy.

Other Organisations

Southwold and Reydon Society support the policy.

Developers/Landowners

Badger Building supports the policy.

Members of the Public

Member of the public –

- Recommend flooding and the need for soakaways to be mentioned in the policy.
- Queried whether “concreting over gardens” was banned.
- Suggested stronger wording to discourage inappropriate development.
- Consider back garden developments require specific guidance.
- Consider the Suffolk Coastal policy much stronger and clearer.
- Support of local residents should be required.
- Preferred existing policy DM02.

How these comments have been taken into account in the Final Draft Local Plan

The reference to the historic environment is not limited to designated heritage assets and the policy wording does not specify this.

Flood Risk is addressed under policy WLP8.24. It is not considered necessary to repeat this information under this policy.

Under permitted development rights planning permission for residential properties is only required for non-permeable surfaces that exceed 5 sqm, there is no limit to permeable surfaces that can be installed, and 50% of the garden maybe covered in ancillary buildings. Applications for areas of non-permeable surface in excess of 5sqm will be assessed under Policy WLP8.24 on Flood Risk and Policy WLP8.29 on Design which includes the requirements for proposals to respond to local context. It is considered that there needs to be greater awareness of what works to gardens require planning permission.

The wording of the policy is designed to protect against inappropriate development that would have a detrimental impact on existing neighbourhoods. Stronger wording has not been used as policies should ideally be positively worded.

Natural Environment

Biodiversity

Statutory Consultees

No comments submitted in response to this section.

Parish and Town Councils

No comments submitted in response to this section.

Other Organisations

No comments submitted in response to this section.

Developers/Landowners

No comments submitted in response to this section.

Members of the Public

No comments submitted in response to this section.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Policy WLP8.32 - Biodiversity and Geodiversity

Statutory Consultees

The Environment Agency stated that they strongly support this policy adding that any proposal must be preceded by a baseline survey and they would re-iterate any necessary mitigation or compensation. It could be incorporated that any new development must create a new priority habitat and could link to other habitats through green corridors on schemes of a larger scale.

Norfolk County Council stated that there is potential impact on internationally protected habitats in Norfolk as a result of development in Waveney, for example from recreational use. They added that

a Norfolk Green Infrastructure Mapping project is underway and that this could be extended in to Waveney.

South Norfolk District Council suggested including the date of the Green Infrastructure Study.

Parish and Town Councils

Lowestoft Town Council acknowledged that the Local Plan protects many of the valued biodiversity areas seen in the District and will not permit development where there will be a net loss of biodiversity and geodiversity interests. It was also stated that the policy acknowledges the importance of these areas to local character and ecological networks and that direct and indirect impacts will be taken into account. It was suggested that developers consult with the WDC Tree Protection Officer as early as possible to discuss mitigation measures both on and off site in regards to tree loss.

Other Organisations

Bourne Leisure Ltd suggested that the policy should be reworded to be more consistent with national guidance. This includes only requiring ecological surveys where clearly justified and including mitigation through planning conditions to contribute to the acceptability of proposals.

The Forestry Commission stated that they were not in a position to comment on Local Plan consultations; however they did provide an overview of Government policy on ancient woodland. This included a summary of the Natural Environment and Rural Communities Act 2006 as well as overviews of the protection and expectations on local authorities stemming from the National Planning Policy Framework and National Planning Practice Guidance. They also included other information from their Standing Advice for Ancient Woodland and Veteran Trees 2014, the Keepers of Time statement 2005, 'The Natural Choice' White Paper 2011 and Biodiversity 2020.

The River Waveney Trust stated that they support the positive element of the policy but added that the rest should be more strongly worded with a presumption against any development that results in a loss of green infrastructure and biodiversity. They added that maintaining green infrastructure and biodiversity also sets aspirations too low.

The Suffolk Wildlife Trust supports this policy, especially its reference to County Wildlife Sites and Priority Species and Habitats and securing ecological enhancements. They suggested an amendment to the policy specifically mentioning Priority Species or Habitats, mitigation or compensation and ecological enhancements in the fourth paragraph.

Developers/Landowners

No comments submitted in response to this policy.

Members of the Public

One member of the public commented that the purpose of this policy should be to protect important habitats from development at all costs. Compensating for a loss of habitats is usually costly and allowing this may give way to inappropriate developments that go against the wishes of local residents. The views of local residents should not be ignored. There was also concern raised over proposals on internationally protected sites which would require mitigation potentially at the cost of the Council.

One member of the public stated that green corridors and open spaces should be planned for within developments.

One member of the public stated that they hoped that WDC were working with the Suffolk Wildlife Trust to ensure safe pathways for wildlife.

Another member of the public suggested that the Gunton Meadow Nature Reserve, which is currently listed as open space, should be designated as a Local Nature Reserve or County Wildlife Site.

Another member of the public stated that agricultural land of grades 1, 2 and 3A should be protected from solar farm, residential and commercial development wherever possible.

Another member of the public stated that this policy should be worded more positively so that it always seeks restoration and enhancement especially in terms of sustainability, not just 'where practical' or under 'exceptional circumstances'.

How these comments were taken into account in the Final Draft Local Plan

The policy has been amended to include the date of the Green Infrastructure Study.

The purpose of this policy is to ensure that all protected and valuable species and habitats are protected from adverse impacts with the potential to improve and enhance such areas where appropriate. However this must be balanced with the other needs in the Local Plan. While protected species and habitats should not be lost to development, at the same time development should not be inhibited by a too stringent policy where it would otherwise be appropriate. This policy balances these needs by requiring assessments where they are needed and allowing for compensatory

habitats where these are possible as well as inhibiting development where it will impact upon the most vulnerable and valuable areas.

The impact on internationally and nationally important habitats and areas has been considered in the Habitats Regulation Assessment. Any significant impacts from the proposed development in the Local Plan will be mitigated through the development of Recreation Avoidance Mitigation Strategies to ensure that these habitats are adequately protected from increased use.

Gunton Meadow Nature Reserve, while not covered under this policy, will be protected by the Protection of Open Space policy in the Local Plan which greatly limits development on open spaces shown on the Policies Map.

Landscape Character

Statutory Consultees

No comments submitted in response to this section.

Parish and Town Councils

No comments submitted in response to this section.

Other Organisations

No comments submitted in response to this section.

Developers/Landowners

No comments submitted in response to this section.

Members of the Public

No comments submitted in response to this section.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Policy WLP8.33 - Landscape Character

Statutory Consultees

The Broads Authority enquired whether the last line on policy WLP8.33 could be reworded to include the Broads. They also stated that there had been a further update to the Broads Landscape Character Assessment and supported the inclusion of the Dark Sky work. They also stated that the Broads is not a National Park but has an equivalent status for planning purposes.

South Norfolk District Council supported the sentiment of the policy but suggested that the policy should be more positively worded.

Suffolk County Council supported this policy and stated that it is based on robust evidence of the landscape characteristics of the District.

Parish and Town Councils

Lowestoft Town Council questioned whether enhancement as mentioned in this policy will necessarily be positive. They acknowledged that any development will have to be harmonious with its surroundings and its occupiers, which could include designing for an aging population. They acknowledged that all new buildings will not extend higher than the average height within a 50 metre radius, with the exception of decorative elements and major development should incorporate public art into its design concept where possible, otherwise the Council will seek a contribution to 'pool' works off site. They acknowledged that the Town and District Council should work together to bring vacant properties back into use and that all new developments will have to be well designed and sustainable in line with National Planning Policy. This expectation of sustainability extends to business, dockside and industrial areas as well as coastal areas.

Other Organisations

The Suffolk Coast and Heaths Area of Outstanding Natural Beauty Organisation stated that they wish to see reference within the policy to historic landscape features. They added that they wish to see the policy highlight the national significance of the AONB by introducing strict criteria on development within the AONB and introducing the necessity for mitigation or compensation with any development within the area.

The Suffolk Preservation Society stated that the draft policy does not acknowledge the importance of AONBs by giving them the same status as locally sensitive landscapes and should refer to paragraphs 115 and 116 of the NPPF. They also referenced a draft policy from the Colchester Borough Council Draft Local Plan as an example of a more robust policy.

Developers/Landowners

No comments submitted in response to this policy.

Members of the Public

One member of the public stated that this policy downgrades the protection offered to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty by equating it to locally sensitive land that does not have the same designation. They added that they wish to see a more robust policy referencing NPPF paragraphs 115 and 116. One member of the public questioned whether the enhancement stated in the policy would necessarily be positive.

One member of the public questioned whether enhancement as mentioned in the policy is necessarily positive.

How these comments were taken into account in the Final Draft Local Plan

The policy has been amended to include reference to the Broads authority in the Dark Sky work and the Broads Authority Landscape Character Area Assessment date has been updated.

The Council believes that the policy is sufficiently positive as to not completely inhibit development within character areas, but also provides sufficient protection to ensure that the characteristics of these areas are preserved. Any enhancement to these areas therefore must not be detrimental to the characteristics of the areas and any such proposals would be refused under this policy.

The policy specifically references the setting of the AONB rather than the AONB itself. The AONB is considered to receive substantial protection from national policy which is not considered necessary to repeat at a local level. The policy has been reworded to ensure that reference to the setting of the AONB is clear, and that the land in the AONB itself is protected through national policy.

Coalescence of Settlements

Statutory Consultees

No comments submitted in response to this section.

Parish and Town Councils

No comments submitted in response to this section.

Other Organisations

No comments submitted in response to this section.

Developers/Landowners

No comments submitted in response to this section.

Members of the Public

No comments submitted in response to this section.

How these comments were taken into account in the Final Draft Local Plan

No comments submitted.

Policy WLP8.34 - Coalescence of Settlements

Statutory Consultees

Great Yarmouth Borough Council stated they were pleased to see a gap maintained between the North Lowestoft Garden Village (WLP2.12) and Hopton-on-Sea. They also stated their support for the Corton Strategy. They added that they would like to see Hopton-on-Sea listed as within the Great Yarmouth Borough within the supporting text.

Historic England supported this policy.

South Norfolk District Council supported the sentiment of this policy however suggested that the policy should be worded in a more positive manner. For example, they suggested stating that 'development in the areas shown on the proposals map will be permitted only where it would not contribute towards the coalescence of settlements through a reduction in openness and space or the creation of urbanising effects between settlements'. They argued this will bring the policy closer to the NPPF intention on the wording of policies.

Parish and Town Councils

Beccles Town Council stated that the policy provides limited protection for land outside of boundaries and that the policy can be overruled by Neighbourhood Plans and Council decisions. They added that they would like to see more protection for the land north of Lowestoft Road between Beccles and Worlingham.

Other Organisations

No comments submitted in response to this policy.

Landowners/Developers

Badger Building did not support the wording of this policy stating that the policy is too absolute and would block development on settlement fringes that could fit into the landscape. They added that this policy would work better as a criteria based policy.

Gladman Developments Ltd noted the policy and stated that a criteria based policy is necessary for the protection of areas.

Members of the Public

Members of the public were in favour of this policy.

Another member of the public stated that the protection of the gap between Gunton and Corton was important and that open space and leisure spaces such as the Dip Farm football pitches should be recognised.

How these comments were taken into account in the Final Draft Local Plan

The supporting text has been amended to show that Hopton-on-Sea is within the Great Yarmouth Borough.

The policy has been reworded in a more positive manner as to not completely inhibit development. Development will now only be permitted where it does not lead to coalescence.

The Council believes that a criteria based approach to this policy is not necessary as any criteria listed in this policy would most likely repeat what is already in other policies, especially in regards to design and landscape character. Any development will have to meet the requirements of these policies as well as this policy in order to be permitted.

Historic Environment

Policy WLP8.35 Heritage Assets

Statutory Consultees

Historic England recommended the chapter on the Historic Environment would benefit from further consideration and made the following comments –

- Paragraph 8.196 suggested there are different levels of protection for heritage assets which was not the case and referred to paragraph 132 and 133 of the NPPF.
- The request for a Heritage impact assessment in Policy WLP8.35 needed to be proportionate to the scheme proposed and the number and significance of the heritage assets affected.
- In paragraph 8.197 the distinction between non-designated heritage assets and designated heritage, and how a non-designated heritage asset was identified was unclear.
- Welcomed the creation and management of a local Heritage at Risk register and expected to see the Local Plan address how it could help heritage at risk.
- There were three Registered Parks and Gardens which should be considered for protection through policy.
- Encouraged a policy that anticipated and protected future designations.
- Landscape setting may fall within neighbouring authorities and where relevant evidence will be sought of cross-boundary co-operation.
- Recommended further work to be undertaken to provide locally specific policies.
- An overarching historic environment policy was expected to be supported by policies for: listed buildings, schedules monuments and archaeology, conservation areas, registered parks and gardens, non-designated heritage assets (including locally listed buildings), and heritage at risk.

South Norfolk District Council noted in paragraph 8.199 it would be useful to include the publication date of the Built Heritage and Design Supplementary Planning Document.

Suffolk Coast & Heaths Area of Outstanding Natural Beauty considered the policy respect of Enabling Development needs clarity and reference to the Historic England Criteria.

Suffolk County Council stated that on page 248, paragraph 8.195 there should be a reference to the Historic Environment Record. Policy WLP8.35 should make explicit reference to archaeology and all other types of historic assets. This would complement WLP8.38, which provided further information about archaeological assets. It may also be worth repeating paragraph 8.198 in the archaeology section.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

Suffolk Preservation Society noted the use of the term 'enabling development' in reference to policy WLP2.18. There was no policy in the Local Plan regarding Enabling Development. The Society recommended the wording for a new Enabling Development Policy that adopted the Historic England criteria.

Policy WLP8.35 lacked rigour and did not follow national guidance. The society recommended the terminology reflected the NPPF. The society provided an example of good policy wording that it recommended.

Developers/Landowners

Gladman Developments Ltd considered there should be a distinction made between designated and non-designated heritage assets that was reflected in policy and the assessing of applications.

Bourne Leisure Ltd supported the comments made in paragraphs 8.197 and 9.198 and policy WLP8.35.

Members of the Public

No comments were made in response to this section/policy.

How these comments have been taken into account in the Final Draft Local Plan

Overall it was considered that the Local Plan provided a comprehensive and overarching set of policies for the historic environment. The Local Plan did not seek to replicate national policies but rather to provide additional policies to guide development within the District so that it enhanced and protected the historic environment. This included material contained in both the Local Plan and the Built Heritage and Design Supplementary Planning Documents SPD, which will be updated when required.

The supporting text has been amended to clarify the distinction between local and national policies.

The supporting text has been amended to state that the National Planning Policy Framework provides protection to all heritage assets but that the weight given to the conservation of a heritage

asset increases with its level of importance. Both the New Local Plan and Built heritage and Design SPD provided guidance about how a non-designated heritage asset was identified.

Policy WLP8.35 (now WLP8.37) has been amended to ensure that the requirement for a heritage impact assessment will be proportionate to the scheme proposed and the number and significance of the heritage assets affected.

The supporting text has been amended to ensure that there is a clear distinction between designated and non-designated heritage assets. Registered parks and gardens are already covered by national policy and therefore reference will not be made to them in the Local Plan. None of the sites proposed for allocation in the Local Plan affect a heritage asset in a neighbouring District and so there is no requirement to cooperate with a neighbouring Local Authority.

The supporting text has been amended to include the publication date of the Built Heritage and Design Supplementary Planning Document.

Local information and guidance can already be found in conservation area appraisals and management plans; neighbourhood plans will also provide locally specific policies and guidance. The Local Plan provided an overarching policy regarding the historic environment.

The supporting text has been amended to make reference to the historic environment record. Policy WLP8.35 (now WLP8.37) has been amended to make explicit reference to archaeology and all other types of heritage asset.

Policy WLP8.36 Locally Listed Buildings and Non-Designated Heritage Assets

Statutory Consultees

Historic England recommended their published guidance on Local Listings. Historic England noted that 'non-designated heritage assets' were recognised as having a degree of significance meriting consideration in planning decisions. Historic England recommended as a minimum a local authority has criteria for identifying non-designated heritage assets, and ideally had a local list of assets linked to planning policies. The Local Plan should enable Conservation Area Management Plans to be updated and should direct development so that it respected the character of conservation areas.

Parish and Town Councils

Lowestoft Town Council encouraged the retention and upkeep of locally listed buildings. Where the benefits of replacement outweighed the retention of buildings, the town council expected a high

standard of design and sustainability features. The loss of locally listed buildings should only be allowed where it can be demonstrated that their replacement will be of an equal or higher design standard and included sustainability features.

Other Organisations

The Suffolk Preservation Society noted the variety of terms used in the plan. To avoid confusion the society recommended the single term Non Designated Heritage Asset was used. The society expressed concern regarding inconsistencies in how policies that related to non-designated heritage assets were handled amongst Independent Examiners of Neighbourhood Plans and therefore noted it was important that Waveney policy was clear that non-designated heritage assets could be located outside conservation areas. To comply with the NPPF, the society recommended alterations to the wording to state that Neighbourhood Plans identify buildings in conjunction with the local authority.

Developers/Landowners

Gladman Developments Ltd considered there should be a distinction made between designated and non-designated heritage assets that was reflected in policy and the assessing of applications.

Members of the Public

One member of the public supported the policy but was critical of the Council's track record in preserving heritage assets and recommended historical societies and preservation trusts provided guidance to the council and planners.

How these comments have been taken into account in the Final Draft Local Plan

The supporting text of Policy WLP8.36 (now WLP8.38) provided criteria for identifying non-designated heritage assets. Further guidance could also be found in the Built Heritage and Design SPD. The Council provided a list of assets on its website and locally listed buildings were shown on the Policies Map. Local Plan policies enabled conservation area appraisals to be updated and direct development so that it respected the character of conservation areas.

Local Plan policy WLP8.36 will only permit the loss of a locally listed building or other non-designated heritage assets if all other options to preserve the asset have been exhausted. Paragraph 4.21 of the Built Heritage and Design SPD detailed the circumstances of when demolition was acceptable and the need for detailed plans for site redevelopment. Redevelopment should accord with the Local Plan's policies on design quality and sustainability.

Non-designated heritage assets referred to any heritage asset that had not been identified at the national level. The Local List identified non-designated heritage assets within the District. Policy

WLP8.36 explained the difference between the two terms and the supporting text contained criteria about the inclusion of non-designated heritage assets on the local list. Neighbourhood planning groups will prepare neighbourhood plans in consultation with the District Council, which includes the identification of locally identified non-designated heritage assets.

The Council cooperated with local historical societies and preservation trusts with regard to identification and protection of heritage assets.

Policy WLP8.37 Conservation Areas

Statutory Consultees

Historic England advised that the local plan process provided a basis for continued update and management of Conservation Management Plans. These should identify features that typified and contributed to special distinctiveness. The plan would be more robust where it directed future development to take account of the special and distinctive character of the Conservation Area. Historic England would welcome provision for future designation of conservation areas and provision for landscape setting.

Parish and Town Councils

Beccles Town Council requested an amendment to the policy allowing replacement doors, windows and porches in the conservation area to be constructed of an appropriate appearance, rather than appropriate materials.

Lowestoft Town Council recognised the character and distinctiveness of Lowestoft, was keen to protect and enhance the town's Conservation Area, noted the presumption in favour of retaining buildings, and stated that local authorities should afford the highest level of protection to the wider historic environment which contributed to the distinctiveness of the region.

Other Organisations

The Suffolk Preservation Society advised that if outline planning applications provided insufficient detail to fully consider the effects on a conservation area, the Local Planning Authority could require further detail and this should be noted in the text.

Developers/Landowners

No comments were made in response to this section/policy.

Members of the Public

Two members of the public stated that there should be greater control of replacement doors and windows. Replacements should use the same materials as the originals and applications should be accompanied by detailed diagrams.

How these comments have been taken into account in the Final Draft Local Plan

Conservation Area Appraisals and accompanying management plans are updated on an ongoing basis and the supporting text will state that these will be updated from time to time. Policy WLP8.37 (now WLP8.39) requires planning applications within conservation areas to be assessed against conservation area appraisals and management plans.

Doors and windows were an important part of the fabric and appearance of a heritage asset. It was therefore important that historically appropriate materials were used in replacement doors and windows rather than modern materials, even if they were made to a historically accurate design.

Planning applications in conservation areas and other parts of the District were not considered unless they complied with the information requirements set out on the Council's website.

Policy WLP8.38 Archaeology

Statutory Consultees

Historic England queried the wording and questioned who will determine what is 'more appropriate' for archaeology. Clear guidance on expectations for archaeological recording and remains are encouraged. Weight should be given to known archaeological potential during site selection. Close liaison with County Archaeologist at site allocation stage was encouraged.

Suffolk County Council stated that reference should be made to the Historic Environment Record and should be related to paragraph 8.198, unless policy WLP8.35 was made more explicit. Paragraph 2.11 should be reworded to state that preservation in situ was preferable but that where this was not possible developers had to make arrangements to investigate and record sites, to make the results publicly available and enhance public understanding. Alternative wording was suggested for policy WLP8.38, which detailed the requirements for archaeological investigation, preservation in situ, recording and archiving archaeological content. It was suggested that the amended policy and supporting text should be discussed with Historic England.

Parish and Town Councils

No comments were made in response to this section/policy.

Other Organisations

No comments were made in response to this section/policy.

Developers/Landowners

Somerleyton Estate and Sotterly Estate objected to the policy as onerous as full archaeological assessments are required with any application, even applications for a change of use with ground excavations. The requirement for archaeological assessment was already set down in the local validation guidance. The term 'suspected archaeological importance' needed to be clarified. The policy should reference the Suffolk Historic Environment Record's areas of high, medium and low areas of archaeological potential instead of 'known or suspected' areas, and include the planning requirements for each level.

Members of the Public

One member of the public noted the interactive map shows limited archaeological information. The attached *Aggregates Levy Sustainability Fund English Heritage Project Ref: 3987 map* was recommended for information.

How these comments have been taken into account in the Final Draft Local Plan

The Council worked in cooperation with Suffolk County Council Archaeology Service during the selection of site allocations and weight was given to archaeological content during the site selection process.

The policy has been amended to make reference to the need to describe and preserve archaeological remains by a suitably qualified individual. Supporting text has been amended to make reference to the Historic Environment Record, the type of archaeological assessment required, and when the curation of archaeological remains will take place. Supporting text will also include details about post consent investigation and encourage outreach as part of archaeological work.

The policy only requires an archaeological assessment for applications affecting areas of known or suspected archaeological importance. Therefore an assessment will not be required where an application does not affect a heritage asset. Suspected archaeological importance is defined by Waveney District Council on a case by case basis with advice from Suffolk County Council and Historic England. Requirements to record and describe heritage assets should be proportionate to their importance and the impact of development.

The Historic Environment Record does not classify areas as being of high, medium or low potential. However it is the main source of evidence for judging archaeological potential.

Appendix 1 - Glossary of Technical Terms

Some of the respondents have used technical terms in their responses. These are defined below.

Area of Outstanding Natural Beauty

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. Suffolk Coast and Heaths is one of the 41 AONBs which cover 15% of England and Wales.

Coastal Change Management Area

This is the area at risk from coastal erosion over the next 100 years. It is based on the findings of the Shoreline Management Plans.

County Wildlife Site

Local wildlife designations. County Wildlife Site designation is non-statutory, but it recognises the high value of a site for wildlife. Many sites are of county, and often regional or national, importance. They are often designated because they support characteristic or threatened species or habitats included in Local or National Biodiversity Action Plans.

Flood Zone

Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available on the Environment Agency's web site, as indicated below

Zone 1: Low Probability Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)

Zone 2: Medium Probability Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)

Zone 3a: High Probability Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)

Zone 3b: The Functional Floodplain This zone comprises land where water has to flow or be stored in times of flood.

Green infrastructure

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage Coast

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

Listed Building

Listing marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II* buildings are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*

Grade II buildings are of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Site of Specific Scientific Interest

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Area for Conservation

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Area

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Source Protection Zone

These zones show the risk of contamination to groundwater from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (Zone 1), outer (Zone 2) and total catchment (Zone 3)) and a fourth zone of special interest (zone 4).

Write to us



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This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

www.eastsuffolk.gov.uk/newwaveneylocalplan

