



# Lowestoft Neighbourhood Development Plan Decision Statement

(The Neighbourhood Planning (General) Regulations 2012 – Regulation 18)

**Date of Publication: 24 September 2025**

## **1. Summary**

- 1.1 The Lowestoft Neighbourhood Plan underwent examination with the Independent Examiner publishing their report on 19th August 2025. East Suffolk Council now confirms that the Lowestoft Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum, subject to the modifications set out in section 3.

## **2. Background**

- 2.1 Lowestoft Town Council, as the Qualifying Body, successfully applied for the designation of the Neighbourhood Area under The Neighbourhood Planning (General) Regulations 2012. The [Neighbourhood Area](#)<sup>1</sup> was designated by the former Waveney District Council on 10<sup>th</sup> December 2018.
- 2.2 The Lowestoft Neighbourhood Plan was published by Lowestoft Town Council for pre-submission consultation (Regulation 14) between 24<sup>th</sup> January and 7<sup>th</sup> March 2023. An additional Regulation 14 consultation on new policies and amendments to the plan took place between 30<sup>th</sup> October and 11<sup>th</sup> December 2023.
- 2.3 Following the submission of the [Lowestoft Neighbourhood Development Plan](#) to East Suffolk Council the Plan was publicised, and comments invited over a six-week period between 23<sup>rd</sup> April and 4<sup>th</sup> June 2025.
- 2.4 East Suffolk Council, with the agreement of Lowestoft Town Council appointed an independent examiner, Chris Collison BA (Hons) MBA MRTPI MIED IHBC to examine the Plan and consider whether it met the Basic Conditions required by legislation and whether it should proceed to Referendum.

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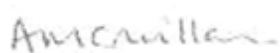
<sup>1</sup> [Lowestoft neighbourhood area » East Suffolk Council](#)

- 2.5 The [Examiners Report](#) received 19<sup>th</sup> August 2025 concluded that subject to modifications identified in the Report, the Lowestoft Neighbourhood Plan meets the basic conditions and recommends that subject to the modifications listed in the Report, the Lowestoft Neighbourhood Plan should proceed to referendum. He recommended that the neighbourhood plan referendum area should be based on the approved Neighbourhood Area.
- 2.6 Information on the Lowestoft Neighbourhood Plan can be found at: [Lowestoft Neighbourhood Plan](#).
- 2.7 Following receipt of the Examiner's Report, legislation requires that East Suffolk Council considers the modifications recommended, the reasons for them, and decide what action to take. This is set out in the table below. Ahead of this consideration, the Examiner's Report and its findings have been subject to discussion between East Suffolk Council, and Lowestoft Town Council.

### **3. Decision and Reasons**

- 3.1 East Suffolk Council (using powers delegated to the Head of Planning and Building Control) has considered each of the modifications recommended and concur with the reasoning provided by the Examiner in his Report dated 19<sup>th</sup> August 2025. With the Examiner's recommended modifications, East Suffolk Council have decided that the Lowestoft Neighbourhood Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with the Convention rights and complies with provision made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004.
- 3.2 As a consequence, the submission version of the Lowestoft Neighbourhood Plan will be modified as recommended for it then to proceed to referendum.
- 3.3 East Suffolk Council has considered the referendum area as recommended by the Examiner and has decided there is no reason to extend the neighbourhood area for the purposes of referendum. The Referendum area will be the same as the designated Neighbourhood Area for the Lowestoft Neighbourhood Plan.
- 3.4 The list of modifications and actions required are set out in the following table. As a consequence of these changes the Lowestoft Neighbourhood Plan will be re-published and titled the Lowestoft Neighbourhood Plan (Referendum Version).

Authorising Officer



Andrea McMillan MRTPI

Planning Manager (Policy and Delivery)

On behalf of

A handwritten signature in black ink, appearing to be 'Ben Woolnough', written in a cursive style.

Ben Woolnough BSc, MSc, MRTPI

Head of Planning and Building Control

Dated: 23 September 2025

**Table 1: Decisions and Actions by ESC in response to the Examiner's recommended modifications**

<b>Policy name and number</b>	<b>Examiner's Recommended Modification</b>	<b>Reason for change</b>	<b>Action by ESC</b>
<b>LOW1: East Point Pavilion</b>	<p><b>Replace “. This includes” with “for example this could include”</b></p> <p>Any redevelopment of the East Point Pavilion site on the south beach seafront (identified in Figure 10) should support tourism and the visitor economy. <del>This includes</del> <b>For example this could include</b> performance, display, exhibition, recreation, and other tourist and visitor-related uses.</p>	This modification was recommended as the limitation to future stated uses was not sufficiently justified and clarity was needed for the site being located in a Conservation Area.	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW1: East Point Pavilion</b>	<p><b>After “Area” insert “in which the site is located”</b></p> <p>c) Proposals for buildings higher than the present pavilion may be supported where they:</p> <ul style="list-style-type: none"> <li>i. demonstrate exceptional design quality;</li> <li>ii. can demonstrate that they would not have an adverse impact on the significance of the South Lowestoft/Kirkley Conservation Area <b>in which the site is located</b>, or the adjacent listed Royal Norfolk and Suffolk Yacht Club, Lowestoft War Memorial and Statue of Triton owing to development in their setting.</li> </ul>	This modification was recommended as the limitation to future stated uses was not sufficiently justified and clarity was needed for the site being located in a Conservation Area.	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW2: Kirkley Waterfront Site</b>	<p><b>In part 1 after “Development of” insert “the part of” and after “site” insert “that is located within the Neighbourhood Area”</b></p> <p>Development of <b>the part of</b> Kirkley Waterfront site <b>that is located within the Neighbourhood Plan Area</b></p>	The modification was recommended so that it was made clear that only part of the Kirkley Waterfront is in the Neighbourhood Area.	<b>Agreed.</b> The policy text has been amended as recommended.

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	(identified in Figure 11) should result in the creation of a high-quality urban waterfront, including residential and employment uses, in accord with the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief Supplementary Planning Document (SPD)(Adopted May 2013) or successor documents		
<b>LOW2: Kirkley Waterfront Site</b>	<p><b>Continue parts 2a and 2b with “where feasible”</b>  Development should seek to implement the following development principles:  a) There should be public access to the waterfront edge, provided through a combination of walkways, cycle ways, public spaces and high-quality landscape design <a href="#">where feasible</a>;  b) Spaces should be designed to encourage public and visitor use of the waterfront <a href="#">where feasible</a>;  <b>In part 2c after “edge” insert “where feasible</b>  The layout should prioritise pedestrian access to the waterfront edge <a href="#">where feasible</a> and include clear sightlines through the development;  <b>In part 2e after “buildings” insert “than anticipated in the SPD”</b>  Higher buildings <a href="#">than anticipated in the SPD</a> may be supported on the waterfront, where they demonstrate exceptional design quality and maximise the potential for energy efficiency;</p>	The modification was recommended to allow flexibility as to what is feasible and does not undermine deliverability.	<b>Agreed.</b> Text has been amended as recommended.
<b>LOW3: Lowestoft Town Centre and</b>	<b>Replace the text before part 1 with “Within the Lowestoft Town Centre and Historic High Street areas (defined as the areas to which Local Plan Policies WLP8.18 New Town Centre Use</b>	The modification was recommended as the identified Primary Shopping Area did not correspond with the Town Centre boundary and Primary	<b>Agreed.</b> The policy text to be amended as recommended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
<p><b>Historic High Street</b></p>	<p><b>Development and WLP2.9 Historic High Street and Scores Area apply, identified with a red outline on Figure 12):"</b></p> <p><del>Within the Town Centre (defined as the retail core, Historic High Street, London Road North and railway station retail areas and identified with a red outline in Figure 12):</del></p> <p><u>Within the Lowestoft Town Centre and Historic High Street areas (defined as the areas to which Local Plan Policies WLP8.18 New Town Centre Use Development and WLP2.9 Historic High Street and Scores Area apply, identified with a red outline on Figure 12)</u></p> <p><b>Replace part 2 with "Redevelopment of buildings will be supported where that is in accord with national policy relating to the conservation and enhancement of the historic environment."</b></p> <p><del>Redevelopment of buildings will normally be supported. Proposals that lead to the loss of or substantial harm to listed buildings and non-designated heritage assets in the Conservation Area will be refused if the proposal has an unacceptable effect on the architectural, historic or visual interest of the Area.</del></p>	<p>Shopping Area defined in the Local Plan and variations have not been sufficiently justified and to ensure that the policy has sufficient regard for local and national policy. Also to ensure the policy is clearly written and unambiguous.</p>	

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p><u>Redevelopment of buildings will be supported where that is in accord with national policy relating to the conservation and enhancement of the historic environment.</u></p> <p><b>In part 3 delete “in and immediately adjacent to the town centre”</b></p> <p><del>in and immediately adjacent to the town centre.</del></p> <p><b>continue part 3 with “where it is demonstrated a suitable living environment can be achieved.”</b></p> <p>Residential uses will be supported for upper levels or sites in and immediately adjacent to the town centre <u>where it is demonstrated a suitable living environment can be achieved.</u></p> <p><b>in part 4 after “supported” replace the comma with “where the relationship with surrounding buildings is satisfactory, and”</b></p> <p>Upwards extension will normally be supported, <u>where the relationship with surrounding buildings is satisfactory, and</u> subject to meeting the requirements of design and other policies, including the North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document.</p>		

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
<b>LOW3: Lowestoft Town Centre and Historic High Street</b>	<b>On Figure 12 modify the blue outlined Primary Shopping Area to correspond with the Primary Shopping Area to which Local Plan Policy WLP8.18 Primary Shopping Areas applies.</b>	Variations to the map have not been sufficiently justified, and modifications have been recommended to the map at figure 12 to ensure clarity	<b>Agreed.</b> Figure 12 to be amended to correspond with Local Plan policy WLP8.18
<b>LOW4: Kirkley District Shopping Centre</b>	<p><b>replace part 2 with "Redevelopment of buildings will be supported where that is in accord with national policy relating to the conservation and enhancement of the historic environment."</b></p> <p><del>Redevelopment of buildings will normally be supported. Proposals that lead to the loss of or substantial harm to listed buildings and non-designated heritage assets in the Conservation Area will be refused if the proposal has an unacceptable effect on the architectural, historic or visual interest of the Area</del></p> <p><u>Redevelopment of buildings will be supported where that is in accord with national policy relating to the conservation and enhancement of the historic environment."</u></p> <p><b>continue part 3 with "where it is demonstrated a suitable living environment can be achieved."</b></p> <p>Residential uses will be supported for upper levels or sites in and immediately adjacent to the Kirkley</p>	The modifications have been recommended so that the policy has sufficient regard for national policy and is clearly written and unambiguous.	<b>Agreed.</b> The policy text to be amended as recommended



Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	District Shopping Centre <a href="#">where it is demonstrated a suitable living environment can be achieved.</a>		
<b>LOW5: Historic Town Hall Regeneration</b>	<p><b>Replace Policy LOW5 with “Development proposals for use of the Town Hall site, outlined in red on Figure 14, for community, civic, office-based employment, and related uses; or other uses compatible with adjacent residential properties, will be supported.</b></p> <p><b>Development proposals of land between the Town Hall buildings and the A47 highway to the west that incorporate car parking and servicing uses, or other uses compatible with adjacent residential properties, will be supported.”</b></p> <p><del>Policy LOW5—Historic Town Hall Regeneration: Points 1 and 2 of this policy should be applied to the whole site outlined in red in figure 14. Point 3 should be applied generally across land adjacent to the area outlined in figure 14. 1. Support will be given to change of use and conversion of the Town Hall (identified in Figure 14) to provide an inclusive centre for the community, including enterprise space, meeting space, work space, a café and other uses to support creative and knowledge-based businesses and activities within Use Class E. 2. Conversion works for the Town Hall should conserve and/or better reveal the significance of the Listed Building, and conserve and enhance the character and appearance of the North Lowestoft Conservation Area. 3. In general, development on land to the west of the</del></p>	Modification is recommended to ensure the policy is clearly written and unambiguous, and to retain flexibility over proposals on land to the west of the town hall.	<b>Agreed.</b> The policy text to be amended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p><del>Town Hall which incorporates elements to serve the site as a whole, such as car parking and servicing, will be supported.</del></p> <p><u>Development proposals for use of the Town Hall site, outlined in red on Figure 14, for community, civic, office-based employment, and related uses; or other uses compatible with adjacent residential properties, will be supported.</u></p> <p><u>Development proposals of land between the Town Hall buildings and the A47 highway to the west that incorporate car parking and servicing uses, or other uses compatible with adjacent residential properties, will be supported.</u></p> <p><b>Retitle the policy as 'Policy LOW5 Historic Town Hall site' and retitle the policy in the contents pages of the Neighbourhood Plan.</b></p> <p><del>Policy LOW5 — Historic Town Hall Regeneration</del></p> <p><u>Policy LOW5 Historic Town Hall site</u></p>		
<b>LOW6: Residential Development</b>	<b>Replace Policy LOW 6 with "In addition to the sites and locations where residential development will be supported identified in Neighbourhood Plan Policies LOW2; LOW3; LOW4; LOW6; and LOW7, and in addition to sites allocated in the Local Plan, new residential development will be supported</b>	Modification is recommended in order to delivery sustainable development and meet the Basic Conditions.	<b>Agreed.</b> The policy text to be amended as recommended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p>throughout the Neighbourhood Area where it is proposed:</p> <ul style="list-style-type: none"> <li>• through conversion and adaptation of upper floors above shops and commercial units (where it is demonstrated a suitable living environment can be achieved);</li> <li>• through redevelopment of existing residential buildings; and</li> <li>• on infill sites in residential areas.</li> </ul> <p>To be supported proposals must not conflict with Local Plan Policy WLP8.4 restricting houses in multiple occupation or flats.</p> <p><del>Policy LOW6—Residential Development: 1. In addition to the sites allocated in the Local Plan, new residential development will be supported in the following locations: a) Sites in the Town Centre, in accordance with Policy LOW3; b) Conversion and adaptation of upper levels above shops and commercial units where there is mutual compatibility between uses; c) Development of infill sites within existing residential areas; d) Redevelopment of existing residential buildings, providing it does not involve the loss of a heritage asset and there is no conflict with policies restricting houses in multiple occupation or flats (WLP8.4); e) For any new residential development, there should be no conflict with policies restricting houses in multiple occupation or flats (WLP8.4)</del></p> <p><a href="#">Policy LOW6 Residential Development</a></p>		

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p><u>In addition to the sites and locations where residential development will be supported identified in Neighbourhood Plan Policies LOW2; LOW3; LOW4; LOW6; and LOW7, and in addition to sites allocated in the Local Plan, new residential development will be supported throughout the Neighbourhood Area where it is proposed:</u></p> <ul style="list-style-type: none"> <li>• <u>through conversion and adaptation of upper floors above shops and commercial units (where it is demonstrated a suitable living environment can be achieved);</u></li> <li>• <u>through redevelopment of existing residential buildings; and</u></li> <li>• <u>on infill sites in residential areas.</u></li> </ul> <p><u>To be supported proposals must not conflict with Local Plan Policy WLP8.4 restricting houses in multiple occupation or flats.</u></p>		
<b>LOW7: Former Lowestoft Hospital Site</b>	<p><b>In Policy LOW7 replace “, 1927 and the earliest 20th century” with “and 1927 and other early 20th century frontages on Alexandra Road and Tennyson Road”</b></p> <p>a. The historic ranges from 1882, <u>and 1927 and other the earliest early 20th century frontages on Alexandra Road and Tennyson Road</u> should be retained and be sensitively refurbished, to preserve or enhance their architectural or historic interest</p>	<p>Part 1a of the policy is unclear and has not been adequately justified as a variation from Local Plan Policy WLP2.8. The modification has been recommended so that the policy has sufficient regard for national policy.</p>	<p><b>Agreed.</b> The policy text to be amended as recommended</p>

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
<b>LOW8: Residential Mix and Standards</b>	<p><b>in part 1 replace "should add" with "that adds"</b></p> <p>Residential development <del>should add</del> <a href="#">that adds</a> to the mix, quality and choice of residential accommodation in the area, based on the latest evidence of local need and including housing suitable for the elderly, such as adaptable and accessible homes built to M4(2) and M4(3) standards or future equivalent standards.</p> <p><b>continue part 1 with "will be supported"</b></p> <p>Residential development should add to the mix, quality and choice of residential accommodation in the area, based on the latest evidence of local need and including housing suitable for the elderly, such as adaptable and accessible homes built to M4(2) and M4(3) standards or future equivalent standards <a href="#">will be supported</a>.</p>	Parts of the policy are not sufficiently justified or are confusing or does not provide a basis for the determination of development proposals. Modifications have been recommended to ensure clarity and that the policy has sufficient regard for national policy.	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW8: Residential Mix and Standards</b>	<p><b>in part 4 replace the comma after "population" with "and"</b></p> <p><b>in part 4 delete ", and should meet or exceed national space standards"</b></p> <p>Residential development should be flexible to changing needs, including for an ageing population <a href="#">and</a> home working. <del>, and should meet or exceed national space standards.</del></p>	Parts of the policy are not sufficiently justified or are confusing or does not provide a basis for the determination of development proposals. Modifications have been recommended to ensure clarity and that the policy has sufficient regard for national policy.	<b>Agreed.</b> The policy text to be amended as recommended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
<b>LOW8: Residential Mix and Standards</b>	<p><b>in part 5 replace “and particular” with a full stop</b></p> <p>Housing development should include positive design and landscape features to reduce carbon impact and promote biodiversity. <del>and particular</del> Support will be given to schemes that incorporate superior environmental performance, helping to achieve lower running costs.</p>	Parts of the policy are not sufficiently justified or are confusing or does not provide a basis for the determination of development proposals. Modifications have been recommended to ensure clarity and that the policy has sufficient regard for national policy.	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW9: Design and character</b>	<p><b>In Policy LOW9 in part 7 replace “including” with “these may include”</b></p> <p>7. High-quality and durable materials with a high standard of finish should be used. <del>including</del> <u>These may include</u> local, reclaimed or recycled materials or green materials and construction with low embodied energy or superior environmental performance.</p>	Part 7 of the policy is ambiguous. The modification is recommended to ensure that the policy has sufficient regard for national policy and is clearly written and unambiguous, so it is evident how a decision maker should react to development proposals	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW10: Green Infrastructure, Urban Green Spaces and Biodiversity</b>	<p><b>replace part 1 with “Development should provide a measurable increase in biodiversity using the latest DEFRA biodiversity metric available at the time of determination of proposals. Any identified adverse impacts that cannot be avoided or further minimised should be mitigated, including with positive building design and landscape features to enhance developments for wildlife.”</b></p> <p><del>1. Development should have no overall significant adverse impact on biodiversity and ecological assets should be protected, restored and enhanced. Any identified adverse impacts should be mitigated,</del></p>	The recommended modifications are to ensure that the policy has sufficient regard for national policy and is clearly written and unambiguous	<b>Agreed.</b> The policy text to be amended as recommended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p><del>including with positive building design and landscape features to enhance developments for wildlife. Development should achieve at least 10% biodiversity net gain, which should be measured using the latest DEFRA biodiversity metric available at the time of submission of the proposal for planning permission.</del></p> <p><u>Development should provide a measurable increase in biodiversity using the latest DEFRA biodiversity metric available at the time of determination of proposals. Any identified adverse impacts that cannot be avoided or further minimised should be mitigated, including with positive building design and landscape features to enhance developments for wildlife.</u></p>		
<b>LOW10: Green Infrastructure, Urban Green Spaces and Biodiversity</b>	<p><b>in part 2 after "site," insert "informed by East Suffolk Council's Statement of Community Involvement Appendix 7",</b></p> <p>2. As appropriate to their scale, nature and location, development sites should be based on a masterplan for the whole site <u>informed by East Suffolk Council's statement of Community Involvement Appendix 7</u>, including the location of public rights of way, new urban green space and other green infrastructure</p>	The recommended modifications are to ensure that the policy has sufficient regard for national policy and is clearly written and unambiguous	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW10: Green Infrastructure, Urban Green</b>	<b>replace part 4 with "Outside of the curtilage of existing homes, ponds and the connections between them, should be protected from development."</b>	The recommended modifications are to ensure that the policy has sufficient regard for national policy	<b>Agreed.</b> The policy text to be amended as recommended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
Spaces and Biodiversity	<p><del>4. Ponds, outside of the curtilage of existing homes, and the connections between them should be protected from development</del></p> <p><u>Outside of the curtilage of existing homes, ponds and the connections between them, should be protected from development.</u></p>	and is clearly written and unambiguous	
LOW13: North Lowestoft Conservation Area	<p>In Policy LOW13 replace "Rear of footway frontages" with "Building frontages that abut the footways of streets"</p> <p><del>Rear of the footway frontages;</del></p> <p><u>Building frontages that abut the footways of streets</u></p>	This modification was recommended for clarity	<b>Agreed.</b> The policy text to be amended as recommended
LOW14: South Lowestoft and Kirkley Conservation Area	<p>In Policy LOW14 replace "Rear of footway frontages" with "Building frontages that abut the footways of streets"</p> <p><del>Rear of the footway frontages;</del></p> <p><u>Building frontages that abut the footways of streets</u></p>	This modification was recommended for clarity	<b>Agreed.</b> The policy text to be amended as recommended
LOW16 Strategic Green Landscape	<p>Retitle the policy as 'Policy LOW16 Green Landscape Area' and retitle the policy in the contents pages of the Neighbourhood Plan in the same way.</p> <p><u>Policy and contents page retitled 'Policy LOW12 Green Landscape Area'</u></p>	These modifications were recommended for clarity	<b>Agreed.</b> The text to be amended as recommended



Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p>In the title of Figure 20 and in general text throughout the Neighbourhood Plan replace "Strategic Green Landscape" with "Green Landscape Area".</p> <p><a href="#">Renamed 'Green Landscape Area'</a></p>		
<b>LOW16 Strategic Green Landscape</b>	<p>after "recreational" insert "(including appropriate leisure and tourism uses)" • after "environmental" insert "(including ecological)"</p> <p>Development within the Strategic Green Landscape (identified in figure 20 and on the policies map) should support its amenity, recreational (<a href="#">including appropriate leisure and tourism uses</a>) and environmental (<a href="#">including environmental</a>) value and should complement its open and green character</p>	The modification was recommended for clarity	<b>Agreed:</b> policy text to be amended as recommended
<b>LOW16 Strategic Green Landscape</b>	<p>In Figure 20 identify any County Wildlife Sites within the Green Landscape Area.</p> <p><a href="#">Figure 20 amended to identify County Wildlife Sites</a></p>	This modification was recommended for clarity	<b>Agreed.</b> Figure 20 to be amended as recommended
<b>LOW17 Local Green Spaces</b>	<p>In Policy LOW17 replace parts 2 and 3 with "2. Development proposals within the designated Local Green Spaces will be managed in accordance with national Green Belt policy."</p> <p><del>2.—Development should take opportunities to enhance and should not harm the accessibility, character, setting, amenity or safety of Local Green Space 3. In exceptional circumstances, small scale development will</del></p>	This modification was recommended to ensure that it is clear what the policy is seeking to achieve and to ensure clarity.	<b>Agreed.</b> The policy text to be amended as recommended

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	<p><del>be supported within Local Green Spaces where it directly supports the community use of the space and; a) does not harm the open and green character of the space; and b) includes positive design features to offset the loss of green space.</del></p> <p><u>2. Development proposals within the designated Local Green Spaces will be managed in accordance with national Green Belt policy.</u></p>		
<b>LOW19 Balanced Transport Provision</b>	<p><b>in part 2a delete "15" and replace "LTN 1/2016" with "Department for Transport Local Transport Note LTN1/20"</b></p> <p>2. The needs and convenience of pedestrians and cyclists should be prioritised, including those with mobility/frailty issues and/or who are blind or partially sighted, through: a. Supporting ease of movement, encouraging active and sustainable travel through walking and cycling infrastructure, in accordance with the Suffolk Design Streets Guide (2022) <del>15 and LTN 1/2016</del>, <u>Department for Transport Local Transport Note LTN1/20</u> and making connections to the public rights of way network, as required by policy LOW9.</p> <p><b>continue part 4 with "unless it is demonstrated this will undermine the deliverability of a development proposal"</b></p>	<p>Modifications are recommended to improve accuracy; remove ambiguity; and ensure that the policy has sufficient regard for national policy.</p>	<p><b>Agreed.</b> The policy text to be amended as recommended</p>

Policy name and number	Examiner's Recommended Modification	Reason for change	Action by ESC
	4. Electric charging points should be provided as part of car parking provision <a href="#">unless it is demonstrated this will undermine the deliverability of a development proposal</a>		
<b>LOW19 Balanced Transport Provision</b>	<p>in part 6 replace “2019” with “(2023)” and replace “provisions” with “provision where appropriate”</p> <p>6. Parking standards should be in accordance with Suffolk Guidance for Parking <del>2019</del> (2023) or any successor documents. Residential parking should be provided as part of the development, and with a proportion of on-street parking <del>provisions</del> <a href="#">provision where appropriate</a> that is well designed and integrated to avoid obstruction or impede visibility</p>	This modification was recommended for clarity and accuracy	<b>Agreed.</b> The policy text to be amended as recommended
<b>LOW20 Local Energy Schemes</b>	<p>In Policy LOW20 and in the Policy title replace “Local” with “Renewable and Low Carbon”</p> <p>Policy LOW20 – <del>Local Energy Schemes</del> <a href="#">Renewable and Low Carbon Energy Schemes</a></p>	The modification is recommended as the term local energy schemes is unclear and the policy should be renamed to ensure clarity.	<b>Agreed.</b> The policy name to be amended as recommended
<b>LOW20 Local Energy Schemes</b>	<p>Modify the Contents page of the Neighbourhood Plan to match.</p> <p><a href="#">Contents page amended to reflect change of policy name LOW20: Renewable and Low Carbon Energy Schemes</a></p>	This modification was recommended for clarity to reflect the renaming of the policy	<b>Agreed.</b> The contents page to be amended as recommended
<b>Throughout</b>	<b>Modify policy explanation sections, general text, figures, and images, and supporting documents to achieve consistency with the modified policies; to achieve updates and correct identified errors; to achieve necessary clarifications; and to ensure sufficient regard for national policy.</b>	This modification was recommended to provide consistency, make necessary updates and correct errors.	<b>Agreed.</b> Document updated throughout. Document also re-named referendum version.

### Examiners further recommended changes

The following table contains minor modifications including clarifications, updates and corrections, as set out in paragraph 192 of the Examiner's report. The Council can make modifications under section 12(6) of Schedule 4B of the Town and Country Planning Act 1990 in order that the Plans meets the basic conditions and for the correction of errors.

Recommended change	Reason for change	Action by East Suffolk Council
<b>Amend paragraph 3.7 to refer to “the two former Heritage Action Zones”;</b>	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended as follows:  The responses to the Residents Survey revealed most felt that Lowestoft is a friendly place in which to live with a strong sense of community. The historic High Street and Scores area, subject of a former Heritage Action Zone, has retained much of its charm with a significant number of listed buildings. The Neighbourhood Development Plan Area encompasses the town's two former <del>Conservation Areas:</del> <u>Heritage Action Zones:</u> North Lowestoft Heritage Action Zone and the London Road South Heritage Action Zone. In the residents' survey, most people agreed or strongly agreed that it is Lowestoft as an historic town centre which adds character to the area
<b>paragraph 6.6 of the Neighbourhood Plan states the Neighbourhood Plan includes a flooding chapter. This should be removed</b>	For accuracy and completeness	<b>Agreed:</b> The supporting text to be amended to remove reference to the flooding chapter  6.6 The policies are contained in the following chapters of this plan, under these themes: <ul style="list-style-type: none"> <li>• Seafront and Waterfront</li> <li>• Revitalising the Town Centre</li> <li>• Living Environment and Place</li> <li>• <del>Flooding</del></li> <li>• Transport and Movement</li> <li>• Sustainable Energy</li> </ul>
<b>Amend paragraph 6.4 to delete the “to be updated” indicators</b>	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended as follows: <ul style="list-style-type: none"> <li>• Supporting Document 1 – Statement of Consultation <del>(to be updated)</del></li> </ul>

Recommended change	Reason for change	Action by East Suffolk Council
		<ul style="list-style-type: none"> <li>Supporting Document 2 – Statement of Basic Conditions <del>(to be updated)</del></li> <li>Supporting Document 3 - Protecting Open Landscapes, Sports Fields and Local Green Spaces</li> <li>Supporting Document 4 - Strategic Environmental Assessment Screening Response <del>(to be updated)</del></li> </ul> Supporting Document 5 - Habitat Regulations Assessment Screening Response <del>(to be updated)</del>
Amend paragraph 7.10 to delete the sentence commencing “the temptation”;	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended as follows: <del>The temptation for the strategic housing sites and other key sites may be to adopt a development at any cost approach, including acceptance of poor design.</del>
Amend the supporting text to Policy LOW2 to refer to the Brooke Marine and Jeld-Wen Mosaic County Wildlife Site;	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended as follows: <a href="#">Para 7.20 This policy should be viewed in line with WLP2.4 of the Waveney Local Plan alongside the Kirkley Waterfront Development Brief Supplementary Planning Document (SPD)(Adopted May 2013) and its successor documents. This states that “development should facilitate the enhancement of the Brooke Yachts and Jeld Wen Mosaic County Wildlife Site to mitigate the loss of part of the site.” WLP2.4 also requires the completion of an ecological assessment undertake by a suitably qualified person as part of any planning application.</a>
Amend paragraph 8.18 to delete the words after “care”;	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended as follows: The policy does aim to repopulate retail areas through residential development. This requires some care <del>and possible use of conditions to avoid conflicts between residential development and evening commercial uses.</del>

Recommended change	Reason for change	Action by East Suffolk Council
<b>Amend paragraph 10.10 to make clear it is possible to bid for CIL funding from the district-wide pot</b>	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended as follows: The Local Plan recognises the responsibility for new developments to contribute to the cost of new infrastructure, either through section 106 planning obligations or the Community Infrastructure Levy. Waveney has had a Community Infrastructure Levy (CIL) in place since August 2013, and Lowestoft is zero rated for CIL. <a href="#">Bids for CIL funding are possible within Lowestoft with the funding coming from the District-wide pot, overseen by East Suffolk Council.</a>
<b>Amend paragraph 10.26 to refer to the ESC Sustainable Construction SPD</b>	For accuracy and completeness	<b>Agreed.</b> The supporting text to be amended and new text inserted at the beginning of the paragraph as follows: <del>10.26 Positive design features to reduce carbon use could include:</del> <a href="#">10.26 East Suffolk Council's Sustainable Construction SPD (April 2022) gives guidance on design features for sustainable construction. Key components for positive design</a>
<b>Include in the Interpretation and Guidance to Policy LOW12 reference to Local Plan allocations in the area to which the policy applies</b>	To ensure clarity and completeness	<b>Agreed.</b> The supporting text to be included to create a new paragraph after 10.32: <a href="#">Furthermore, policies WLP2.3 (Peto Square), WLP8.18 (New Town Centre Use Development) and WLP2.2 (Power Park) of the East Suffolk (Waveney) Local Plan also cover the port area, and any developments should consider the requirements of these policies in relation to any port developments, where appropriate.</a>
<b>Include in the Interpretation and Guidance to Policy LOW15 a reference to East Suffolk Council's criteria for identification of non-designated heritage assets</b>	For accuracy and completeness	<b>Agreed.</b> The supporting text to include the following text at new paragraph after 10.40 to say:  <a href="#">10.41 East Suffolk Council have set out criteria in their guidance for Non-designated heritage assets for establishing any potential non-designated heritage assets. Any new non-designated heritage assets must meet at least two of these significance-measuring criteria which includes:</a> <ul style="list-style-type: none"><li>• <a href="#">Archaeological Interest</a></li></ul>

Recommended change	Reason for change	Action by East Suffolk Council
		<ul style="list-style-type: none"> <li>• <a href="#">Architectural Interest</a></li> <li>• <a href="#">Artistic Interest</a></li> <li>• <a href="#">Historic Interest</a></li> </ul> <p><a href="#">Further details on these criteria can be found in Appendix 6 of the Waveney Local Plan.</a></p>
<b>Section 10 add mention of Ness Park and Kensington Gardens</b>	For accuracy and completeness	<p><b>Agreed.</b> The supporting text to be amended to say:</p> <p>Para.10.1 To preserve or enhance the natural, built and historic environments, making Lowestoft an attractive and sustainable place to live, work, visit and invest. <a href="#">Lowestoft has several valuable green spaces that offer an opportunity for residents and tourists to access green spaces in a high-density urban area in both north and south Lowestoft. These spaces include Belle Vue Park, Sparrows Nest, Kensington Gardens and Ness Park amongst others throughout the town and as identified in the Lowestoft Neighbourhood Development Plan (see figures 20-24).</a></p>
<b>Amend paragraph 10.43 to explain Policy WLP8.23</b>	For accuracy and completeness	<p><b>Agreed.</b> The supporting text to be amended to include reference to policy WLP8.23</p> <p>This policy augments Policy WLP8.23 of the Waveney Local Plan <a href="#">which aims to protect open space along with community sport and recreation facilities. Open spaces are identified on the local plan policies map</a></p>
<b>Policy LOW16 add a footnote to reference Supporting Document 3</b>	For accuracy and completeness	<p><b>Agree.</b> <a href="#">Insert link as a footnote at the bottom of the page to supporting Document 3 Protecting Open Landscapes, Sports Fields and Local Green Spaces</a></p>
<b>Add reference to Local Plan Policy WLP 8.23 Protection of Open Space in the supporting text to Policy LOW18</b>	For accuracy and completeness	<p><b>Agreed.</b> The supporting text to be amended as follows:</p> <p>New paragraph to be added after 10.47 <a href="#">This policy augments policy WLP 8.23 'Protection of Open Space' in the Waveney Local Plan.</a></p>

Recommended change	Reason for change	Action by East Suffolk Council
Amend paragraph 11.5 to refer to the opening of Gull Wing Bridge in 2024;	For accuracy and completeness	<p><b>Agreed:</b> paragraph 11.5 to be amended to</p> <p>The main A12 road from London into the southern area of Lowestoft ends at the town's harbour bascule bridge. This connects to the A47 which runs around the centre of the town, before exiting the town and crossing the county border into Norfolk (towards Great Yarmouth). <a href="#">In 2024, the new Gull Wing Bridge was opened, adding an additional crossing between Peto Way and the A12.</a></p>
Amend the supporting text to Policy LOW19 to include reference to the East Suffolk Cycling and Walking Strategy	For accuracy and completeness	<p><b>Agreed. The supporting text to be amended as follows:</b></p> <p>11.15 The policy ensures that sustainable transport options are designed into new development, avoiding over-reliance on motor vehicles. The completion of the Gull Wing Bridge in 2024, offers opportunities to create new sustainable transport links across the town. Priority should be given to pedestrian convenience, especially in the layout of new development. <a href="#">The East Suffolk Cycling and Walking Strategy (2022) offers some guidance on key routes and best practice to "ensure safe, coherent, direct, comfortable, and attractive cycling, walking and wheeling environments"</a>. Some parts of the policy only apply to development that includes new layout. The requirement for secure, covered storage and electric charging points would also apply to changes of use or new single dwellings.</p>
Amend Chapter 12 to clarify Policy WLP8.27	For accuracy and completeness	<p><b>Agreed.</b> The following text to be added</p> <p><a href="#">The Waveney Local Plan devotes a chapter to Renewable and Low Carbon Energy. Policy WLP8.27 'Renewable and Low Carbon Energy' expands on this with strong support for the role of Neighbourhood Plans</a></p>
Ensure references to the South Lowestoft and Kirkley Conservation Area are consistent	For accuracy and completeness	<p><b>Agreed.</b> The references to be updated throughout the plan</p>



Recommended change	Reason for change	Action by East Suffolk Council
throughout the Neighbourhood Plan		
Update maps to show the Gull Wing Bridge	Maps to be amended for completeness	<b>Agreed.</b> The maps to be amended as recommended <a href="#">All maps where Gull Wing Bridge site is visible to be updated.</a>

### Council's further modifications

Under section 12(6)(a) of Schedule 4B of the Town and Country Planning Act 1990, the Council considers that the following modifications are also needed in order that the Plan meets the basic conditions or for the correction of errors.

Change	Reason for change	Action by East Suffolk Council
<b>Amend paragraph 3.8 bullet point 2 to refer to all funders</b>	This modification is recommended to improve accuracy	The supporting text to be amended as recommended First Light Festival <del>supported by</del> <a href="#">primarily funded by Arts Council England, East Suffolk Council and Suffolk County Council</a>
<b>Amend paragraph 3.8 bullet point 3 to refer to cultural projects</b>	This modification is recommended to improve accuracy	The supporting text to be amended as follows: The <del>recently completed</del> Lowestoft Town Centre Masterplan <a href="#">(published in June 2020)</a> , which <a href="#">includes a vision for improving the Town Centre across four quarters (Station Quarter, The Heart of Lowestoft, Innovation Axis and Historic Quarter</a>
<b>Amend paragraph 8.12 to refer to the 'Battery Green and Post Office redevelopment</b>	This modification is recommended to improve accuracy.	The supporting text to be amended as follows: Enhancing the public realm by improving accessibility and developing the urban landscape, will act as a catalyst for investment and link the whole Lowestoft area from the south beach to the former North Heritage Action Zone. <del>Development of the former post office and Battery Green car park</del> <a href="#">The Battery Green and</a>

Change	Reason for change	Action by East Suffolk Council
		<p><a href="#">Post Office redevelopments</a> will address the need for a central leisure and cultural offer, whilst residential developments and the utilisation of vacant properties will develop the area as a community hub, following the aims of the Waveney Local Area Plan.</p>
<p><b>Add examples of environmental impacts and mitigation measures to the Interpretation and Guidance supporting Policy LOW12.</b></p>	<p>For clarity and to remove ambiguity in order to improve efficacy.</p>	<p>The supporting text at Paragraph 10.31 to be amended as follows:  <a href="#">Policy LOW12 recognises the importance of the port in the town and seeks to ensure that developments consider any opportunities to enhance the appearance of the area and immediate public realm (considered ‘the environs’) and addresses any visual impacts, through design considerations including, where feasible, boundary treatments including improved fencing, sensitive lighting schemes and landscaping, for example.</a></p>