

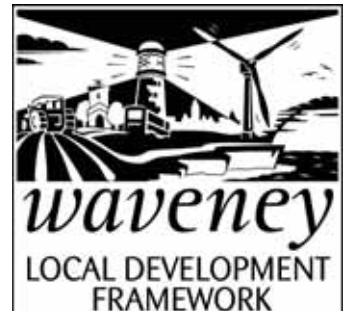
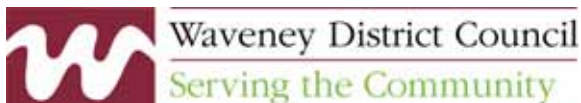
Policies to Help Make Decisions on Planning Applications

Development Management Policies Development Plan Document

Adopted January 2011



This document was superseded on 20th March 2019 with the adoption of the Waveney Local Plan by Waveney District Council (the East Suffolk Council – Waveney Local Plan).



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1. Introduction

Local Development Framework

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

Development Management Policies Document

- 1.6 The purpose of the Development Management Policies DPD is to set out the criteria against which planning applications for the development and use of land and buildings will be considered and to set local standards for the development of sites. It represents the policies that the Council considers will deliver the vision, objectives and policies of Waveney's adopted Core Strategy (January 2009). The development of these policies has been informed by considerable and extensive consultation and a comprehensive evidence base.
- 1.7 The 32 policies are interrelated and must be read together and in conjunction with the Core Strategy to understand their combined effect upon a planning proposal. Supplementary planning documents will also be prepared, where necessary, to provide additional guidance for specific policies and explain how they will be implemented.
- 1.8 The Development Management Policies document is in general conformity with the Core Strategy and follows a similar format. As with the Core Strategy, the document has been divided into the following themes:
- Spatial Strategy - A policy that reinforces the settlement strategy as set out in the Core Strategy and defines 'physical limits' to settlements on the Proposals Map.
 - High Quality and Sustainable Design - 4 policies, 1 that gives general design principle guidance that covers all types of planning applications within the District and 3 that provide detailed criteria on sustainable construction and renewable energy.
 - Coastal Erosion - 2 policies that deal with the management of development in areas of coastal change as a result of coastal erosion.
 - Employment - 2 policies providing detail on the provision and control of different employment uses in urban and rural locations.
 - Retail, Leisure and Office Development - 6 policies that provide detailed guidance on the promotion of accessible services and facilities in urban and rural locations.
 - Housing - 7 policies that relate to a wide range of housing issues to ensure development proposals are of a high standard and meet the needs of the community.

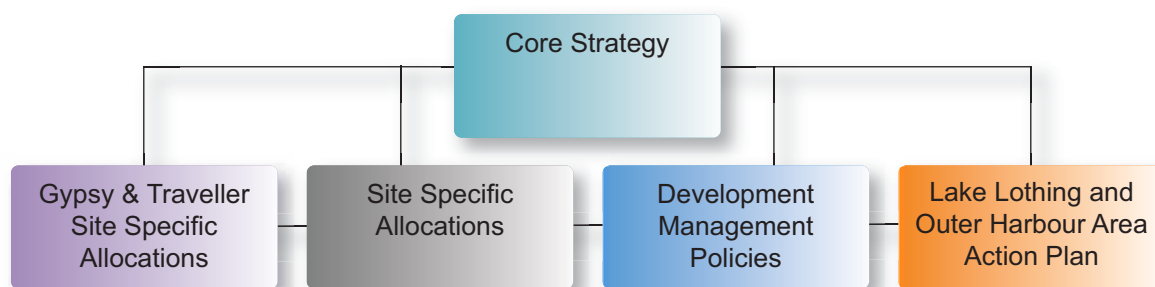
- Tourism - 2 policies that aim to promote sustainable tourism development in the District.
- Culture - 2 policies detailing the requirements for the provision of open space and the priority for the re-use of school sites.
- Natural Environment - 3 policies providing detail to ensure protection and enhancement of the natural environment.
- Built and Historic Environment - 3 policies that provide detail on preserving and enhancing historic environmental assets.

- 1.9 Some of the 32 development management policies apply to all areas of the District. In other cases, the policy only applies to a specific area (e.g. DM12 Office Areas in Lowestoft Town Centre and DM32 Southwold Harbour). The extent of these area specific policies is shown on the Proposals Map.
- 1.10 The appendices at the back of the document contain a section on the delivery and monitoring of the Development Management Policies DPD. They also include a list of the saved policies in the Adopted Waveney Local Plan (1996), which will be replaced by the Development Management Policies. A glossary provides definitions for some of the common terms used within the Development Management Policies document and the LDF as a whole.

Other Development Plan Documents

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

Figure 1 Waveney Development Plan Documents



Supplementary Planning Documents

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

Managing the Process

- 1.17 Other documents making up the Local Development Framework assist in managing the process of

preparing the development plan documents.

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

Development Management Policies Preparation

Consultation and Community Involvement

- 1.18 The Statement of Community Involvement (January 2006) is part of the Waveney Local Development Framework. It sets out how the Council involve the community in the preparation of local development documents; that is development plan and supplementary planning documents. This Development Management Policies document has been prepared in accordance with that Statement.
- 1.19 One of the key requirements of the LDF plan making system is the need for the earliest and fullest public involvement in the preparation of new planning documents. The Development Management Policies DPD has been subject to a number of stages of consultation during its production.
- 1.20 The first consultation on possible Development Management policies, known as 'Issues and Options', took place between December 2006 and February 2007. A second public consultation 'Further Issues and Options' was carried out in the Summer of 2007. These consultations explored the detailed issues that needed to be included in the document and alternative policy options to address the issues and assist in the delivery of the Core Strategy. The responses to these early consultation stages assisted the Council in preparing the Preferred Options.
- 1.21 In September 2009, the Council published the Development Management Policies Preferred Options document for public consultation. The preferred policies were presented alongside the alternative options that were rejected and the reasons why.
- 1.22 The Proposed Submission version of the Development Management Policies DPD was published for consultation for 6 weeks from 26th February 2010. The DPD was submitted to the Government in June 2010 for examination by an independent Planning Inspector. A public hearing was held in October and the Inspector's binding Report was received in December 2010. The DPD was found to be sound. The Development Management Policies DPD was amended and adopted by the Council January 2011.
- 1.23 Further information on consultation and community involvement is contained in the Development Management Policies Consultation Statement. This can be viewed on the Council's website at www.waveney.gov.uk/ldf.

Figure 2 - Development Management Policies - Preparation stages



Evidence Base

- 1.24 Local Planning Authorities are required to ensure that planning policies are based on a sound evidence base. In addition to public consultation, preparation of the Development Management Policies has been influenced by other strategies and plans. Many of these are referred to in paragraph 1.20 (Figure 3) of the Core Strategy.
- 1.25 The Council has also commissioned a number of studies to help inform development of the policies, as well as those produced in-house. Studies that provide evidence for the Development Management Policies DPD are listed below. These are available to view at:

http://www.waveney.gov.uk/Planning/Planning+Policy/Local+Development+Framework/background_studies.htm

The Shoreline Management Plans are available at:

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

- Affordable Housing Viability Study (Sept 2009)
- Allotments, Cemeteries and Churchyards Needs Assessment: Supplement to the Open Space Needs Assessment (July 2007)
- Open Space Needs Assessment (July 2006)
- Pitch and Non-Pitch Assessment (2002)
- Biodiversity Audits (Dec 2007)
- Ecological Assessment of Proposed Development Sites (June 2009)
- Shoreline Management Plan 3C draft policies (2010)
- Employment Land Study (Jan 2006)
- Great Yarmouth and Waveney Housing Market Assessment (Sept 2007)
- Landscape Character Assessment (April 2008)
- Retail and Leisure Study (August 2006)
- Shoreline Management Plan 3B (2010)

- Renewable Energy and Sustainable Construction (Nov 2009)
- Waveney and Great Yarmouth Joint Water Cycle Strategy (March 2009)
- Strategic Housing Land Availability Assessment (Nov 2007)
- Strategic Flood Risk Assessment (Feb 2008), as amended by the Cumulative Land Raising Study (June 2008)
- Suffolk Cross-Boundary Gypsy and Traveller Accommodation Assessment (May 2007)

Sustainability Appraisal

- 1.26 Sustainability appraisal is an assessment of the potential significant social, environmental and economic impacts of development and forms an integral part of the plan-making process. It ensures that all policies and proposals are prepared with a view to contributing to the achievement of sustainable development. All policies have been subject to a Sustainability Appraisal to assist decision-making and identification of the most sustainable policies. The final assessment of the sustainability and the potential significant effects of this plan can be found in the Sustainability Appraisal Report which is available on the Council's website www.waveney.gov.uk/ldf.

Habitats Regulations Screening Report

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

Development Management Policies

2. Spatial Strategy

Physical Limits

- 2.1 The East of England Plan (May 2008) sets out the locations where it expects future development to take place. Most will be in the larger towns but appropriate levels of development will be allowed in smaller towns and other settlements. Lowestoft and Great Yarmouth are identified as 'main towns' upon which development will be focused.
- 2.2 The aim of Policy CS01: Spatial Strategy, of the Core Strategy is to focus development in the main town of Lowestoft and the four market towns of Beccles and Worlingham, Bungay, Halesworth and Southwold with Reydon. Outside the main towns development will be restricted, although there may be some limited development opportunities in some larger villages with access to a good level of services. Services should include schools, healthcare, shops to meet everyday needs, local employment opportunities and frequent public transport to larger centres. Villages where development may be appropriate include Barnby/North Cove, Blundeston, Corton, Holton, Kessingland, Wangford and Wrentham.
- 2.3 The physical limits define the extent of the existing built-up areas of the towns and larger villages. Development in all towns and larger villages should take place within these defined physical limits or on adjacent allocated land as identified on the Proposals Map. Development will also mainly take place on previously developed land or brownfield sites. However, not all new development will take place on previously developed land, as some greenfield permissions from the previous local plan are still to be completed. Other greenfield sites are needed to achieve the housing, employment and other objectives for the District over the plan period.
- 2.4 Outside these locations, development will be treated as being in the open countryside where the objective is to preserve the countryside for its own sake. Exceptions to this overall approach include developments, such as infill development, relocation of coastal properties and barn conversions and where development is an appropriate scale and contributes to the continued viability of the agricultural industry, diversify the local rural economy and meets a local need for affordable housing.



DM01 - Physical Limits

Development will be concentrated within the physical limits of the main towns and villages listed below. Preference will be given to the development of previously used land and buildings or vacant and underused land.

- Lowestoft including Carlton Colville and Oulton
- Beccles with Worlingham
- Halesworth
- Bungay
- Southwold with Reydon
- Barnby/North Cove
- Blundeston
- Corton
- Holton
- Kessingland
- Wangford
- Wrentham

3. High Quality and Sustainable Design

Design Principles

3.1 Design is a material consideration in the planning process. Improving design quality is a key theme throughout recent Government planning guidance in which it is clear that planning authorities should reject poor design. Policy CS02 High Quality and Sustainable Design, of the Core Strategy (January 2009) requires all development to demonstrate high quality and sustainable design.



3.2 There are a number of issues that are common to many types of development and consequently need to be taken into account when determining a wide range of planning applications. To ensure a consistent approach is taken to these development management issues all proposals for development will be considered against the following policy as well as more site specific or topic based policies contained in this development plan document.

3.3 The settlements within Waveney encompass a great variety of building types and forms and the quality of the built environment can make an important contribution to people's perceptions of the area. With the emphasis in the Core Strategy on redeveloping sites within existing built-up areas, the importance of achieving design, which respects and enhances its setting, is paramount. However, where there is an opportunity to create new places and spaces, on larger sites, such as the Lake Lothing and Outer Harbour Area Action Plan area in Lowestoft, innovative design will be encouraged.

3.4 The Suffolk Design Guide (2000) provides guidance on how design should complement local architectural traditions. Conservation Area Appraisals and the Landscape Character Assessment (April 2008) provide a more detailed local context for the consideration of development proposals and should be taken into account where these have been produced. There will be reviews of these documents or studies during the lifetime of the Local Development Framework and the most up to date material should be referred to.

Amenity

3.5 One of the primary aims of the planning system is to ensure that all development provides an acceptable standard of amenity for its occupants and does not result in significant harmful effects to surrounding uses. Harmful effects can include overlooking, loss of privacy, noise and pollution. The effects of some developments, such as a poorly designed house extension, can have direct impacts on neighbouring occupiers. Others can cumulatively impact on the general amenity or tranquility of an area, through, for example light pollution, noise and disturbance. As such, all development proposals, including intensification of uses and cumulative impacts of similar uses, will be expected to have regard to the amenity of neighbouring uses and occupiers, future occupiers of the proposed development and the wider environment.

Safety

3.6 Developments should be safe and take account of crime prevention and community safety considerations. Developers should therefore ensure that 'Secured by Design' principles are incorporated within all schemes. This will require particular consideration to the layout of the development to allow for effective natural surveillance and supervision of public areas. Where appropriate, public areas should be clearly visible from adjoining buildings and the design and landscaping should provide for clear sight-lines on public routes (paths, cycle ways etc) and not create unnecessary concealed areas.

Access for All

3.7 As far as is practical development should facilitate access for all people to undertake their everyday work and leisure activities. New development should be designed to avoid unnecessary barriers to mobility and include positive measures to provide good access for all.

Accessibility

- 3.8 Most development will, to some extent, impact on the movement of people. A key objective in achieving sustainable development is to reduce the impact of traffic on the environment. Consequently all development should, where appropriate, make provision for direct access to and from the site by non-car modes of transport. Access will be particularly important between homes, local services and facilities, employment areas and town centres.
- 3.9 Accessibility to the countryside and the coast is also important, particularly to growing the tourism economy and to the health and well-being of the local population. In accordance with the Suffolk County Council Rights of Way Improvement Plan (2006-2016), wherever possible opportunities should be taken to improve access to the network itself and in particular the links between centres of interest for a variety of users.

Car Parking

- 3.10 The availability of car parking is one of the main factors that affect whether people choose to travel by car. Accordingly, Government policy seeks to restrict levels of parking associated with new development in order to reduce the use of the car and promote more sustainable modes of transport. The provision of cycle parking facilities for new developments, including housing, may help to achieve this aim.
- 3.11 Because of the rural nature of large parts of the District, social and economic circumstances and the limited availability of public transport it is considered inappropriate to under-provide for parking. Insufficient parking associated with new development can lead to inappropriate parking on streets and verges creating highway safety problems and unsightly environments. A flexible approach is therefore required to reflect the availability of non-car alternatives and setting maximum parking levels is required at the local level. This should be based upon location, landuse type and accessibility.
- 3.12 Generally, development will only be permitted where it is in accordance with Suffolk's current Advisory Parking Standards. These will continue to be applied until they are superseded by updated standards and the District Council will prepare a Supplementary Planning Document setting out revised local parking standards. In Lowestoft Town Centre and the market towns where there is good access by non-car modes of transport, the Council will seek parking provision for non-residential developments below the Government's maximum parking standard. In areas that are less accessible a relaxation of standards will be required.

Use of Resources and the Environment

- 3.13 Reducing the use of resources, particularly water and non-renewable energy sources is key to achieving sustainable development. There are a number of measures which can be included in new developments to help conserve energy and reduce resource use. New development should be sustainable and environmentally friendly. New homes should reflect the approach set out in Planning Policy Statement 1 (PPS1) 'Supplement on Planning and Climate Change', including the Code for Sustainable Homes. All new buildings should be located and designed to optimise their carbon performance. For example, buildings should be orientated to maximise solar gain for both light and heat and planting could be used to provide shade, to reduce or remove the need for high energy forms of space cooling (such as air conditioning units). Construction materials should be from a recognised sustainable source i.e. timber sourced from sustainable forests. Whilst many of these principles can be incorporated using traditional building materials and forms it is acknowledged that non-traditional materials and designs may be necessary to achieve very low carbon or carbon neutral developments to meet Government targets for reducing carbon emissions.
- 3.14 Planning Policy Statement 10 (PPS10) 'Planning for Sustainable Waste Management', seeks to ensure that waste disposal is a last resort and that re-use, recycling and composting should be the priority. Development proposals will be required to make adequate arrangements for the provision of recycling.
- 3.15 The risk to controlled waters from previously contaminated land and other polluting activities is covered in Planning Policy Statement 23 (PPS23) 'Planning and Pollution Control'. However, developers must be mindful that the pollution of ground water and/or surface water is an offence under the Water Resources Act 1991. Also, the Water Framework Directive requires there to be no deterioration in water status. The proximity of the Norfolk and Suffolk Broads and other important wetland habitats in the District makes it particularly important that developers give consideration to both these issues.

- 3.16 The Waveney and Great Yarmouth Joint Water Cycle Strategy – Scoping Study (2009) identified that there was limited capacity in the Wastewater Treatment Works in Beccles and Worlingham. Anglian Water have also identified that Somerleyton and Wangford Wastewater Treatment Works are at capacity. Further modelling by the Environment Agency and Anglian Water has confirmed that the Beccles Wastewater Treatment Works can accommodate the development allocated in the Site Specific Allocations DPD and consented windfall development. However, it will be necessary for developers to ensure that there is capacity at the local Wastewater Treatment Works to support their development in order to ensure that the objectives of the Water Framework Directive are not compromised and that there is no significant effect on water quality dependant Special Protection Areas and Special Areas of Conservation protected by the Habitats Directive. These areas include the Broads SAC and SPA.
- 3.17 The Water Cycle Study also identified capacity constraints in the sewerage network in the Lowestoft area, Beccles, Bungay and Southwold. Anglian Water have identified that there is limited capacity in the network in Halesworth as well. In light of these issues it will be necessary to ensure that the capacity of local Wastewater Treatment Works and the sewerage network is not exceeded by new development and that the objectives of the Water Framework Directive are not compromised. Early engagement with Anglian Water and the Environment Agency is therefore recommended. In terms of the sewerage network it may be necessary for a developer to requisition improvements to the sewerage network to accommodate the new development proposed.
- 3.18 Increased surface water run-off from a development can affect both adjoining sites and more remote sites further downstream by increasing the risk of flooding. Run-off can also physically damage the river environment itself. Where possible the Council will encourage developers to utilise Sustainable Drainage Systems (SuDS), unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate.

Landscaping

- 3.19 Landscaping is a key factor in the overall quality of a completed development, helping to integrate new development with its surroundings. Incorporating existing features such as trees and hedgerows can allow development to be more easily assimilated into its surroundings. Many sites proposed for development include existing natural and semi-natural features that contribute to the visual appeal and character of the area, are important for local biodiversity and in the case of ponds and ditches may regulate drainage of the site. Developers will need to ensure that both hard and soft landscaping is considered as an integral part of all development proposals.

Highway Safety

- 3.20 The majority of new development will, to some extent, require access to the existing transport network. Any new accesses will need to be constructed to a suitable standard to ensure that highway safety is not compromised. Additionally, the traffic generated by a new development should not overburden the existing transport network. Advice on standards can be found in the Suffolk Design Guide. Any planning applications within 3 kilometres of the A12, as well as any large-scale housing or employment (B1 Light Industrial, B2 General Industrial, B8 Storage and Distribution) proposals that could have a potential impact on the A12 will be referred to the Highways Agency for comment. A Transport Assessment including details of a Travel Plan will be required for development which is likely to have significant transport implications. These should be prepared in accordance with the Department of Transport Guidance on Transport Assessment 2007 and included as part of the planning application.

Policy DM02 - Design Principles

Planning permission will normally be granted where the proposed development is sympathetic to the site and its surroundings, particularly in terms of the principles set out in the Suffolk Design Guide and where proposals respect and enhance the identity and character of the site, contribute towards the distinctiveness of the local area, the quality of the built environment and the surrounding landscape.

Development proposals, extensions and alterations to existing buildings and structures will

also be expected to:

- **Protect the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of outlook, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;**
- **Produce developments in keeping with the overall scale, character, layout, site coverage, height and massing of existing buildings, taking into account the relationship between buildings and spaces and the wider street scene or townscape and use appropriate materials for the locality;**
- **Take into account the need to promote public safety and deter crime and disorder through careful layout and design of buildings, car parking areas, landscaping, public spaces and pedestrian routeways;**
- **Provide good access for all, including the integration of facilities for people with mobility impairments, appropriate to the proposed use and the characteristics of the development. This includes access to and within buildings, parking areas, public spaces and highways;**
- **Make provision for access by pedestrians and cyclists as well as provide good links to and from public transport routes. Developers will be expected to retain existing footpaths, cycle routes and bridleways or to make provision for their reinstatement, and to make provision for new routes to link with existing networks. This includes taking opportunities to enhance access to the countryside and the coast through improvements to the rights of way network;**
- **Adequate vehicle parking facilities will be provided by the developer to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with Suffolk County Council's Advisory Parking Standards, including parking for people with disabilities. In exceptional circumstances, the application of these standards may be varied in order to reflect the accessibility of the site by non-car modes or other identified local requirement;**
- **Incorporate measures to minimise water and energy consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling waste, in particular ensuring that adequate bin storage areas are provided;**
- **Ensure that the capacity of local wastewater treatment and sewerage network infrastructure is not exceeded and that the proposals comply with the Water Framework Directive objectives;**
- **Incorporate Sustainable Drainage Schemes unless following adequate assessment, soil conditions and/or engineering feasibility demonstrates this method is inappropriate;**
- **Retain and enhance existing landscaping and natural and semi-natural features on site, for example woodland, trees, hedgerows, ponds, watercourses, geological features. All new developments must include details of new hard and soft landscaping to illustrate how the development could be satisfactorily integrated into the surrounding area and create greenlinks and networks to improve ecological connectivity;**
- **Ensure access to the site that does not compromise highway safety and the traffic generated by the development is capable of being accommodated on the surrounding transport network.**

Low Carbon and Renewable Energy

- 3.21 Waveney District is likely to be disproportionately affected by climate change. Affects include rises in sea and river levels, frequent summer droughts and winter flooding. There are also likely to be changes in the landscape, biodiversity, agricultural land use, recreation, tourism and cultural heritage. Measures to mitigate and adapt to climate change will need to be implemented through a combined approach of planning policy and other delivery mechanisms.
- 3.22 Waveney District Council has signed the Nottingham Declaration on climate change. This is a public

statement of intent to work with the local community and businesses to respond to the challenges of climate change, including reducing greenhouse gas emissions and identifying appropriate mitigation and adaptation measures.

- 3.23 Energy use in buildings accounted for nearly half of UK carbon dioxide emissions in 2005 and more than a quarter of these came from the energy used to heat, light and run homes. The government has set a legally binding target to reduce greenhouse gas emissions by 80% by 2050 based on 1990 levels and government guidance for planning policy and Building Regulations reflect this.
- 3.24 In general, new development will increase total energy demand while concurrently increasing CO₂ emissions thereby running counter to the Government's target. It must therefore be recognised that no real energy or CO₂ reductions are achieved through new development, but it is simply a matter of mitigating additional energy demand.
- 3.25 The Council commissioned a study to assess the potential for renewable energy generation, energy efficiency and sustainable construction which was completed in November 2009. The study identified wind energy, landfill gas and biomass as the major renewable energy technologies available across the District with the greatest potential to meet local future energy needs. The study has also produced an Energy Opportunities Plan (see Appendix 4) to assist in delivering renewable energy opportunities in the District. Further details will be provided in a Supplementary Planning Document.
- 3.26 In large urban locations such as Lowestoft, and in particular, areas subject to considerable development and change, such as the Lake Lothing and Outer Harbour Area Action Plan area, technologies such as district heating networks or combined heat and power (CHP) have significant potential. Heat networks are systems based on the transport of hot water through insulated piping to those connected to an existing heat network to feed heating demands. Combined heat and power systems distribute waste heat from the electricity generation process, bringing greater energy efficiency across a wider area.
- 3.27 These large and medium-scale energy generation technologies should be considered alongside the significant gains that can be made by the upgrading and conversion of existing stock and extensions to existing buildings.
- 3.28 Renewable energy is a broad term covering a range of energy sources where there is no absolute limit on power supply. Sources include wind power, solar power, the movement of water (tidal and other flows) and the combustion or digestion of materials such as crops, wood and waste products. The development of new renewable energy sources brings opportunities for increased diversity and security of energy supply, protecting residents from fuel poverty as well as reducing greenhouse gas emissions that contribute to climate change.
- 3.29 The binding renewable energy target of 15% of total energy to be generated from renewable sources by 2020 can be delivered through a combination of renewable electricity, heat and transport fuel. The Government's 2020 renewable energy target will be delivered through a combination of electricity, heat and transport fuel from renewable sources. Their Renewable Energy Strategy (July 2009) indicates that this is likely to comprise: 30% of total electricity from renewable sources; 10% of total heat; and 10% of total transport fuel.
- 3.30 The energy and heat modelling in the Waveney Renewable Energy and Sustainable Construction Study (November 2009) provides evidence to support the setting of targets for Waveney. It has been shown that setting targets of 215GWh of renewable electricity by 2021 (around 30% of total electricity demand in Waveney) and 157GWh of renewable heat by 2021 (around 12% of total heat demand in Waveney) are challenging but deliverable. The nature of the renewable energy resources in Waveney mean that much of this is likely to be delivered through stand-alone installations such as wind turbine developments, community schemes such as combined heat and power and biomass energy generation.



However, medium and small-scale wind, solar photovoltaics and other technologies will also play an important role.

- 3.31 The Council will seek to support and promote the development of low carbon and renewable energy in principle, to mitigate climate change and protect the distinctive environment of the District. When considering planning proposals in conjunction with policy DM03, further reference should be made to government guidance provided in the Supplement to Planning Policy Statement 1 (PPS1) 'Planning and Climate Change', and Planning Policy Statement 22 (PPS22) 'Renewable Energy'. The Government consulted on a new Planning Policy Statement in March 2010 titled 'Consultation on a Planning Policy Statement: Planning for Low Carbon Future in a Changing Climate', which is set to replace the aforementioned PPS1 and PPS22.
- 3.32 Visual, landscape and biodiversity impacts will be important considerations when deciding planning applications. In particular, proposals will be directed away from Natura 2000 sites and areas of national importance such as the Area of Outstanding Natural Beauty and where they could have an adverse impact on the Broads Authority landscape. The Landscape Character Assessment (April 2008) and Conservation Area Appraisals will be among key tools in assessing impacts.
- 3.33 All technologies have a finite lifespan in which they generate renewable energy. If such technologies become non-functioning for a period of six months it will be expected these are to be decommissioned. Decommissioning of equipment should involve the removal of structures above ground and any underground structures or equipment where practical, necessary and appropriate.

Policy DM03 - Low Carbon and Renewable Energy

Proposals for stand alone energy generation and other CO2 reductions will generally be supported. The District is seeking new renewable energy generation capacity to deliver an appropriate contribution towards the UK Government's binding renewable energy target. Therefore targets for Waveney District include:

- **Approximately 30% electricity from renewable sources by 2021**
- **Approximately 12% heat from renewable sources by 2021.**

Renewable energy schemes will be permitted where:

- **There are no significant adverse effects or cumulative adverse effects upon the landscape, townscape and historic features;**
- **There are no significant adverse effects on the amenities of nearby residents by way of noise, dust, odour or increases in traffic; and**
- **The wider environmental, economic, social and community benefits directly related to the scheme outweigh any potentially significant adverse effects.**

In areas of national importance, large-scale renewable energy infrastructure will not be permitted unless it can be demonstrated that the objectives of the designation are not compromised. Small-scale developments will be permitted where they are sympathetically designed and located, include any necessary mitigation measures and meet the criteria above.

When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.

Sustainable Construction

- 3.34 Reducing CO2 emissions through sustainable construction is important to mitigate the impacts of climate change. The Council is seeking to reduce its carbon footprint and sustainable construction will play an important role. To ensure delivery of sustainable development the Government is to increase the standards set in Part L of the Building Regulations to 2016, when the requirement will be for new homes to be zero carbon.

- 3.35 Prior to the introduction of the zero carbon requirement, the following intermediary step change is proposed to the requirements of Part L of the Building Regulations for dwellings:
- 2013: 25% improvement in regulated emissions (relative to 2010 levels), corresponding to Code Level 4.
 - 2016: Zero carbon in terms of both regulated and unregulated emissions.

- 3.36 The Government has set 2019 as the target for zero carbon standards to be met for non-residential buildings. The incremental increases towards this target have not yet been finalised.

Residential Development

- 3.37 The Code for Sustainable Homes, developed by the British Research Establishment (BRE) and supported by the Department of Communities and Local Government (CLG), sets out a national rating system to assess the sustainability of new residential development. It became mandatory in May 2008 and requires all new homes to have a Code for Sustainable Homes rating. The Code consists of a number of mandatory elements including water and energy efficiency which can be combined with other sustainability criteria (see Appendix 5) including carbon reduction, water, ecology, waste, materials, management and pollution to achieve a credit level rating of between 1 and 6. Issues relating to water, waste and recycling, ecology and land use, pollution and Lifetime Homes are of particular relevance to Waveney. The energy efficiency element of the Code for Sustainable Homes is the same as those set out in the Building Regulations. The mandatory requirements for water and energy efficiency are set out in Table 1. If the mandatory elements for a particular level are not reached, irrespective of the number of other credits, then that code level cannot be achieved. This means that to achieve a full code rating, a range of sustainability measures will have to be incorporated into the building and site design.
- 3.38 The sourcing of construction materials through local suppliers, recycling and the re-use of materials is an important contributor to the reduction of waste and reducing the pressures placed on primary resources. To lower the amount of carbon released during the construction phase of development the sourcing of local materials will be promoted along with the use of recycled material when available and appropriate.

Table 1: Performance levels required to meet Code for Sustainable Homes standards

Code Levels	Minimum Entry Requirements		Total points score out of 100
	Energy Improvement over target emission rates	Water Litres / person / day	
Level 1	Compliance with Part L of the Building Regulations 2010 required	Compliance with Part G of the Building Regulations 2010 required	36
Level 2	Compliance with Part L of the Building Regulations 2010 required	Compliance with Part G of the Building Regulations 2010 required	48
Level 3	0%	105	57
Level 4	25%	105	68
Level 5	100%	80	84
Level 6	Zero Carbon	80	90

Energy Efficiency

- 3.39 Planning Policy Statement 1 (PPS1) 'Supplement on Planning and Climate Change' allows local authorities to require levels of building sustainability in advance of the timetable set nationally where local circumstances warrant them. The Renewable Energy and Sustainable Construction Study (Nov 2009) has shown that meeting the on-site energy efficiency requirements set out in Code Level 3 from 2010 and Code Level 4 from 2013 are viable, however, higher levels expected from 2016 are still uncertain due to cost and current technologies available. Accordingly, Policy DM04 has not set out

requirements beyond Code Level 4. It will be revised closer to 2016 when government policy, available technology and development viability can be reassessed.

- 3.40 The study also identified the total energy usage in Waveney and that there is significant potential to reduce the total energy consumption of the District. Therefore, in addition to the energy efficiency standards set out in the Building Regulations an additional energy efficiency for all new dwellings will be required as set out in Policy DM05.
- 3.41 In the future, it is estimated that two thirds of the existing housing stock will still be in use in the year 2050. To mitigate long-term environmental impacts of climate change, measures to increase their energy efficiency should be considered when conversion or refurbishment takes place. This will not only reduce the total energy required but increase the quality of the individual dwelling and housing stock overall. Such considerations should also be given to extensions to existing buildings so that energy efficiency of the existing structure is not compromised.

Water Resources

- 3.42 Waveney District has a significant level of water stress which is likely to be compounded by climate change. With the anticipated population growth, water resources are expected to be in deficit from 2021 as identified in the Waveney and Great Yarmouth Joint Water Cycle Strategy - Scoping Study (March 2009). Water recycling through the capture and use of rainwater and grey water alongside a reduction in water usage per person are necessary to secure the long-term availability of local water resources in the District.
- 3.43 The main water supply in Waveney is surface water abstraction from the River Waveney at Shipmeadow which is supplemented by a number of smaller groundwater abstraction points. The Environment Agency has indicated that the River Waveney is over-abstracted and there is very limited potential for increased extraction for local aquifers. Aquifers help to irrigate and create some of the key protected landscapes and protected sites of the District. Any increase in water extraction from groundwater sources will only be suitable for non-consumptive purposes such as spray irrigation. The potential for future groundwater resource development in this area is therefore severely limited.
- 3.44 At higher levels of the Code for Sustainable Homes, the mandatory criteria for low water use (80 litres per person per day) effectively means that all new homes will need a grey water recycling or rainwater capture system to meet the requirements. The Waveney Renewable Energy and Sustainable Construction Study (Nov 2009) has shown that the requirements for full Code Level 4, as mandatory in the Code for Sustainable Homes, are viable and should be met up to 2016. However, beyond this Code Level there are viability issues with regard to available technology and cost associated with the water usage requirements. Inclusion of water requirements beyond Code Level 4 would currently add significant financial burden to a development and would increase its energy consumption. Policy DM04 will need to be reviewed closer to this time, taking into account changes in Government policy and technological advances.

Non-Residential Development

- 3.45 BREEAM (BRE Environmental Assessment Method) was launched in 1990 to minimise the adverse effects of non-residential buildings on the environment and sets standards that are higher than those stated in Part L of the Building Regulations. As with the Code for Sustainable Homes, BREEAM enables the environmental implications of a new building to be assessed at the design stage by independent assessors to provide an 'easy to understand' comparison with other similar buildings. An overall rating of the building's performance is given using the terms Pass, Good, Very Good, Excellent, or Outstanding. The rating is determined from the total number of BREEAM criteria met, multiplied by their respective environmental weighting. These criteria include: management, health and well-being, energy, transport, water, materials and waste, landuse and ecology and pollution. The Government recently completed a consultation titled 'Zero carbon for non-domestic buildings: Consultation on policy options' (Nov 2009). It is the intention of the Government to make policy more consistent between domestic and non-domestic new buildings through the introduction of a Code for non-domestic buildings.
- 3.46 The Waveney Renewable Energy and Sustainable Construction Study (Nov 2009) has shown that

setting a BREEAM standard of 'Very Good' for schools or office buildings equal or greater than 1000m² gross floorspace should be viable for a majority of developments. Therefore this has been adopted in Policy DM04, despite being a higher standard than Building Regulations.

- 3.47 It will be in the interests of the home owner to maintain on-site low carbon and renewable energy technology to guarantee the continuing financial return on the investment through the Government Feed-in Tariffs and Renewable Heat Incentives. Should the on-site technology become non-operational it will be expected that a replacement renewable energy source(s) will be installed to meet the criteria set out in the Building Regulations and planning requirements.
- 3.48 More information and supporting guidance will be provided within a Sustainable Design and Construction Supplementary Planning Document.

Policy DM04 - Sustainable Construction

All new residential developments in Waveney are required to meet full Code for Sustainable Homes standards or equivalent. These requirements will come into effect once successive updates to Part L of the Building Regulations become mandatory:

- **At least Code level 3 will be required for all new homes from October 1st 2010**
- **At least Code level 4 will be required for all new homes once updates to Part L come into effect (currently scheduled for 2013).**

All new schools or office developments in Waveney of equal or greater than 1000m² gross floorspace are required to achieve the BREEAM "Very Good" standard or equivalent, with immediate effect.

Planning applications will require submission of interim Code for Sustainable Homes certificates or design stage BREEAM certificates as appropriate, in order to demonstrate compliance. Planning conditions will require submission of final Code certificates and post-construction BREEAM certificates, as appropriate. Conditions will not be discharged until compliance has been demonstrated in this way.

Both the Code for Sustainable Homes and BREEAM related requirements may be varied where it can be demonstrated that they are not feasible or viable.

Carbon Emissions and Carbon Compliance

Energy Opportunities Plan

- 3.49 There is a clear framework throughout national policy for inclusion of CO₂ emissions targets and higher energy and carbon performance standards than those set in the Building Regulations.
- 3.50 To deliver the targets set by the Government, an Energy Opportunities Plan (Appendix 4) will act as the key spatial plan for delivering energy projects in Waveney. The Plan will also be used to inform other policy making and investment decisions taken by the local authority and its partners.

Carbon Compliance

- 3.51 In July 2009 the Minister for Housing and Planning confirmed the policy to require all new homes to be zero carbon by 2016 and set out the proposals which will be taken forward to implement it. This addressed the concern that the original definition, which followed the definition of Code for Sustainable Homes level 6, would not be feasible or viable on many sites.
- 3.52 Developments will not be required to achieve zero carbon emissions entirely within the site boundary. There will be a minimum requirement for emissions savings through energy efficient design of the building services and building fabric; the amount to be determined by the Government. Further measures will be required to achieve 'carbon compliance' onsite, bringing the emissions savings onsite

up to 70% by 2016 rather than 100% as previously required by Building Regulations. These measures can include building integrated renewable energy, additional energy efficiency features and connection to a heat network.

- 3.53 The residual CO₂ emissions beyond carbon compliance in 2016 are to be dealt with through 'allowable solutions'. Likely allowable solutions include:
- Further carbon reductions on site;
 - Energy efficient appliances;
 - Advanced forms on building control system which reduce the level of energy use in the home;
 - Exports of low carbon or renewable heat from the development to other developments;
 - Investments in low and zero carbon community heat infrastructure.
 - Other allowable solutions remain under consideration.
- 3.54 The Waveney Renewable Energy and Sustainable Construction Study (2009) explored the viability of accelerating the move towards zero carbon for new residential and non-residential buildings. Table 4 sets down the Council's carbon reduction standards for new homes from 2010. For non-residential buildings the additional 15% will be encouraged from 2010 to 2019 when zero carbon standards are to come into effect. This additional 15% can be met through a combination of energy efficiency measures, on-site low carbon and renewable technologies and connection to a heat network, either on or off-site. For clarity, taking the second row of Table 2 as an example - where the Building Regulations target is for 25% reduction on regulated emissions, the residual regulated emissions are 75%. A 15% reduction of 75% is 11.25%. By adding 25% and 11.25% a total target of 36.25% is achieved.

Table 2 Comparing Waveney District Council Policy DM05 with Building Regulations Part L standards

Carbon Compliance Required for Residential Buildings			
Period	Building Regulations Part L (October 2010)	Waveney District Council (Additional carbon reduction after Building Regulations)	Total Carbon Reduction
2010-2013	0%	15%	15%
2013-2016	25%	11.25% (15% of 75%)	36.25%
Post 2016	70%	Allowable Solutions	Zero Carbon

Policy DM05 - Carbon Emissions and Carbon Compliance

Decentralised, low carbon and renewable energy is a priority for Waveney District Council. Planning applications for new development in Waveney will need to demonstrate how they contribute to delivery of the renewable energy targets set out in Policy DM03.

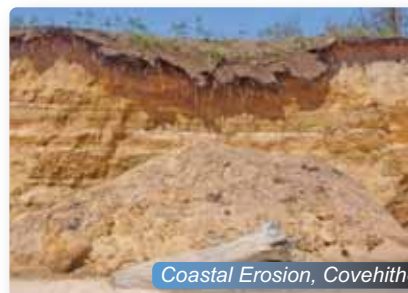
All new buildings will be encouraged to achieve a 15% reduction in residual CO₂ emissions after Building Regulations Part L compliance has been demonstrated having regard to feasibility and viability. This can be achieved through "carbon compliance", i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies and directly connected heat (heat source not necessarily onsite).

Planning applications will be required to submit documentation clearly showing the Target Emission Rate (TER) and Dwelling Emission Rate (DER) / Building Emission Rate (BER) along with details of how the CO₂ emission requirements will be achieved.

4. Coastal Erosion

Coastal Change Management Area

4.1 The coastal zone within East Anglia offers places for tourism, wildlife, maritime industry and employment. Where the coastal zone occurs within the urban area there are often competing uses. In Lowestoft, for example, the coastal zone is important for the port and North Sea related uses, tourism and leisure, residential, general industrial and commercial uses, all of which are concentrated within a relatively small area.



4.2 The region suffers from some of the most dramatic losses of land in the country through coastal erosion. Natural processes of erosion, accretion and flooding will continue to affect the coastline and estuaries. The nature and extent of coastal management measures will be influenced by and will significantly impact upon coastal communities, the local economy, the natural environment and infrastructure of the area.

4.3 The division of responsibilities for the coastline is generally that the Environment Agency is empowered to carry out viable works to limit the risk of flooding, whilst the maritime District Councils have powers under the Coast Protection Act 1949 to counter the loss of land through coastal erosion.

4.4 The publication in 1992 of Planning Policy Guidance 20 (PPG20), 'Coastal Planning', and Planning Policy Statement 25 (PPS25) 'Development and Flood Risk', in 2006 and more recently the Supplement to PPS25 'Development and Coastal Change' (March 2010), identified the need to bring forward planning policies to deal with the risk of erosion and flooding and their effect on the built environment. Government policy aims to avoid putting further development at risk. In particular, new development should not generally be permitted in areas which would need significant additional effort and investment, either to protect development inland subject to erosion by the sea or to defend land which might be inundated by the sea. In the case of receding cliffs, development should not be allowed to take place in areas where erosion is likely to occur during the lifetime of the building. Policy CS03: Flooding and Coastal Erosion, of the adopted Core Strategy contains criteria for assessing risk from flooding and should be used in conjunction with Policy DM06 in determining planning applications in the coastal areas.

4.5 Decisions on if and how the shoreline is to be managed into the future will be strongly influenced by Shoreline Management Plans (SMP's). Two SMP's cover the Waveney coastline, Sub cell 3b (from Lowestoft Ness to Kelling) and Sub cell 3c (from Lowestoft Ness to Felixstowe). The purpose of an SMP is to determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with proper regard for economic and environmental sustainability. The primary output is an 'intent for management' over a 100 year timeframe. This overarching vision is converted to policy statements for discrete lengths of coast with shared attributes broken down into short, medium and long-term time bands. Revisions to both of the Shoreline Management Plans, under the overall supervision of the Environment Agency and in partnership with Waveney, Suffolk Coastal and North Norfolk District Council's and Great Yarmouth Borough Council, are currently underway and due for adoption early 2011.

4.6 It is anticipated that climate change will create increasing pressure on coastal and estuarine environments in the medium to long-term by impacts including accelerating rates of Sea Level Rise and an increased number of storm events. If this occurs it will significantly increase the effort and cost required to defend against erosion and flood risk. Conversely it is forecast that increasing demands upon public funds, and the need for Governments to prioritise investment in areas of greatest return, will limit investment in coastal management in rural areas of relatively low asset value. There are therefore potentially significant uncertainties concerning the delivery of policy over the Waveney coastline, particularly for locations including Corton village, parts of Lowestoft and parts of Southwold. The potential impacts are not only in terms of individual properties at risk of loss or damage, but also the wider impacts on the local economy, local communities, the natural and built environment and infrastructure.

- 4.7 PPG20, now superseded, recommended that Local Planning Authorities adopt a precautionary approach for land affected by coastal erosion or instability. The PPG suggested development should not be allowed to take place where erosion is likely to occur during the lifetime of the building, i.e. 100 years for residential and 20 years commercial.
- 4.8 The supplement to PPS25 'Development and Coastal Change' suggests that while a precautionary approach to new development is appropriate, a reasonable balance needs to be taken so as not to prevent development that would pose little or no risk to people and/or property, in the interests of maintaining the vitality and viability of coastal communities and help to alleviate blight.
- 4.9 The area seaward of the line on the Proposals Map (DM06) indicates the area forecast to be affected by coastal erosion based upon output from the two Shoreline Management Plans for the long-term (up to 2105). Although there is uncertainty surrounding delivery of defence works indicated in the Shoreline Management Plans the line assumes that the intent of management for each frontage will be achieved via delivery of the stated management policies and is the line referred to by Core Strategy Policy CS03: Flooding and Coastal Erosion. The SMP's however, identify policy statements and forecast shoreline position in three epochs (up to 2025, 2025 to 2055 and 2055 to 2105). This breakdown provides valuable information allowing an assessment of when a particular property or new development site is likely to be at risk and is deemed the best information available, unless an individual applicant produces a site specific Coastal Erosion Vulnerability Assessment with new data to update the SMP findings.
- 4.10 In recognition of the risks, development within the 100 year coastal erosion risk area (2005 baseline) needs to be carefully controlled. Areas shown in the SMP as being at risk in the first epoch i.e. up to 2025 are those where there is currently no effective defence or where existing defences are likely to fail within the period. Here only a limited range of types of development directly linked to the coast, such as beach huts, cafes, car parks and sites used for holiday or short let caravan and camping will be permitted subject to time-limited planning permissions. Areas within the medium-term erosion risk area i.e. those areas likely to be affected by erosion between 2025 and 2055 may be suitable for development such as extensions including householder development. In the long-term risk areas (i.e. from 2055 to 2105) uses such as hotels, shops, offices and leisure uses requiring a coastal location and providing social and economic benefits for coastal communities may be acceptable. Within this context, favourable consideration may also be given to the redevelopment or upgrading of existing development, for example holiday facilities and relatively small-scale development associated with existing buildings, such as extensions to existing properties and some commercial development may also be acceptable. However, new dwellings will not be permitted within this area.
- 4.11 A Supplementary Planning Document 'Development and Coastal Change' will be prepared in consultation with key landowners, operators and other stakeholders to explain the different approach needed for different types of development and land use. It will also clarify the nature of development that could be appropriate in an at risk location and the circumstances where it could be permitted.
- 4.12 To meet the objectives of Policy CS03 of the Core Strategy, any proposals for development within this area and 30 metres landward of the Coastal Change Management Area indicated on the Proposals Map, must be proven appropriate and sustainable when assessed against the management objectives identified within the relevant Shoreline Management Plan, or more detailed strategy plan, as appropriate. Proposals must be accompanied by a Coastal Erosion Vulnerability Assessment and take into account the potential impact upon the development of retreat of the shoreline. Retreat is defined as the landward movement of a cliff, a natural or artificial erosion/flooding defence structure, a dune or a tide mark. Retreat may be caused by ground instability, the action of the sea, collapse caused by groundwater flows, erosion caused by weathering, collapse caused by downward pressure or erosion caused by pedestrian or vehicular traffic or other activity. The vulnerability assessment should be appropriate to the degree of risk and the scale, nature and location of the development. It should demonstrate that new development provides wider sustainability benefits that outweigh the predicted coastal change impact; will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences; does not affect the natural balance and stability of the coastline or exacerbate the rate of change and should consider and identify measures for managing the development at the end of its planned life.

- 4.13 Material eroded from undefended lengths of the coastline has the potential to contribute to the formation of future shorelines and estuaries. The process is potentially beneficial for coast protection because the local beach and near shore sediment system are continually fed, which partly offsets local losses and may lead to accretion or sedimentation elsewhere.
- 4.14 Proposals for privately funded or public works to defend coastal land or property must be assessed in a holistic manner in order to identify and consider potential impacts that disruption to natural processes may cause and to ensure defence measures are technically sound and sustainable in the long-term.

DM06 - Coastal Change Management Area

Any proposals for new dwellings or conversion of existing buildings to residential use, will not be permitted in the Coastal Change Management Area identified on the Proposals Map.

All other new development, redevelopment, extensions to existing property and development or intensification of land uses will only be permitted where it can be demonstrated through the submission of a Coastal Erosion Vulnerability Assessment that it will result in no increased risk to life or significant increase in risk to property.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment.

Planning applications for all development within and 30 metres landward of the Coastal Change Management Area identified on the Proposals Map must be accompanied by a Coastal Erosion Vulnerability Assessment.

Relocation and Replacement of Development Affected by Coastal Erosion

- 4.15 The Core Strategy makes reference to the fact that alternative sites may need to be identified for the relocation of commercial uses such as tourism, that are affected by coastal erosion. For example, the village of Corton has and will continue to be affected by coastal erosion. While in the short-term the existing defences will be maintained the medium to long-term plan for Corton village and the adjacent frontages is not to replace existing defences after failure and to allow the coastline to erode naturally. Loss of property is likely to occur when sea defences fail in around 15 to 30 years time (2025 onwards).
- 4.16 In view of the likely effects of coastal erosion and associated flooding on coastal communities and the local economy, it is considered important to enable property owners and other stakeholders to have an opportunity to contribute to decisions concerning the sustainability of their interests. Hence, there may be circumstances where removal of development from a short-term risk area to a longer-term risk area is appropriate, including sites within or immediately adjacent to existing land holdings, subject to there being no increased risk to life or property. The most up to date information available will be used to determine applications likely to be affected by coastal erosion.
- 4.17 Allowing relocation or replacement development to take place is intended to reduce the impact of blight caused by the uncertainty associated with coastal change predicted by the latest Shoreline Management Plans, and from the loss of investment due to the restrictions on new development in the Coastal Change Management Area. Limitations need to be put on the circumstances in which such new development is allowed in order to help secure the long-term future sustainability of coastal areas and safeguard their sensitive environments.
- 4.18 Policy DM07 includes detailed criteria against which relocation or replacement proposals should be considered. These aim to balance the desire to see adaptation taking place in advance of property loss

in coastal erosion risk areas, with the need to protect the environment. This approach is in accordance with Planning Policy Statement 25 Supplement 'Development and Coastal Change' (March 2010). Various types of relocation proposals may result and the circumstances of each are likely to be unique. The successful implementation of the policy will depend on a suitable balance being met between the viability of the proposal, the needs of the community and the need to safeguard other interests. It may not always be possible to relocate in the vicinity of the original development if for example there would be an adverse impact upon sites of landscape value or neighbouring uses. Negotiation will be central to such proposals and timing will be critical to ensure no delays are encountered between completion of the new development and demolition or re-use of the existing premises.

- 4.19 It should be noted that the replacement of residential property is covered by Policy DM22 Housing Development in the Countryside - Replacement of Housing affected by Coastal Erosion.

Policy DM07 - Relocation and Replacement of Development Affected by Coastal Erosion Risk

Proposals for the relocation and replacement of community facilities, commercial and business uses that are considered important to coastal communities affected by coastal erosion will be permitted, provided that:

- **The proposed development replaces that which is forecast to be affected by erosion within 20 years of the date of the proposal;**
- **The new development is located an appropriate distance inland with regard to the Coastal Change Management Area indicated on the Proposals Map and other information in the relevant Shoreline Management Plan and where possible it is in a location that is close to the coastal community from which it was displaced;**
- **The existing site is either cleared and made safe or put to a temporary use beneficial to the local community;**
- **The proposal should result in no adverse effect upon the landscape, townscape or biodiversity of the area.**

5. Employment


Existing Industrial Areas and Other Employment Sites

- 5.1 The East of England Plan (2008) requires the Waveney local development documents to include policies to assist in securing the growth of 5000 jobs from 2001 - 2021 to enable urban renaissance, economic regeneration, social inclusion and rural diversification. Included in this target are those related to B1, B2 and B8 uses. Policy CS07: Employment, of the Core Strategy sets out objectives to achieve these job growth targets in the District through the supply of employment land. Although the intention is to abolish the Regional Spatial Strategy the jobs growth targets remain a priority for Waveney to achieve social and economic regeneration for the District. Lowestoft is an important strategic employment location and the Lake Lothing and Outer Harbour Area of Lowestoft will be developed as a strategic employment site through the Area Action Plan.



- 5.2 In 2006, the District Council commissioned an Employment Land Study to assess both the demand and supply of land in Waveney, to help meet future needs. The study shows that the majority of sites are still required to provide a range of premises. It is therefore essential that designated employment land, with the exception of parts of the Lake Lothing area, is protected from other non-employment uses and to ensure that adequate land and premises are available to support and regenerate the local economy. Employment land to be protected in the Lake Lothing area will be defined in the Area Action

Plan. The Site Specific Allocations Development Plan Document includes areas for additional employment land across the District.

- 5.3 Existing employment areas are identified on the Proposals Map and include Oulton Industrial Estate and South Lowestoft Industrial Estate in Lowestoft (Beach Industrial Estate is located in the Area Action Plan Area); sites in Beccles include the Business Park, Benacre Road, London Road/Cromwell Road, Gosford Road and Common Lane North; Southend Road, Clays Printers, Buxted Chickens and Hillside Road East in Bungay; Blyth Road Industrial Estate, Norwich Road Industrial Estate and Bernard Matthews in Halesworth and Fountain Way Industrial Estate in Reydon. Within these areas, including existing employment areas within the Area Action Plan area, only B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses will generally be acceptable. In accordance with Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth' and Core Strategy Policy CS10 'Retail, Leisure and Office Development', B1(a) office uses, should be located in town centres. To protect employment sites from inappropriate development and uses, a policy that aims to prevent changes of use other than to B1, B2 and B8 uses is essential to ensure that a good supply of employment land is available. It is accepted that some non-trade retailing is carried out as being ancillary to the main use of industrial and warehousing premises. The retail element should not however be allowed to become the predominant use.
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- 5.4 While national policy guidance contained in PPS4 makes it clear that A1 (retail) uses should not be located in employment areas, there are some instances where quasi-retail uses, such as car showrooms, tyre and exhaust centres, builders merchants and similar uses are not suitable in town centre locations due to their size and characteristics. To date they have usually been accommodated on industrial estates, which can cause conflict between heavy goods vehicles and general car traffic. Such uses would therefore be more appropriately located on the main road frontages of existing employment areas. New employment areas allocated in the Site Specific Development Plan Document will be subject to separate policy requirements.
- 5.5 During the early development of Lowestoft and the market towns, employment uses often operated in residential areas and some of these firms and industries remain today, particularly in central Lowestoft. In the interests of residential amenity, the expansion of general industrial uses or the setting up of new light industrial units in predominantly residential areas will only be allowed where there is no additional adverse impact for neighbours. Storage and distribution uses will be resisted outside the allocated or existing employment areas as these uses are usually served by large numbers of heavy vehicles which can lead to congestion and loss of residential amenity.
- 5.6 Where businesses wish to expand onto adjacent land it will be necessary to demonstrate that land within the Existing Employment Area cannot reasonably be used and that the proposal will not cause significant harm to surrounding land uses and be intrusive in the landscape. In areas such as Beach Industrial Estate on Whapload Road in Lowestoft, particular care will be needed to ensure that any new development respects and enhances the setting of the High Street Conservation Area.

Policy DM08 - Existing Employment Areas and Other Employment Sites

Existing employment areas are identified on the Proposals Map.

Within these areas applications for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses will be permitted subject to proposals not having a significant adverse impact on surrounding land uses.

Where expansion of B1, B2 and B8 uses cannot reasonably take place within an existing employment area, development will be permitted on adjacent sites subject to the above and no

significant impact on the landscape.

The use of employment sites for purposes other than B1, B2 and B8 will rarely be appropriate unless it can be proven to the satisfaction of the Council that the proposed use cannot be located within a town centre.

Exceptionally quasi-retail uses (not A1) such as car showrooms, tyre and exhaust centres, building material stores and sale areas, may be permitted on the main road frontages of existing employment areas which have good access to a range of transport options. Such development should not be detrimental to highway safety or prejudice the efficient and effective use of the remainder of the employment area.

Outside allocated and existing employment areas, where the site is within a settlement boundary as defined in Policy DM01 (Physical Limits), provision of land for employment uses, the expansion of existing sites and the change of use of existing employment sites to an alternative employment use will generally be supported subject to detailed design considerations.

Outside allocated or existing employment areas, the redevelopment of employment land will be permitted where the present use harms the character or amenities of the surrounding area and it can be demonstrated that an adequate local supply of land or units for employment use is available.

Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use

- 5.7 There is a large stock of farm and other buildings in the countryside. The Council is keen to encourage farm enterprises to diversify into new agricultural and non-agricultural activities that will not only help sustain Waveney's rural economy but are also compatible with the rural character and landscape.
- 5.8 This policy seeks to make the best possible use of existing buildings either through their re-use or redevelopment. The re-use of buildings can not only assist in the diversification of the rural economy but also reduce the demand for new buildings and the loss of agricultural land. Government guidance in Planning Policy Statement 4 'Planning for Sustainable Economic Growth', encourages the re-use of appropriately located and suitably constructed existing buildings in the countryside for economic development as well as other uses.
- 5.9 The conversion of rural buildings will generally be preferable to their replacement due to the reduced impact on the character of the site or the wider area. New build development will be discouraged. However, the Council recognises that sometimes benefits may be achieved through the replacement of poor quality buildings and the provision for employment opportunities.
- 5.10 The replacement of redundant poor quality rural buildings with buildings suitable for employment purposes can help achieve a number of objectives. This includes the provision of jobs in rural locations which have suffered as a consequence of the decline in employment in agriculture. In addition, replacement can sometimes offer significant improvements to the appearance of rural landscapes, particularly within designated areas such as the Area of Outstanding Natural Beauty.
- 5.11 However in some cases the replacement of redundant buildings can be less desirable. Some rural buildings contribute significantly towards the character of the area in their existing form. In other instances the location of the site may not be appropriate for any employment use.
- 5.12 Proposals for the replacement or conversion of a redundant building for residential purposes will be treated as an application for a new dwelling in the countryside and will not usually be permitted. Policy DM22 'Housing Development in the Countryside' should be used to determine planning applications for this type of development.
- 5.13 In accordance with Core Strategy Policy CS13: Tourism new tourist accommodation and attractions

should be located in areas that have good connectivity with other tourist destinations and amenities, particularly by public transport, walking or cycling. Development would normally be expected to be located in or close to Lowestoft and the market towns, the larger village coastal resorts of Corton and Kessingland, and other villages where local services, facilities and public transport reduce the need to travel by car. However, to allow farm diversification, conversion to tourism uses of vacant farm buildings that are part of a farm complex and close to or adjacent to larger villages uses may be acceptable.

- 5.14 In determining planning applications for the re-use, conversion or replacement of rural buildings, Core Strategy Policy CS07: Employment, should be given due consideration. It states that 'outside the towns proposals to diversify the rural economy and contribute to farm income will be encouraged where they are located in or adjacent to the larger villages. The development should be of a scale and character appropriate to the location and there should be good access to the transport network and public transport'.
- 5.15 Due consideration should also be given to the essential breeding and roosting sites for birds and bats that rural buildings can provide. In this respect the requirements of Policy DM29 'Protection of Biodiversity and Geodiversity' should be applied. Other important policies to consider include Policies DM02 'Design Principles', DM27 'Protection of Landscape Character' and DM30 'Protecting and Enhancing the Historic Environment'. Policy CS03: Flooding and Coastal Erosion of the adopted Core Strategy contains criteria for assessing risk from flooding and should be used in conjunction with Policy DM09 in determining planning applications.

Policy DM09 - Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use

The conversion and re-use of vacant rural buildings for non-residential and employment uses will be permitted if the building is a redundant, permanent structure capable of being converted without major reconstruction and the proposal respects the form and character of the existing building.

The replacement of vacant rural buildings with new buildings for non-residential and employment uses will only be permitted where the building(s) to be replaced is of permanent design and construction and there would be significant environmental gain from the replacement of the building(s) in terms of improvements to visual amenity, landscape impact, sustainability or pollution prevention, or the replacement building would significantly improve the setting of a Listed Building or an area of high landscape or conservation value.

Replacement building(s) must be similar in size and scale to the buildings that are being replaced and of a design that would be appropriate to the character or appearance of the surrounding area.

In both cases the type and scale of the proposed use must be appropriate to its location; in particular the use should not generate significant traffic movements in unsustainable locations and should not conflict with neighbouring uses. Any associated external storage, parking and other associated paraphernalia must not appear visually intrusive in the landscape.

In both cases the buildings proposed for replacement or conversion should ideally be located in or adjacent to a larger village where there is good access to the highway network and public transport.

Conversion to tourism uses will be permitted subject to the above criteria and where buildings are well related to an existing complex of farm buildings.

Retailing, other than in the form of a farm shop associated with an established farm holding will not be permitted.

6. Retail, Leisure and Office Development

- 6.1 Government policies require new shops and leisure facilities to be located mainly in existing town centres. Thriving towns are fundamental to sustainable development, as central locations provide hubs for a range of services and facilities with good access to public transport. The employment opportunities generated by services and facilities in towns contribute to the creation of sustainable communities and the vitality and viability of town centres.
- 6.2 On the basis of the Waveney District Retail and Leisure Study (DTZ 2006), and in accordance with PPS4 'Planning for Sustainable Economic Growth', local development documents are required to identify the centres within their areas where development will be focused and define the areas on the Proposals Map. Policy CS10: Retail, Leisure and Office Development, of the Core Strategy identifies the main town centres of Lowestoft, Beccles, Bungay, Halesworth and Southwold as the preferred locations for additional retail, leisure and office uses, followed by the district centres of Kirkley (London Road South) and Oulton Broad (Bridge Road) playing a supporting role.

Town Centre Boundaries

- 6.3 Defined town centre boundaries in previous Local Plans have worked well in focusing town centre uses within specific areas. The policies associated with these designations seek to ensure that the town centres remain as the key retail areas within the District. Changes of use to non-retail uses are restricted and (in line with PPS4) proposals for retail development should look to locate within the town centre boundaries before considering alternative out-of-centre sites. Sites within town centres will be expected to be used for retail, leisure and other town centre uses.
- 6.4 The 2006 Retail and Leisure Study assessed the town centres and considered the likely changes in available expendable income within the District and surrounding catchment area between 2006 and 2021. Using these figures the study predicted that there was unlikely to be significant capacity for additional retail provision in the short to medium-term. The majority of the likely future requirements are anticipated to be for comparison floorspace (non-food shops).
- 6.5 The Retail Study concluded that most additional retail development should focus on the larger town centres of Lowestoft, followed by Beccles. Where more up to date evidence is available on local needs, such as the Halesworth Town Centre Retail Needs and Opportunity Assessment (January 2010) this will be used in addition to the strategic assessment to consider new proposals for retail development. In Lowestoft it is expected that most of this growth will take place in the Lake Lothing and Outer Harbour Area Action Plan area, extending the town centre southwards towards the water frontage. As a consequence, with the exception of this area, no significant town centre expansions or out-of-centre shopping areas are to be allocated within the plan area. Instead, the Council intend to continue to protect and enhance existing town centres.



Southwold Town Centre

Policy DM10 - Town Centre Boundaries

Proposals for new retail and leisure development will be permitted within the town centres of Lowestoft, Beccles, Bungay, Halesworth and Southwold as identified on the Proposals Map. Within these areas proposals for change of use of ground floor premises from Class A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), D2 (assembly and leisure) and sui generis leisure uses to other uses will not be permitted.

Lowestoft Town Centre Main and Core Shopping Streets

- 6.6 Within Lowestoft town centre a number of streets are identified as main or core shopping streets. As identified on the Proposals Map, these comprise of the length of London Road North and adjoining streets stretching from Pier Terrace in the south to the High Street in the north, including the Britten Centre. The configuration of the streets results in a linear town centre with a concentration of shopping activity in a 'core shopping area' from Station Square/Waveney Road to just north of Regent Road.
- 6.7 The area south of the junction of London Road North and Suffolk Road lies within the 1st East Urban Regeneration Company Area Action Plan (AAP) area. Development will be predominantly guided by this plan, and as indicated in Core Strategy Policy CS10: Retail, Leisure and Office Development, will provide an extension of Lowestoft town centre southwards. The boundary of the town centre extension will be defined in the Area Action Plan. The aim is to bring the town centre closer to the waterfront, encourage regeneration of the area with a mix of town centre uses, including residential and help join up the north and south sides of Lowestoft.
- 6.8 In the main shopping streets, with the exception of the core shopping area, shops, financial and professional service, restaurants and takeaways will generally be acceptable. It is beneficial to attract these uses into town centres because it is the most accessible location for the town as a whole. A variety of leisure uses can also add to the vitality of the town centre, especially during the evening. To maintain this vitality it is necessary to resist changes of use to anything other than those in Use Class A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways), D2 (assembly and leisure) and sui generis leisure uses.
- 6.9 In the core shopping streets dilution of retail uses would be harmful to the character of the town centre as a whole. Consequently the vitality and viability of the town centre and its role in the retail hierarchy would be adversely affected. Financial and professional services (A2) in these locations can interrupt the flow of shopping frontage and dissuade shoppers from seeking out retail uses beyond. A grouping of such services can create a dead frontage, which is harmful to the overall perception of the town centre and its viability. Policy DM11 will therefore seek to resist them in this area. Food and drink outlets, including restaurants and cafes (A3) and pubs (A4) can add vitality and are therefore considered acceptable within the core shopping area. However their cumulative impact must be taken into consideration. Hot food takeaway (A5) uses will not be permitted in the core shopping area as these uses can create 'dead' frontages during the day.
- 6.10 The intention of these designations is to preserve and enhance the vitality of the town centre and ensure that uses appropriate to a town centre are retained there. Without such policies shops may be lost and the town centre may deteriorate.

Policy DM11 - Lowestoft Town Centre Main and Core Shopping Streets

Proposals for the change of use of ground floor premises located in the Main Shopping Streets in Lowestoft as identified on the Proposals Map, to uses other than A1 (retail), A2 (financial and professional services), A3 (restaurant and cafes), A4 (drinking establishments) and A5 (hot food takeaways) will not be permitted. D2 (assembly and leisure) and sui generis leisure uses will be permitted in the Main Shopping Streets.

In the Core Shopping Streets in Lowestoft as identified on the Proposals Map, applications for the change of use of ground floor premises from Use Class A1 (retail) to Use Class A2 (financial and professional services) will not be permitted. Proposals for changes of use to A3 (restaurant and cafes) and A4 (drinking establishments) will be permitted where they would have no significant impact either individually or cumulatively on the retail function and overall viability of the centre.

Proposals for the change of use of ground floor premises in the Core Shopping Streets to Use Class A5 (hot food takeaways) will not be permitted.

Office Areas in Lowestoft Town Centre

- 6.11 The previous Local Plan policy of only allowing changes of use to offices in particular locations has been successful in protecting the core and main shopping streets (Policy DM11) in the town centre. It has also ensured that residential accommodation remains available close to the centre of Lowestoft in order to retain an appropriate mix of uses.
- 6.12 Within the Lowestoft town centre area (as defined by Policy DM10) there are a number of areas identified as being suitable for office use and these are identified on the Proposals Map. Outside of these areas the change of use of buildings from residential or other uses to office use will not be permitted.
- 6.13 While new office development will be restricted to the defined office areas, a recent survey has indicated that there is capacity for further small-scale office development in these areas without the need to extend the current boundaries. It is also anticipated that offices will be provided within the Area Action Plan area to support regeneration objectives and provide additional employment within the town.

Policy DM12 - Office Areas in Lowestoft Town Centre

Proposals for the change of use of buildings in the Lowestoft Town Centre area to A2 use (financial and professional services) will only be permitted within the defined boundaries of the Office Areas as identified on the Proposals Map.

Outside of the office areas proposals for the conversion of buildings from residential use to Use Class A2 (financial and professional services) will not be permitted.

Kirkley and Oulton Broad District Shopping Centres

- 6.14 The retail strategy in the Core Strategy (Policy CS10), continues to identify, Kirkley (London Road South area of South Lowestoft) and Oulton Broad as 'District Centres' where shops and services will be protected and prevented from changing to other uses. Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth', defines District Centres as a group of shops, separate from the town centre, usually containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library'.
- 6.15 The 2006 Retail and Leisure Study recommends that the Council should continue to consolidate and strengthen the role of Kirkley as a District Centre. Recent environmental improvements in the area have already taken place. In addition, it is anticipated that the area will benefit as a consequence of the initiatives proposed within the nearby Lake Lothing and Outer Harbour Area Action Plan area. A continuation of the previous policy approach of consolidating retail and leisure uses should continue to assist in the regeneration and enhancement of the area.
- 6.16 Changes of use to restaurants and takeaways can be acceptable subject to certain criteria, such as impact on residential amenity. Out of the defined centre new retail development is resisted and the change of use from retail and leisure uses to residential generally permitted. The policy aims to consolidate the retail and leisure offer within Kirkley and enhance the appearance and environment both inside and outside the District Centre boundary. As a consequence of this policy and regeneration initiatives the environmental quality and service provision within the area has gradually improved over recent years.
- 6.17 As with Kirkley, change of use of retail and leisure facilities within the Oulton Broad District Centre to other uses is restricted to ensure the centre remains a viable service centre for both the local community and visitors to the area.

- 6.18 The increase in the number of takeaways has been a cause for concern in both Kirkley and Oulton Broad, with late opening times often being associated with anti-social behaviour that harms the amenity of local residents and the environmental quality of the areas. Concern has been raised that a continuation of this trend could reduce both centres' retail provision making them less attractive for local residents and thereby potentially affecting the viability of the remaining shops. Recent changes to the Use Classes Order now make a distinction between other forms of food and drink outlet and hot food takeaways, which allows the Council to take a more specific approach to takeaways and their impacts on the locality.

Policy DM13 - Kirkley and Oulton Broad District Shopping Centres

Within Kirkley and Oulton Broad District Shopping Centres proposals for changes of use of ground floor premises from Use Classes A1 (retail) and A2 (financial and professional services) to other non-retail uses including Use Class A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways) will not be permitted.

Proposals for change of use of other premises in the Kirkley and Oulton Broad District Shopping Centre to Use Class A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways) will only be permitted where either cumulatively or individually they have no significant adverse impact on the character, retail function and viability of the centre, residential amenity including noise, fumes, smell and litter, highway safety, parking and community safety.

Local Shopping Centres

- 6.19 The importance of providing and protecting local shopping centres within the urban and rural areas is recognised in Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth'. Local shopping centres are defined as 'a range of small shops of a local nature, serving a small catchment' and may include a small supermarket, post office, sometimes a pharmacy, a newsagent, launderette and hairdresser. Within Waveney few local shopping centres contain all of these shops and services, however, as the Waveney Retail and Leisure Study highlights, these centres play an important role in meeting the day-to-day needs of many people in the District while reducing the need to travel. Local shopping centres therefore fulfil an important role in meeting local needs, particularly for those without access to a car. As a consequence, the areas defined on the Proposals Map, although often not fully meeting the Government's definition, are considered to be sufficiently important to warrant protection. There are 14 local shopping centres identified on the Proposals Map and include, centres at Ashburnham Way, Bittern Green, Carlton Road, Hollingsworth Road, London Road Pakefield, Oulton Road, Snape Drive, The Green, Village Rise and Westwood Avenue in Lowestoft, Famona Road in Carlton Colville, High Street and Field Lane in Kessingland and Hillside Avenue, Worlingham.

Policy DM14 - Local Shopping Centres

Proposals for small-scale retail, leisure and office uses will be encouraged within the 14 local shopping centres identified on the Proposals Map, where the proposed development would be of an appropriate scale to provide an essential service for the surrounding area.

Proposals for the change of use of ground floor premises within the local shopping centres to uses other than A1 (shops), A2 (financial and professional services), A3 (restaurant and cafes), A4 (drinking establishments) and A5 (hot food takeaways) will not be permitted.

Proposals for the change of use of ground floor A1 retail premises within the centres to other "retail" uses (A2, A3, A4 or A5) will only be permitted when there would be, either individually or cumulatively, no significant adverse impact on the character, appearance, retail function, viability and vitality of the centre, on highway safety or on the amenity of neighbouring uses.

Neighbourhood and Village Shops and Facilities

- 6.20 A key objective of the Core Strategy is to improve access to services and facilities, particularly for those people living in the rural areas. Village shops and individual shops within the towns provide important local facilities for the community. They are convenient especially for the less mobile, reduce the need to travel and benefit quality of life, as places for social interaction. In rural areas along with public houses, they also assist in supporting land and water based tourism, thereby contributing to the local economy. Community buildings are also important to local communities, providing opportunities for people to meet and be involved in a range of activities.



Local shops, Carlton Colville

- 6.21 Planning permission is not required for farms wishing to sell their own produce from their land or existing buildings. However, planning permission is required for new buildings to be used for the sale of home-grown produce and imported products from farm shops. In accordance with Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth', proposals for new farm shops should not be developed where they would adversely affect the viability of existing convenience shops within larger villages or other shopping centres. They should be located to avoid creating a built-up character and provide safe and easy access to the local road network.
- 6.22 Proposals for new neighbourhood or village shops and community buildings will usually be supported, subject to the location, impact on existing facilities and detailed design considerations. The loss of local shops and other community facilities will therefore be resisted unless replaced in the local area. Only in exceptional circumstances will the loss of the service or facilities be considered acceptable. Therefore, proposals for their change of use will need to demonstrate that the shopping use or other facility is no longer viable. A proposal for the change of use of an individual shop or facility should include a demonstration that efforts have been made to sell the premises for continued retail or community use, for a period of at least six months. The six month time period could provide an opportunity for local solutions to be developed and consequently to retain the facility within the community.

Policy DM15 - Neighbourhood and Village Shops and Facilities

Proposals to change the use of village or neighbourhood shops, pubs, community centres/halls, and other similar facilities to other uses will be resisted unless a replacement facility of a similar size, quality and convenience is made available to serve the local area.

In exceptional circumstances the loss of a local service or community facility may be permitted if an applicant can demonstrate to the satisfaction of the Council that the facility cannot be made viable in the foreseeable future. Evidence required may include details of previous usage/accounts and, where appropriate, details of a suitably extensive and targeted marketing campaign aimed at finding an alternative owner(s) prepared to take the use on as a 'going concern.' Such marketing should usually be for a minimum period of 6 months at a price appropriate to the established use of the site being marketed. Where appropriate the site should also be offered to the local community for community management.

Applications for new community facilities and services, within, and exceptionally immediately adjacent to, urban and rural settlements will be supported if the proposal meets the needs of the local community, is of an appropriate scale, well related to the settlement which it will serve and would not adversely affect existing easily accessible facilities available to the local community.

New farm shops will be permitted where the scale and scope of retailing proposed will not harm the viability of retail facilities in any nearby town or village, there is safe and easy access to the local road network and the proposal would give rise to only modest additional vehicle movements.

7. Housing

Housing Density

- 7.1 Housing density is about how many homes are built on a piece of land. High densities reduce the amount of land that is needed for development.
- 7.2 In Planning Policy Statement 3 'Housing' (PPS3) the Government advises local planning authorities to encourage housing development that makes efficient use of land. However it also advises that regard should be had to the characteristics of an area and Local Planning Authorities may wish to set a range of densities for different sites and areas. PPS3 also clearly states that the density of existing development should not dictate that of new housing and that imaginative designs and layouts can lead to more efficient use of land without compromising the quality of the local environment.
- 7.3 Waveney has a range of settlements with different housing densities. In terraced streets in Lowestoft and the market town centres, there are high densities between 50 to 70 dwellings per hectare. In more suburban areas such as Carlton Colville this reduces to between 30 - 40 dwellings per hectare. In parts of rural villages such as Wrentham the number of houses per hectare is lower, being only 20 dwellings per hectare. Building at a higher density in Lowestoft and the market towns may help to improve access to, and sustain local services and public transport and minimise the need to travel.
- 7.4 In assessing what density is appropriate, a flexible approach will be necessary to ensure that making efficient use of land does not result in development that detracts from the character of the area. While promoting innovative designs and layouts, the precise density will be determined having regard to the site's accessibility, immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of house types and sizes to meet the community's needs, which will be closely related to the findings in the Great Yarmouth and Waveney Housing Market Assessment (Sept 2007).

Policy DM16 - Housing Density

Proposals for residential development will be permitted provided that the development makes best use of the site in a manner that protects or enhances the distinctiveness and character of the area and takes into account the physical environment of the site and its surroundings.

In all areas the Council will aim to make the most efficient use of land in accordance with PPS3. A minimum density of 30 dwellings per hectare should be achieved across the District however, higher densities will be sought in the most accessible locations such as the central areas of Lowestoft and the Market Towns of a minimum of 50 dwellings per hectare. Lower densities of less than 30 dwellings per hectare will be permitted where considered more appropriate.

Housing Type and Mix

- 7.5 National housing policies focus on the need to ensure that sufficient housing is being built, but also that housing markets are balanced, do not have adverse effects, and that supply across tenure and housing types responds to local need. Government advice set out in Planning Policy Statement 3 (PPS3) 'Housing' states that local planning authorities should encourage an appropriate size and mix of housing to reflect identified local needs.
- 7.6 Demographic and household formation data collected for the Great Yarmouth and Waveney Housing Market Assessment (HMA) (September 2007), revealed a growing increase in smaller households and an ageing population. The HMA therefore recommends a greater emphasis in the future on including smaller 1 and 2 bedroom dwellings in new housing development - where possible to include flats and maisonettes, bungalows or small houses - depending on site and neighbourhood considerations. This

would provide far greater opportunities for first time buyers, and for older people under-occupying larger properties who would like to downsize. The majority of recent house building in Waveney has been for 3 and 4 bedroom properties and as a result, the opportunities to buy a smaller home have been reduced.

- 7.7 The demographic profile of the District's population indicates that it would be reasonable for up to 30 to 40% of all new dwellings across the District to be designed for single people and couples, but taking a flexible approach to the needs of neighbourhoods and communities. It is recommended that two bedded accommodation (rather than one) is likely to provide flexibility and meet aspirations for space where feasible.
- 7.8 Large-scale new developments planned in the Area Action Plan area of Lake Lothing in Lowestoft will make up a very substantial proportion of new housing within the lifetime of the Plan. The HMA has demonstrated that building a greater proportion of smaller dwellings will respond to the demographic profile, but development focusing too strongly on flats could result in poor quality residential areas adversely affecting community development. An imaginatively designed mix of dwelling types and tenure with effective spatial planning is therefore essential.
- 7.9 The HMA indicates that there is a shortage of flats for sale in most areas, except where former Council properties are available. However, large scale flat developments could be problematic, as detailed above. Clearly there is also a need to ensure that some larger properties, including four bedroom dwellings, are provided to attract families and provide move on accommodation from smaller properties and to assist second time families.
- 7.10 In the market towns and rural areas, opportunities for development are likely to be limited. It is particularly important therefore that dwelling mix is balanced, prioritising smaller properties, which will tend to be more accessible to first time buyers or to older home-owners wishing to down size.
- 7.11 The HMA also highlights the need to give urgent consideration to creating more options for older people. At the time of the 2001 census, about one in four residents was over the age of 60 and one in ten over the age of 75. These proportions contribute to the high rates of single households, particularly in some localities. Small-scale development designed with security and support in mind could be useful. The data contained in the HMA also indicates that planning authorities should give priority to the issue of Lifetime Homes and how these standards should be adopted to help address future needs of accessibility and adaptability of new homes whatever the tenure. Adoption of the standards does not obviate the need for further adaptations but it will substantially reduce both need and cost. Joseph Rowntree Foundation research indicates that adaptation costs could be 50% less on such homes.
- 7.12 The Code for Sustainable Homes (the Code) was introduced in April 2007 and became mandatory in May 2008 (see Policy DM04). The Lifetime Homes standards are now mandatory at Code level 6. From 2010 they will be mandatory at Code level 4 and in 2013 at Code level 3. It is suggested that a proportion of all new homes shall be designed to the Lifetime Homes standard as detailed above. More information on the Code for Sustainable Homes and Lifetime Homes can be found at www.communities.gov.uk/thecode.

Policy DM17 - Housing Type and Mix

Proposals for residential development should take into account the Housing Market Assessment in determining the mix of unit sizes and types on any particular site.

To address the long-term requirement for smaller properties, up to 30 to 40% of all new dwellings across the District should be designed for single people and couples. This should comprise of 1 but preferably 2 bedroom accommodation i.e. flats, maisonettes, houses and bungalows.

In the Area Action Plan area of Lake Lothing, Lowestoft, particular attention should be paid to building mixed and balanced communities that integrate with surrounding residential areas. This will require a full range of high quality dwelling types and sizes, including addressing the accommodation requirements of smaller households, families and an ageing population.

The provision of purpose built and/or specialist accommodation for the elderly will be supported in appropriate locations within selected settlements in accordance with policy DM01.

A proportion of all new housing shall be built to 'Lifetime Homes' standards as set out in the Code for Sustainable Homes.

Affordable Housing

- 7.13 House prices in Waveney have risen significantly over the last few years. Although the current economic downturn has had some impact house prices remain relatively high compared with average household incomes which remain low. High house prices have exacerbated the ability of households to enter the housing market and increased the need to provide affordable housing. Affordable housing is defined in Planning Policy Statement 3 (PPS3) 'Housing', as housing 'including social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market'.
- 7.14 The Government has made clear in PPS3 that a community's need for a mix of housing types, including affordable housing is a material consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs - as assessed by up-to-date surveys and other information - local development plans should include a policy seeking affordable housing in suitable housing developments.
- 7.15 In the interests of achieving mixed and balanced communities and integrating affordable housing into a larger scheme, affordable housing should be distributed throughout the development as individual properties or in small groups. It will also be important that the quality, design and aesthetic appearance of affordable housing is high and blends into the overall development of any site.
- 7.16 The Waveney and Great Yarmouth Housing Market Assessment (HMA) completed in 2007 provides detailed evidence indicating that there is significant need for affordable housing across the Sub-Region. It identifies a need to provide 709 affordable dwellings per annum (484 for Great Yarmouth Borough, 225 for Waveney District) over a period of 5 years up to 2012 and suggests 30% of all new housing in Waveney should be affordable. The HMA is currently being updated. Revised figures are due to be released Spring 2010, however early indications are that the level of affordable housing required to meet local need is unlikely to reduce.
- 7.17 In view of the problems of very low household incomes in the District and amongst new social housing tenants, the findings of the HMA advise that the majority of new affordable homes should be for social rent. There may be some potential for intermediate market housing, whether for rent or shared equity, however the evidence contained in the HMA indicates that the proportion of this type of affordable housing should not be more than 10%.
- 7.18 PPS3 sets an indicative minimum site-size threshold of 15 dwellings for providing on-site affordable housing. However, it allows for lower thresholds to be set where they can be justified by local circumstances and, in rural areas, where it contributes to the creation of mixed and sustainable rural communities. Given the findings of the HMA and the large numbers of dwellings which have historically been developed on sites accommodating less than 15 dwellings, there is strong justification in Waveney for adopting site-size thresholds that are below the indicative national minimum.
- 7.19 Advice in PPS3 also requires viability assessments to justify the setting of affordable housing targets and thresholds. More recently, the need to undertake viability studies has been confirmed by the Homes and Communities Agency (HCA) in a Good Practice Note published in July 2009. The note specifically deals with viability in the context of the economic downturn and possible future changes to values and costs over time. Of particular relevance is the consideration of future proofing viability assessments for the purpose of policy setting to take account of the whole plan period.
- 7.20 The Affordable Housing Viability Study (Sept 2009), commissioned by the local planning authority,

assesses the impact upon economic viability of a range of affordable housing policy options. It assesses combinations of threshold, site sizes and densities, percentage quotas, tenure mixes and grant assumptions and provides an evidence base to support Policy DM18 in relation to the delivery of affordable housing in Waveney. More importantly the study looks at the current economic situation and future scenarios covering the plan period. The Council will monitor market conditions and, if they vary significantly from those on which the percentages in Policy DM18 are based, they will be reviewed and revised as appropriate.

- 7.21 In undertaking the affordable housing viability assessment, the viability of a range of housing developments across the District has been assessed. Five sub-market areas have been covered; Lowestoft (1), Beccles, Bungay and Worlingham (2), Rural Waveney (3), Halesworth (4) and Southwold and Reydon (5) which represent the main price areas within the District. In addition, the Area Action Plan area has been tested.
- 7.22 Using the Strategic Housing Land Availability Assessment (SHLAA) (Nov 2007), a range of notional sites likely to come forward for development in 2010 to 2014 and 2015 onwards, were selected in these sub-areas for analysis. A range of affordable housing targets were tested and the impact of tenure mix was taken into account. The findings have informed the policy approach set down in Policy DM18.

Sites up to 5 units

- 7.23 Seeking on-site provision of affordable housing on sites below 5 units is likely to make these sites unviable. The viability study findings conclude there is insufficient value to provide land owners with the incentive to make them available even in benign market conditions. For this reason, no affordable housing or financial contributions will be sought for sites of less than 5 units.

Sites between 5 and 15 units

- 7.24 Many sites coming forward for development in Waveney are below 15 units in size. To ensure that affordable housing needs are met the Council will continue to apply an affordable housing requirement on sites between 5 units and 15 units. However, before 2015 35% is considered unlikely to be viable on these sites. Therefore, the Council would expect at least 20% affordable housing until around 2015. Where less than one full unit of affordable housing could be achieved on site then the Council would expect an off-site financial contribution equivalent to the maximum affordable housing contribution that could be afforded by the site.
- 7.25 On sites of less than 10 units a commuted sum may be more appropriate, particularly where less than a whole unit of affordable housing can be reached. The commuted sum should be equivalent to the contribution that would have been provided if the affordable housing had been provided on site.

Sites of 15 units and over

- 7.26 On sites of 15 units and above the provision of 35% affordable housing will be expected. However, with the exception of the Southwold area, it is recognised that this may only be achievable in the short-term with grant funding if market scenarios remain unfavourable. Up to about 2015 the likely maximum amount of affordable housing that could be achieved may only be 20% without additional public subsidy especially in Lowestoft and Halesworth. Early discussions should take place on these sites with the Homes and Communities Agency in order to identify opportunities to maximise affordable housing. The Council will expect to achieve 35% affordable housing without recourse to public subsidy if market conditions improve.

Area Action Plan Area Lake Lothing

- 7.27 Up until about 2015, in line with the rest of the District, there will be challenges to achieve significant amounts of affordable housing in the Lake Lothing Area Action Plan area even taking into account favourable economic conditions. Development of this area will incur a considerable amount of infrastructure and costs associated with planning obligations.
- 7.28 Because of the other objectives associated with developing the area and the likely Section 106 costs, the Council will expect 20% affordable housing until 2015. From the beginning of 2015 the Council would expect 35% affordable housing.

- 7.29 The sites allocated for housing in the Site Specific Allocations DPD (January 2011) have been subject to separate viability assessments and have individual and specific targets for the provision of affordable housing based on the findings of those assessments and individual site constraints. For this reason the requirements set out in the Policies associated with the sites take precedence over Policy DM18.
- 7.30 A Supplementary Planning Document will be prepared to assist in the implementation of the policy.

Policy DM18 - Affordable Housing

All new housing developments on sites with a capacity of 5 or more dwellings must make provision for affordable housing, preferably on site. On small sites of less than 10 dwellings and in other exceptional circumstances an off-site financial contribution may be considered more appropriate.

Planning applications for 5 to 14 dwellings inclusive shall provide 20% affordable housing on-site or provide an equivalent off-site financial contribution for affordable housing until the end of 2014. From the start of 2015 planning applications for 5 to 14 dwellings inclusive shall provide 35% affordable housing on-site or provide an equivalent off-site financial contribution for affordable housing elsewhere.

Outside the Area Action Plan area of Lake Lothing planning applications for proposals of 15 or more dwellings shall provide a minimum of 35% on-site affordable housing.

In the Area Action Plan area of Lake Lothing up until the end of 2014, planning applications for 5 or more dwellings shall provide 20% affordable housing. From the start of 2015 planning applications for 5 or more dwellings shall provide 35% affordable housing.

The above requirements will be reduced where it can be demonstrated that lower percentages of affordable housing are required to ensure the site remains financially viable when taking into account other development costs and where grant funding is not available.

The mix of tenure of affordable housing provided shall reflect the needs identified in the Housing Market Assessment and as a result of any pre-application discussions.

Conversion of Properties to Flats

- 7.31 The creation of self-contained flats has become increasingly popular over recent years. This has been achieved through the erection of new buildings and through the conversion of large houses or commercial properties. Self-contained flats can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. Social and demographic changes are resulting in an increasing number of smaller households in Waveney. This is reflected in the findings of the Council's Housing Market Assessment (HMA) (Sept 2007). The findings indicate a growing need for one and two bedroom accommodation.
- 7.32 Over the past few years the Council has been making considerable efforts to improve the standard of accommodation provided through conversions particularly in the Kirkley area of Lowestoft. This has been achieved by encouraging fully self-contained, as opposed to non-self-contained accommodation (or houses in multiple occupation - HMOs).
- 7.33 Whilst the creation of self-contained flats helps to meet a housing need, in some instances their provision can be detrimental to the amenity of existing residential areas. For example, large numbers of flats can lead to problems such as a shortage of on street parking and bin storage areas. In addition, areas with high numbers of flats are often associated with low levels of owner occupation, which in

some instances can lead to lower standards of maintenance and environmental decline (thereby prejudicing environmental improvement and regeneration objectives). Furthermore, the cumulative impact of converting larger dwellings to flats can have a detrimental impact on maintaining mixed and balanced communities by reducing the number of family homes available within an area.

- 7.34 Whether a residential property is considered acceptable for conversion will depend on size, unsuitability for continued family occupation or long established use. Acceptable areas for conversion are likely to be close to town centres or services and facilities, or within mixed use areas providing there is no risk of flooding. Policy CS03: Flooding and Coastal Erosion, of the adopted Core Strategy contains criteria for assessing risk from flooding and should be used in conjunction with Policy DM19 in determining planning applications.
- 7.35 Certain parts of Lowestoft have been subject to pressure for flat conversions which has resulted in high levels of subdivided properties. This has led to concern that these areas are over-saturated in terms of pressure on parking, level of activity generated and the effect on the remaining family dwellings. There is also a need to maintain a supply of above average sized properties for larger families. The point at which saturation occurs will vary according to the historical and local characteristics of the street, although as a general guide saturation is likely to have been reached when the number of properties converted to flats in any one street reaches 20% of the total number of properties.
- 7.36 The area historically most affected by the conversion of buildings to self-contained flats, and within which the majority of the saturation zones are located, is Kirkley (South Lowestoft). According to the HMA in 2001 there were 1007 flats/maisonettes in Kirkley. This represented 29.4% of the housing stock within the ward, a figure significantly higher than all other wards in South Lowestoft. The introduction of the flats saturation policy for the most affected roads has proven successful and has helped to minimise further degradation by restricting additional conversions.
- 7.37 Although the number of households made up of single people/couples remains high in South Lowestoft, the restrictions on further conversions within the areas most under pressure has helped to minimise the loss of family properties, thereby helping to retain more mixed and balanced communities.
- 7.38 Outside the areas identified on the Proposals Map as Flat Saturation Zones the conversion of existing buildings to flats/apartments may be more acceptable subject to consideration of the size and location of the property, and whether the proportion of flats to family housing has exceeded 20% in any one street.

Policy DM19 - Conversion of Properties to Flats

No further conversions to self-contained flats/HMOs will be permitted in Lyndhurst Road, part of Denmark Road, part of London Road South and part of Kirkley Cliff Road, Grosvenor Road, Cleveland Road and Windsor Road as identified on the Proposals Map where saturation levels are exceeded.

Outside the Flat Saturation Zones planning permission will be granted for conversion of existing buildings to fully self-contained accommodation where the saturation figure for the street does not exceed 20% and residential properties are above average size (i.e. above 120sqm original gross floor space and include at least 5 bedrooms), no longer suited to family occupation or have a long established use (i.e. 10 years or more) as a House in Multiple Occupation or flats.

The property should be located in a commercial, mixed use or other area close to services and facilities, be able to meet existing standards for parking, amenity areas, refuse bin storage and sound insulation and have no significant detrimental impacts to adjoining family houses.

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

Residential Annexes

- 7.39 One of the desired outcomes of the Waveney Sustainable Communities Strategy is to make Waveney 'a place where older people will be able to live independently at home for longer with support closer to home'. This objective will be met through the provision of care and support for elderly people by carers and/or by relatives living close to the elderly person.
- 7.40 At the 2001 census Waveney had a high proportion of older people with over 27% of the population over 60, 11% of whom were over the age of 75. With an increasingly elderly population and rising life expectancy in the District, there are an increasing number of people who, although capable of living relatively independently, would benefit from living close to relatives or carers who they can rely on for help and support. This need can often be met through the purchase of a nearby property. However, on some occasions it may be important for the carer or relative to be closer at hand to provide care and support at short notice. Residential annexes can offer a way of addressing this more immediate need.
- 7.41 In the towns and larger villages annexes are unlikely to significantly alter the character or appearance of an area. In addition, they are likely to accord with settlement policies, which regulate where additional housing growth should be focused. As a consequence it is suggested that, subject to compliance with other policies within the Local Development Framework and Policy DM02 'Design' and Policy CS03: Flooding and Coastal Erosion, of the Core Strategy, annexes may be permitted as conversions, extensions or in the form of new detached buildings within the grounds of existing dwellings.
- 7.42 As with the towns and larger villages there is a demand for annexes in the countryside. However, in accordance with Government advice in Planning Policy Statement 3 (PPS3) 'Housing' and Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas' and the Core Strategy Settlement Strategy, the Council is not promoting additional residential accommodation in rural locations. The provision of annexes in the countryside could lead to detrimental impacts on the environment and/or could result in pressure in the future to permit the annexe to be let or sold as an independent unit (contrary to the objectives of sustainable development). In order to address these concerns it is usually preferable for annexes in rural areas to be in the form of extensions to existing dwellings, which are capable of serving the needs of the dependents, but which are easily integrated into the existing dwelling when no longer required. Planning applications for extensions to form residential annexes should be determined with regard to Policies DM02 'Design', DM21 'House Extensions and Replacement Dwellings in the Countryside' and CS03: Flooding and Coastal Erosion, of the Core Strategy.
- 7.43 Detached annexes in the countryside are more likely to be visually prominent and are often set in larger plots, thereby being more likely to be capable of being let or sold independently in the future. The conversion of existing outbuildings (such as garages) to annexes can be preferable to a new annexe being built. The conversion of a building is less likely to be visually intrusive and it is likely that a converted building can be returned to its original use when no longer required. However in some circumstances the conversion of existing buildings may still be undesirable, particularly if it would lead to the requirement for new outbuildings to be built or for the converted building to be substantially altered.

Policy DM20 - Residential Annexes

Within the physical limits of the towns and larger villages (as defined on the Proposals Map) proposals for residential annexes will be permitted where proposals meet detailed design considerations as set out in Policy DM02.

In the countryside residential annexes will only be permitted where they are an extension to the existing dwelling or the conversion of an existing outbuilding and subject to detailed design considerations as set out in Policies DM02 and DM27.

In the countryside new detached buildings for use as annexes will be treated as new dwellings and will not be permitted.

House Extensions and Replacement Dwellings in the Countryside

- 7.44 The Great Yarmouth and Waveney Housing Market Assessment (HMA) (Sept 2007) reveals that in the rural areas over 80% of the total housing stock is either detached houses or bungalows or semi-detached houses or bungalows. There are relatively few terraces or flats. This is an indication of the lack of smaller and potentially more affordable properties in the rural areas. It is therefore important to seek to increase the stock of smaller properties in the rural areas and to try and retain those existing.
- 7.45 Housing needs to be adaptable to meet the changing requirements of family life and homeowners. However, in the countryside the stock of smaller properties contribute to providing a range of types and sizes of properties and hence more mixed and balanced rural communities. It is essential therefore that proposed extensions and replacement properties in the countryside are of a scale and design compatible with the character of the area and provide opportunities for those on lower incomes to access housing in the local community.
- 7.46 Therefore, in the interests of retaining a range of types and sizes of dwellings in the countryside and in particular the stock of smaller dwellings, of protecting the character and appearance of the original dwelling and minimising its intrusiveness in the landscape, proposals that involve a modest increase in the volume of a dwelling will normally be acceptable.
- 7.47 In determining what constitutes a modest increase, account will be taken of the size of the original dwelling, the extent to which it has previously been extended or could be extended under permitted development rights, and the character of the area. For the purposes of this policy 'original dwelling' means the house as it was built, or as existed on the 1st July 1948, whichever is the later and 'modest' will usually mean no more than a 35% increase in the volume (measured externally) of the dwelling. This figure is based on local experience. It allows an extension above the size which could be built using the permitted development allowance, it ensures that the size of the extension remains subsidiary to the original dwelling while allowing additional accommodation to be provided and helps to maintain a supply of smaller more affordable homes in rural areas.
- 7.48 Where dwellings are replaced the building should be of a similar size and appearance. As for extensions to existing buildings, a modest increase in size may be acceptable. In order to control further extensions that may impact on the landscape and rural character of an area, a condition will be necessary to remove permitted development rights to extend the resulting dwelling. In line with the presumption against new dwellings in the countryside, proposals to replace a property should not increase the number of units.
- 7.49 Due consideration should also be given to the essential breeding and roosting sites for birds and bats that rural dwellings may provide. In this respect the requirements of Policy DM29 'Protection of Biodiversity and Geodiversity' should be applied where a dwelling is replaced.

Policy DM21 - House Extensions and Replacement Dwellings in the Countryside

Proposals to extend dwellings in the countryside will be permitted where proposals only result in a modest increase in the volume from the size of the original dwelling, where they are in keeping with the character, size and design of the original dwellings and are not visually intrusive in the landscape.

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted provided that it involves only modest change in the size or appearance of the building and does not increase the number of dwelling units.

Housing Development in the Countryside

7.50 It will normally be the case that new housing will be guided to the towns and larger villages with defined physical limits, where there is access to a range of services, facilities and employment opportunities in accordance with Core Strategy Policy CS01: Spatial Strategy. There are, however, a few exceptional circumstances where housing in the countryside is the only way to address a particular need. These include when accommodation is essential to enable agricultural, forestry or other workers to live at, or in the immediate vicinity of their place of work, housing which is proposed to meet identified needs for affordable housing in the rural area and replacement development where property is affected by coastal erosion. In addition, infill development may allow some, albeit limited, opportunities for private sector housing in the rural areas where there is access to services and facilities.

7.51 The guiding principle in considering such proposals is that it should be clearly demonstrated that the housing is needed on the specific site and that it is not possible for it to be located within an area designated for residential development. Permission for such housing is an exception to normal policies and each case should be rigorously justified. All new proposals must have regard to other policies in this document and the policies contained in the Core Strategy, particularly in relation to flooding contained in Policy CS03: Flooding and Coastal Erosion.

Affordable Housing - Rural Exceptions Policy

7.52 Outside of Lowestoft and the market towns, much of the District is subject to policies of development restraint. The Countryside, including a large number of smaller villages, is not regarded as an appropriate location for new house building. However, in order to contribute to balanced communities in rural areas Planning Policy Statement 3 (PPS3) 'Housing' requires local planning authorities to permit small groups of affordable housing as rural exceptions sites. The rural exception policy only applies to small rural communities of less than 3,000 population.

7.53 Ideally new affordable housing should be located within rural communities, but lack of available sites may require development to be located on the edge of the settlement.

7.54 Proposals must meet an identified local housing need, be well related to the built settlement and have access to local services and facilities, such as a grocers or post office. This could include access to a town or larger village by public transport that runs a regular service of at least two return journeys a day. Proposals should also take account of Policy DM02 relating to design principles to ensure development is sensitive to its location. Rural exception sites should only be used for affordable housing in perpetuity, to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection to the area.

Agricultural, Forestry and Other Occupational Dwellings in the Countryside

7.55 Many people who work in the rural areas, including farm workers, live in a nearby village or town. However, it can sometimes be essential for workers in rural areas, such as agricultural or forestry workers, to be located at or close to their place of work. The Local Planning Authority recognises that a new dwelling for an agricultural or similar rural worker outside the village may be acceptable where it can be justified as essential for the proper management and operation of a viable farm unit. Any proposals for new agricultural dwellings will need to satisfy the criteria of Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas', and be supported by an independent appraisal.

Replacement of Housing Affected by Coastal Erosion

7.56 Allowing replacement development to take place in the countryside policy area is intended to assist in minimising the blighting effects resulting from the predictions of coastal erosion included in Shoreline Management Plans. Proposals for the relocation and replacement of dwellings affected by coastal erosion such as those properties at Easton Bavents will be permitted provided the dwelling is a permanent building and likely to be affected by erosion within 20 years of the date of the proposal (the timescale government guidance states as short-term). This is considered appropriate taking into account that it would be difficult to obtain a mortgage on a property likely to be affected by coastal erosion within this time frame and would be difficult to sell.

7.57 The new dwelling would be expected to be located within or adjacent to an existing town or larger

village, in accordance with the settlement strategy and paragraph 5.8 as set out in the Core Strategy. The location should also be outside the 2105 Coastal Change Management Area shown on the Proposals Map. The site of the dwelling it replaces should be cleared and made safe or managed for the benefit of the local environment, or local community for a temporary use. Taken overall, proposals for replacement dwellings should have no detrimental impact upon the landscape, townscape or biodiversity of the area.

Infill Development

- 7.58 Infilling is defined as the filling of a small undeveloped plot in an otherwise built-up and primarily residential frontage (usually a group of at least six properties). A small undeveloped plot is one which could be filled by one or two dwellings, where the plot sizes and spacing between dwellings is similar to adjacent properties and thereby respects the rural character and street scene of the locality. A plot that could accommodate more than two reasonably sized properties would not be defined as infilling and development would be assessed against Core Strategy Policies CS01: Spatial Strategy and CS11: Housing. An infill site will only be considered appropriate where there is access to local services and facilities, including via regular public transport of at least two return journeys a day to a town or larger village.

Conversion of Buildings in the Countryside to Residential Use

- 7.59 The re-use of existing buildings in the countryside for residential use is considered to be a last resort. Government guidance is clear that business use of rural buildings is preferable to conversion to housing. The creation of local employment is a Council priority and Policy DM09 covers this issue. Residential conversion can cause more harm to the buildings and conflicts with the objective to limit residential development in the countryside. However, in some circumstances it may be acceptable where for example conversion to residential would safeguard an historic asset.
- 7.60 It will be necessary for applicants to demonstrate that commercial re-use of the building is not possible. Evidence that the building has been adequately marketed for employment purposes for at least 6 months should be submitted with the planning application. Any building to be converted to residential use should be worth protecting in terms of being locally distinctive and of architectural merit. To reduce the impact of any proposal on the landscape and character of the area it should be well related to existing development and extensive alterations to the existing building should not be required.

Policy DM22 - Housing Development in the Countryside

Housing development will not be permitted in the open countryside except where it can be demonstrated to be essential for an agricultural or forestry worker to live at or close to a workplace, where housing would meet an identified local housing need, where it would constitute infill development or where the proposal would replace dwellings affected by coastal erosion.

Residential development will be permitted in the countryside where it constitutes the infilling of a small gap in an otherwise built-up frontage by no more than two dwellings, where there is access to local services and facilities or close to a regular public transport service to a town or larger village.

Where affordable housing development is justified in terms of need, wherever possible, it should be well related to an existing settlement and have access to local services and facilities or close to a regular public transport service to a town or larger village.

Proposals for the relocation and replacement of dwellings affected by coastal erosion will be permitted where:

- **The development replaces a permanent building which is affected or threatened by erosion within 20 years of the date of the proposal; and**
- **The relocated dwelling is within or adjacent to an existing settlement and is beyond the Coastal Change Management Area shown on the Proposals Map.**

The conversion of rural buildings to residential use will only be permitted where:

- It is demonstrated that every attempt has been made to secure a suitable commercial re-use;
- The building is well related to an existing settlement and has access to local services and/or is close to a regular public transport service to a town or larger village;
- The building is locally distinctive and of architectural merit and the conversion requires only minimal alteration; and
- The creation of a residential curtilage does not have a harmful effect on the character of the countryside;
- The conversion would secure or safeguard an historic asset.

8. Tourism

8.1 Waveney District has a wide range of natural and cultural attractions throughout the area. They form the basis of the tourism industry that is vital to the local economy. The protection and enhancement of local natural and built assets will be encouraged, whilst promoting the continued responsible growth of the industry as outlined in the Waveney Tourism Strategy (2006).



Holiday Village, Corton

8.2 Access to the natural environment is a valuable resource in its own right providing a range of activities for visitors. The Broads network of waterways is easily accessible with the southern navigable area lying within the District. Other activities to explore the unspoilt countryside exist in the form of cycling and walking and these will be encouraged. The public rights of way network is an important resource in ensuring access to the countryside and the coast. The Marine and Coastal Access Act 2009 further reinforces the importance of access to the coast. Tourism proposals should seek to enhance the network to improve and broaden access for all.

8.3 As outlined in the Core Strategy existing tourism uses will be protected and encouraged to become increasingly sustainable. To further develop the industry the policy context also encourages tourism uses to become less seasonally orientated and look to attract year round visitors.

Hotels and Guest Houses

8.4 Hotels and guest houses provide necessary serviced accommodation for visitors and business customers. To sustain the continued growth of the tourism industry in Waveney, the Council will resist proposals to convert tourist accommodation such as hotels into non-tourism uses. Most tourist accommodation in the District is focused around Lowestoft, however, there is potential to further expand into the rural areas.

8.5 Some areas, particularly in Lowestoft, have suffered from the loss of residential accommodation to other uses. Conversion of residential properties to hotels or guest houses in areas where there are limited opportunities for family sized accommodation will be resisted to protect the housing stock. This is considered further in Policy DM19 'Conversion of Properties to Flats'.

8.6 To ensure that quality facilities are provided and to avoid a negative effect on residential amenity, properties suitable for guest house use will tend to be above average size, with adequate car parking. The requirement for most family homes is less than 160m² in size and therefore this is deemed an appropriate threshold for the conversion to non-residential use. New facilities should be orientated towards providing quality serviced accommodation to further support the industry.

8.7 The impact of extensions to existing hotels and guest houses will need to be carefully considered, particularly with regard to residential amenity.

Policy DM23 - Hotels and Guest Houses

Applications to convert properties to hotel or guest house use will be permitted provided that:

- **The property is of above average size (i.e. above 160m² original floorspace) with adequate facilities for owners and guests available, or to be provided;**
- **The property is not within a residential street where further conversion to flats would not be permitted.**

Existing hotels will be protected from conversion to non-tourism use and enhancement of existing hotels will be encouraged and supported.

Conversion of properties to hotels and guest houses and extensions to hotels and guest houses will be permitted where there is no significant adverse effect on the character of the property and residential amenity, and no detriment to highway safety and parking.

Touring Caravan, Camping and Permanent Holiday Sites

- 8.8 The Core Strategy outlines that new tourism development will normally be located in or close to Lowestoft and the market towns, the larger coastal resorts of Corton and Kessingland and other villages where local services, facilities and public transport reduce the need to travel by car. There are a variety of sites including holiday parks and caravan sites in the District and invariably they occupy particular locations where other uses would be unsuitable such as along the coast. It is important to retain tourist accommodation and visitor attractions not least for economic benefit and it would be inappropriate to lose such facilities to other forms of development. To further protect the natural environment as a local asset, existing holiday parks and caravan sites will be encouraged to reduce their impact on the landscape. In addition, in compliance with Planning Policy Statement 25 (PPS25) 'Development and Flood Risk' and Core Strategy Policy CS03: Flooding and Coastal Erosion, planning applications for new or extensions to existing sites in areas at risk of flooding will not be permitted.

Large-Scale Touring Sites

- 8.9 Local experience indicates that large-scale sites (approximately 15 pitches or more) can appear highly intrusive in the landscape, particularly when associated with buildings to accommodate other facilities. Therefore, large sites should be located in accordance with the Core Strategy and will not be permitted in the Area of Outstanding Natural Beauty (AONB).

Small-Scale Touring Sites

- 8.10 Small-scale sites can be more easily absorbed into the landscape with good design and landscaping. However, they are still likely to be intrusive in sensitive landscapes such as the Heritage Coast and parts of the AONB. Therefore, new and extensions to existing caravan and camping sites will not be permitted in the Heritage Coast and care will be needed in identifying suitable locations in the AONB.

Permanent Holiday Sites

- 8.11 By their nature permanent sites, which include static caravan parks, chalets, cabins and other sites of a permanent nature, can be difficult to contain in the surrounding landscape. However, extensions can provide the opportunity for improving general layouts and appearance of sites in some cases and will add to tourism provision. Such developments also need to be considered in relation to their potential use throughout the year.

Policy DM24 - Touring Caravan, Camping and Permanent Holiday Sites

Proposals for new or extensions to large-scale touring caravan and camping sites will generally be acceptable when contained within the landscape and outside the Area of Outstanding Natural Beauty.

Proposals for new or extensions to small-scale touring caravan and camping sites will only be acceptable when contained within the landscape and outside the Heritage Coast.

Wherever possible, existing buildings should be used for the accommodation of associated permanent tourist facilities.

New or extensions to existing permanent holiday sites will only be permitted subject to the following criteria:

- **Proposals should be contained within the landscape and the site is not situated within the Area of Outstanding National Beauty, the Heritage Coast or on land that would have adverse impacts on these areas;**
- **The layout retains natural on-site features or provides compensatory planting and other nature conservation measures elsewhere within or near the site; landscaping integrates the development with its surroundings and creates a high quality environment within the site;**
- **For new sites, the provision of on-site commercial, recreational or entertainment activities should form an integral part of the scheme and be located away from other sensitive uses in the locality;**
- **The provision of a variety of accommodation types, densities and informal layout groupings.**

9. Culture

Existing and Proposed Open Space

- 9.1 Open space and associated leisure facilities perform a wide variety of important functions, providing space for formal and informal recreation, improving the appearance of settlements and providing areas for wildlife. Open space can also be used to manage surface water through Sustainable Drainage (SuDS) schemes, enhance biodiversity, assist in pollution prevention, and has the potential for educational benefits. Open space includes public and private open space such as parks and gardens, amenity areas, children's equipped play space, kick-about areas, sports pitches and courts, allotments and burial land, civic spaces, green corridors, urban fringe areas, which contribute to the character and appearance of a locality.



Open space and housing, Lowestoft

Benefits of Open Space

- 9.2 The development of networks of open spaces is supported by Planning Policy Guidance 17 (PPG17) 'Planning for Open Space, Sport and Recreation'. Planning Policy Statement 9 (PPS9) 'Biodiversity and Geological Conservation', similarly encourages the establishment of networks of natural habitats, and stress these can be achieved as part of the wider strategy for protecting open spaces and public access routes. In March 2010 the Government published a consultation paper on a new Planning Policy Statement: Planning for a Natural and Healthy Environment which also covers and supports the issues outlined above.
- 9.3 Open space provides wide ranging benefits for the community and the environment:
- community health benefits are increased by providing areas for outdoor leisure, both formal and informal, facilitation of greater social interaction and fostering local identity and ownership;
 - economically, open spaces are beneficial as they improve the perception of the local area which can make for a more enjoyable working and leisure experience. Property values are also likely to be higher in the vicinity of an open space; and
 - natural and semi-natural open spaces can provide habitat and biodiversity corridors that help safeguard our natural heritage, provide water stores to reduce the potential for flooding and 'green lungs' that play an active role in achieving carbon neutral development.

Provision of Open Spaces

- 9.4 Pressure on open space infrastructure increases with population and housing growth. It is therefore important that adequate additional open space is provided as growth takes place, to meet a diverse range of needs.
- 9.5 Protecting and promoting the improvement of existing open spaces and creating new open spaces are important features of the Core Strategy and the Development Management Policies. Development pressure, and particularly the emphasis on development within existing settlements, makes protecting and enhancing open space an increasing priority.
- 9.6 The Open Space Needs Assessment (2006), the Allotments, Cemeteries and Churchyards Needs Assessment (2007) and the Pitch and Non-Pitch Assessment (2002) identified significant shortfalls of open space across Waveney. All areas were shown to be deficient in some form of open space and new residential development by its nature will increase pressure on existing open spaces and related facilities. Therefore, all new residential development will be expected to make either onsite provision or contribute towards the provision of offsite open space based on the need of the locality.
- 9.7 Well designed open spaces are a key element of good urban design and it is therefore important that the amount of open space provided on housing development should be decided on a site by site basis. Guidelines as to what may be an appropriate amount of open space at different housing densities, based on retaining the same proportion of developable land on a site, are as follows:

Table 3 Open Space Requirements

Density (dwellings per Hectare)	Open Space to be provided/dwelling (m ²)
30	53
35	46
40	40
45	35
50	32
55	29
60	27

- 9.8 Where there are less than 20 dwellings in a housing development, or where high density development occurs on small brownfield sites, it may not be appropriate to provide new open spaces onsite. Where this is the case the Council will seek a contribution towards the provision of new facilities off-site and/or the enhancement of existing facilities (see Appendix 6). Such off-site contributions would need to be directed to locations within a reasonable walking distance of the proposed development. Generally, this is expected to be within 200m for children's play space or amenity/wildlife areas, 500m for youth/kick-about areas, 1km for sports pitches or the nearest suitable space if not located within these radii. These standards are based on the Fields in Trust Standards.
- 9.9 In some instances where developments are not large enough to generate a contribution that will meet the needs of the local community it may be beneficial to pool the contributions from a number of developments (allocations and/or windfall sites) in order to provide a new facility or contribute to the improvement of existing facilities.
- 9.10 Some areas may have a number of existing public open spaces which, although well located and within easy reach of the residential population, may be under-used due to the poor condition of the site or the lack of facilities. In these cases, it may be more beneficial to improve these existing sites rather than create new areas. Upgrading of sites can include the provision of new/replacement equipment (play equipment, seating/shelters, goal posts, new surfaces etc.), enhanced planting (trees, shrubs, wildlife areas), new/replacement boundary treatments (fencing, gates etc.). Creating and maintaining good

open spaces contributes to urban renaissance by making them more attractive and improving the perception of an area.

- 9.11 In making provision for open space in new developments and through off-site contributions, account should be taken of the wider green infrastructure network in the area, including the type and function of spaces and linkages between them. Particular attention should be paid to the implementation of Policy DM29 in connection with biodiversity.
- 9.12 A Supplementary Planning Document will be prepared to explain how the policy will be implemented.

Development of Open Space

- 9.13 The Waveney Open Space Needs Assessment (July 2006) and the Pitch and Non-Pitch Assessment (March 2002) have identified areas where open space provision is in deficit. The need to retain, enhance and provide open space to meet these needs is addressed through the Waveney Open Space Strategy (2007). In the light of existing deficits, the loss of open space or associated buildings to development will only be permitted in exceptional circumstances. For example, where the use is ancillary to the open space use. There may also be a case to partially or fully develop an open space when it can be justified there are greater benefits for the community. In the latter circumstances, wherever possible, such issues will be dealt with through the Site Specific Allocations document.

Policy DM25 - Existing and Proposed Open Space

Proposals for residential development of one or more dwellings will only be permitted where provision is made for an appropriate level of open space to serve the development. The appropriate amount to be provided will be dependent on the proposed density. Where on-site provision is inappropriate or impractical, then developers will be expected to provide off-site facilities or contribute to improving existing open space based on the need of the locality.

Provision of new open space will need to ensure adequate public access and meet local quality standards.

Proposals for the development of open areas or buildings with recreational, educational, biodiversity or amenity value or with the potential to fulfil a recreational wildlife or amenity will only be permitted where:

- **The proposal is ancillary to the open nature of the area;**
- **Circumstances indicate it will enhance the character of the local area, increase local amenity and be of greater community benefit; or**
- **An assessment demonstrates that the site is surplus to requirements.**

The absence of identification on the Proposals Map does not imply that development is appropriate.

Re-Use of Vacant School Buildings and Playing Fields

- 9.14 During 2006, the County Council carried out a review of school organisation in Suffolk. This review focused on three key themes, how well pupils perform in school, how well resources are used and how to build a successful system for the 21st Century.
- 9.15 At the end of this process, in March 2007, the County Council agreed a series of principles and criteria for the future organisation of schools in Suffolk, and adopted a preferred option to move to a 2 tier system of primary schools covering the 4-11 age range and secondary schools covering the 11-16 or 11 to 18 age range. Further consultations were carried out at the end of 2008 and again at the beginning of 2009. At the end of 2009 the final decision to proceed was made, resulting in a two tier approach across the whole of the District.

- 9.16 While most schools will continue to be used for either primary or secondary education there will be some sites, many of which are currently middle schools but also some primary schools that will become vacant. The sites likely to become surplus to requirements include Beccles and Lothingland Middle Schools and Bungay, Carlton Colville, Worlingham, Roman Hill, Elm Tree and Fen Park Primary Schools, although this is not a comprehensive list and possibly subject to change. Some sites may continue to have some educational use such as Halesworth Middle School, which could be used to expand the North Suffolk Skills Centre.
- 9.17 School reorganisation and closures will be phased over a five year period starting in 2011 with the process scheduled for completion for all areas by 2015.
- 9.18 While it is recognised that residential or commercial development of vacant sites would attract much higher values, vacant school buildings and redundant playing fields could provide an opportunity to meet the shortfall for recreational or community uses as highlighted in the Core Strategy e.g. sports facilities and community centres (that could include buildings for religious purposes), allotments and health facilities. The sites are generally located where there is good access to residential areas and public transport and could become the focus for local community facilities. For example, Bungay and Halesworth are both in need of new community centres and there is a shortfall of publically accessible playing fields. Beccles currently has poor indoor sports facilities and in all areas there are waiting lists for allotments. Lowestoft has an identified need for new health centres as well as sports pitches.
- 9.19 In accordance with Planning Policy Guidance 17 (PPG17) 'Planning for Open Space, Sport and Recreation', playing fields and other forms of open space that could be of value to the local community should be protected from development unless it can be demonstrated that the land is surplus to requirement. The Council therefore considers that where school playing fields become available, in the first instance use for sport and recreation should be retained. Development that is ancillary to the use of the site as a playing field, such as new changing rooms, may be permitted where it does not effect the quality or quantity of the pitches or their use.
- 9.20 Where buildings or sites become available these should first be considered for community use. Only where there is no community need for the buildings or sites will other uses be considered. Alternative uses may include residential care homes, other residential institutions or sheltered housing to meet a local need for the elderly, vulnerable or disabled people. The 2001 census highlights the Waveney area has an aging population and the Housing Market Assessment (Sept 2007) indicates a need to provide housing for this group of people. Where it can be demonstrated that these facilities are not required residential development will be permitted but should include affordable housing.
- 9.21 All new proposals for the re-development of school sites and buildings must have regard to other policies in this document and the Core Strategy. In particular they must be consistent with PPS25 'Development and Flood Risk' and Core Strategy Policy CS03: Flooding and Coastal Erosion.

Policy DM26 - Re-Use of Vacant School Buildings and Playing Fields

Where a school playing field becomes available it shall be retained for sports or recreational use, unless an assessment demonstrates that the site is surplus to requirements. Development will be permitted where it is ancillary to the use of the site as a playing field.

Where school buildings become vacant or redundant as a result of the School Organisation Review, planning permission for change of use or redevelopment to residential or commercial use will not be granted unless the Council is satisfied that the buildings or site of the buildings cannot address a local need for a community use, such as community centres, sports facilities, other educational facilities, health facilities, allotments.

Where residential redevelopment is considered appropriate, in the first instance this should be for residential care, sheltered accommodation or similar to meet the local needs of an increasingly elderly population and/or for those with other residential care needs. Only where

it can be demonstrated that there is no demand for this type of residential use, will general needs housing be considered appropriate and in all cases affordable housing must be included in any development proposals.

All proposals for the re-use or redevelopment of vacant sites should consider the opportunity to provide footpath and cycle routes as part of the development into and through the sites to link to existing networks.

10. Natural Environment

Protection of Landscape Character

10.1 Protecting and improving our environment has always been a central aim of the planning process and is a key element of the Waveney Core Strategy.

10.2 The Council has a statutory duty under the Countryside and Rights of Way (CROW) Act 2000 to protect nationally and internationally designated sites such as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the Heritage Coast, National Nature Reserves, Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas and Ramsar sites. Through the application of Government and Local policy these areas will continue to be given maximum levels of protection from inappropriate development proposals.



10.3 While the Council has a duty to protect the countryside for its own sake, Government advice in Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas' advocates the removal of local landscape designations such as Special Landscape Areas, which have previously been protected in the Adopted and Interim Waveney Local Plans. Instead PPS7 guidance requires Local Development Frameworks to include policies that resist development that would have a detrimental impact on the landscape. It suggests that criteria based landscape policies should provide adequate protection for the whole District without the need for rigid local designations which may unduly restrict sustainable development in rural areas.

10.4 The Council carried out a Landscape Character Assessment in 2008 to evaluate and record the landscape quality of the District. The results of the assessment have identified landscape character areas and have informed the criteria used for the landscape protection policy. Waveney District is characterised by a variety of landscapes represented by 10 landscape types; Rural Wooded Valley, Rural River Valley, Coastal Broads and Marshes, Dunes, Coastal Levels and Resorts, Coastal Cliffs, Settled Farmland, Tributary Valley Farmland, Farmed Plateau Clayland, Estuarine Marsh and Sandlings (see Appendix 7). These have been further sub-divided into component landscape character areas each with a distinct and recognisable local, and often historic, identity.

10.5 A number of areas within Waveney are recognised for their local landscape sensitivity. Between Kessingland and the Suffolk Coast and Heaths boundary, at the Hundred River, the land slopes southwards making any development south of Church Road and White's Lane particularly prominent.

10.6 Part of the Waveney District, along the floodplain of the River Waveney, at Oulton Broad and Flixton Marshes, falls within the Broads Authority Area. The Broads are recognised as being of national importance for their landscape quality and proposals that affect the setting and special character of the area will be discouraged. Other areas of particular landscape sensitivity are the Rural River Valley's and adjacent Tributary Valley Farmland and the Suffolk Coast and Heaths Area of Outstanding Natural

Beauty. These include the northern boundary of the District following the Waveney Valley, the Hundred River Valley inland from Hulver Street and the Blyth Valley around Halesworth and Holton as indicated in the Landscape Character Assessment. It is particularly important that these areas are protected from development that could have an adverse impact.

- 10.7 The policy will offer protection for all landscapes within the District. Therefore, it will be necessary to ensure that specific reference to the details contained in the Landscape Character Assessment and in particular to the 'strategic objectives' and 'considerations in relation to development' highlighted for each character area, are taken into account when deciding planning applications. Development will only be permitted in nationally designated areas where it can be demonstrated to be in the public interest as set out in PPS7 'Sustainable Development in Rural Areas'.
- 10.8 The Suffolk coast is a dynamic and changing one and therefore Landscape character areas in the Waveney District will be affected by climate change and associated sea level rise. Coastal defence works may also affect landscape character, either directly or indirectly by interfering with the movement and deposition of sediment along the coast. Strategies for protecting character areas will therefore need to accommodate evolving sediment systems and the impact of constructed defences.

Policy DM27 - Protection of Landscape Character

Proposals for development should be informed by, and be sympathetic to, the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment.

Development proposals should demonstrate that their location, scale, design and materials will protect and where possible, enhance the special qualities and local distinctiveness of the area.

Proposals that have an adverse effect will not be permitted unless it can be demonstrated that they cannot be located on alternative sites that would cause less harm and the benefits of the development clearly outweigh any adverse impacts.

Development affecting the Broads Area and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and their settings, Rural River Valley and Tributary Valley Farmland areas will not be permitted unless it can be demonstrated there is an overriding national need for development and no alternative site can be found.

Strategic Gaps and Open Breaks

- 10.9 There are a number of locations throughout the District where important gaps in development exist either within or between settlements. Strategic Gaps are larger tracts of open land between settlements which not only protect the countryside but help prevent their coalescence and retain their separate identities. These areas are located between Lowestoft and Kessingland, the area north of North Lowestoft/Corton and the border with Great Yarmouth Borough, and between Halesworth and Holton and are identified on the Proposals Map.
- 10.10 Open Breaks are smaller areas within the physical limits of settlements which provide 'green wedges' within the built-up area and are identified at: Lowestoft Road, Carlton Colville; Dip Farm, Gunton; and Ollands Plantation and Meadows, Bungay. In these areas the policy seeks to prevent development.
- 10.11 The Strategic Gaps in Lowestoft include areas in tourism use. Proposals for development in these areas will need to be considered against the specific tourism and landscape Policies DM24 and DM27 and the overall aim of the Strategic Gap. Existing planning permissions associated with these tourism uses will be respected, although they need to be considered against the appropriate planning policies above and the Landscape Character Assessment when considering any renewal.

- 10.12 Both Strategic Gaps and Open Breaks make an important contribution to the visual amenity and character of the area. Although these areas are not protected by formal landscape designations it will be important to maintain their open nature.

Policy DM28 - Strategic Gaps and Open Breaks

In order to prevent coalescence of settlements, development will not be permitted where it would prejudice the aims of maintaining the open character of the Strategic Gaps and Open Breaks as identified on the Proposals Map.

Protection of Biodiversity and Geodiversity

- 10.13 The Council recognises the value of wildlife sites and species and geological features as an important resource for current and future generations. As such, the Council will seek to protect both formally recognised, designated sites and also other areas of wildlife and geological interest, in order to safeguard valuable habitats, species and geology and to maintain and enhance biodiversity and geodiversity. Biodiversity is a consideration in all planning applications and is also covered by Policy DM02 Design Principles.



- 10.14 Internationally and nationally important geological sites and wildlife habitats have classifications that include Special Protection Areas, Special Areas of Conservation, Ramsar Sites, National Nature Reserves and Sites of Special Scientific Interest. A number of sites within and adjoining the Waveney area are recognised as internationally important for wildlife conservation, such as Benacre and Easton Bavents Lagoons and areas of geological importance that include Corton Cliffs and Covehithe. Such sites are identified on the Proposals Map and protected through Government Planning Policy Statements.
- 10.15 Suffolk Wildlife Trust in conjunction with Suffolk County Council have identified a substantial number of regionally important wildlife sites within the plan area, know as County Wildlife Sites. These cover a wide range of habitat types in both urban and rural environments and contribute to the protection of locally scarce habitats and species as well as enhancing the general biodiversity of the area.
- 10.16 In addition to this work, Suffolk Wildlife Trust was commissioned by Waveney District Council in 2007 to undertake Biodiversity Audits of Lowestoft, the four market towns (Beccles, Bungay, Halesworth and Southwold and Reydon) and Kessingland. The audits provide information to help identify wildlife corridors and ecological networks in the towns, sites that should be protected from development and make recommendations about their future management. These include designated wildlife sites as indicated above and also a selection of other undesignated sites that provide wildlife habitats, such as parks, open spaces, allotments and churchyards.
- 10.17 All proposals should consider protection and enhancement of biodiversity from the outset and seek to protect features such as trees, hedgerows, ponds and woodland. Designs of buildings should include roosting or nesting spots and include landscaping within sites and along boundaries which can provide feeding and nesting opportunities as well as acting as habitat corridors aiding the passage of wildlife between sites.
- 10.18 Proposals should seek to contribute towards the objectives for priority habitats and species identified in the UK and Suffolk Biodiversity Action Plans (BAP). Many habitats have become fragmented and there is a need to expand and re-connect the existing areas and restore habitats where they have been destroyed.

- 10.19 Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. The Suffolk Biological Records Centre can provide general species distribution data for development sites and further information is also available from the Suffolk Wildlife Trust. Natural England can provide detailed information regarding sites of geological importance.
- 10.20 The Shoreline Management Plan identifies areas that could become permanently flooded under different options for long-term coastal realignment. If this occurs opportunities for creating new habitats in these areas will be taken where possible and compensatory habitat provided to avoid adverse effects on Natura 2000 sites, such as The Broads and areas along the coast between Benacre and Easton Bavents.

Policy DM29 - Protection of Biodiversity and Geodiversity

All development proposals should:

- Take into account the Biodiversity Audits undertaken for parts of the District and;
- Protect the biodiversity value of land and buildings;
- Minimise fragmentation of habitats;
- Maximise opportunities for restoration, enhancement and connection of natural habitats and creation of habitats for species listed in UK and Suffolk Biodiversity Action Plans;
- Incorporate beneficial biodiversity conservation features where appropriate;
- Where habitats are affected by flooding as a result of coastal erosion and long-term realignment, opportunities for the creation of replacement habitats will be encouraged.

Development proposals that would cause a direct or indirect adverse effect on locally recognised sites of biodiversity and geodiversity importance, including County Wildlife Sites, Local Nature Reserves, Roadside Nature Reserves and regionally important Geological/Geomorphological Sites (as indicated on the Proposals Map) or protected species will not be permitted unless:

- The benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats, and;
- Prevention, mitigation and compensation measures are provided.

Where compensatory habitat is created, it should be of equal or greater size than the area lost as a result of the development.

Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests, will be supported in principle.

Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for, their needs.

Development within the Waveney area must consider any likely significant effects on the internationally important sites within the District: Broadland SPA/Broads SAC, Benacre and Easton Bavents SPA/Benacre to Easton Bavents Lagoons SAC, and Minsmere and Walberswick SPA/SAC. These sites could be affected by reduced water availability, reduced water quality, increased recreational pressure or changes in coastal management which would affect adversely the condition of these sites. New development will need to consider fully these effects on protected sites.

11. Built and Historic Environment

Protecting and Enhancing the Historic Environment

11.1 Waveney is fortunate in having a wealth of visually and historically important buildings and areas that are desirable to protect and enhance. Conservation Areas have been designated in parts of the District due to their particular architectural or historic interest and English Heritage on behalf of the Secretary of State has listed many individual buildings to protect their architectural or historic interest. Three Historic Parks and Gardens are also identified within the District.



11.2 Government guidance in Planning Policy Statement 5 (PPS5) 'Planning for the Historic Environment' states that plans should consider the qualities and local distinctiveness of the historic environment and include consideration of how best to conserve all types of heritage asset. It is therefore important to protect Conservation Areas, Listed Buildings, Historic Parks and Gardens, and other aspects of the historical heritage, to prevent demolition of buildings, inappropriate alterations, works and other changes and development nearby, which would adversely affect character, appearance and setting.

11.3 Core Strategy Policies CS16: Natural Environment and CS17: Built and Historic Environment seek to protect and enhance the above mentioned designations and local distinctiveness generally. The Design Principles Policy DM02 aims to give greater prominence to promoting good design. Areas of our towns and villages designated as Conservation Areas are environments that the planning system aims to preserve and enhance. Designation of a Conservation Area is not intended to prevent new development but to ensure attention is paid to high quality design, repairs and maintenance.

11.4 In addition local authorities may formally draw up lists of locally important buildings which make a valuable contribution to the local scene or local history, but which do not merit national listing. These will be given additional protection and their status will be a material consideration, however they will not enjoy the full protection of statutory listing.

11.5 In consultation with all relevant stakeholders the Council has prepared and is in the process of reviewing and preparing a number of Conservation Area Appraisals and management plans which look at the boundaries, general conditions, identity and character of individual Conservation Area designations. The aim is to ensure that the character and appearance of Conservation Areas is preserved, and where possible enhanced, and management plans will be used to inform the determination of planning applications to encourage the highest quality of building design, townscape creation and landscaping in keeping with the defined areas. High quality maintenance and repair of historic assets will also be encouraged.

11.6 Certain proposals affecting Conservation Areas and Listed Buildings are subject to specific consent and PPS5 sets out the procedures and detailed considerations that must be followed for these applications.

11.7 Due to local public concern, particularly with the use of UPVC, the Waveney Interim Local Plan (2004) introduced a policy for the replacement of windows and other features in Conservation Areas where an Article 4(2) Direction was in place, including all towns (Lowestoft, Beccles, Bungay, Halesworth and Southwold) and many villages. All Conservation Areas in Waveney will be included within the next two years. This policy approach has proved successful and has been carried forward. Although the policy primarily applies to replacement windows, other features such as doors and porches are also covered. The policy requires a points based assessment of the suitability of the proposed replacement windows or doors against criteria based on location (the prominence of the street), historic or architectural value of the building and its neighbours (whether the original features of the building are generally intact) and

the historic and architectural value of the feature to be replaced (the age, state of repair and condition of any features). Further detail on the implementation of this policy will be set down in a Supplementary Planning Document.

Policy DM30 - Protecting and Enhancing the Historic Environment

Development proposals, including alterations and extensions, should preserve or enhance the character and appearance of Conservation Areas, protect the architectural or historic interest including the setting of Listed Buildings, Historic Parks and Gardens, and any other important historic buildings, structures, monuments and landscapes including locally important buildings identified by Waveney District Council in the 'Local List', and their settings through high quality, sensitive design.

The re-use of Listed Buildings and the buildings identified on the Local List will be encouraged if compatible with the fabric, interior and setting of the building. New uses which result in harm to their character, appearance or setting will not be permitted.

Proposals involving the demolition of non-listed buildings in Conservation Areas will be assessed against the contribution to the architectural or historic interest of the area made by that building. Buildings that make a positive contribution to the character and appearance of an area should be retained. Where a building makes little contribution to the area, consent for demolition will be given provided that in appropriate cases, there are acceptable and detailed plans for any redevelopment or after use of the site.

Proposals for replacement doors, windows and porches in Conservations Areas where Article 4(2) Directions are in place must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.

Archaeological Sites

- 11.8 As well as a rich natural heritage and diversity of wildlife the District contains a range of important archaeological sites. The Council recognises that archaeological remains are a non-renewable resource, which are valuable for their own sake and for their role in education, leisure and tourism.
- 11.9 In areas where a known or suspected site of archaeological importance is affected by development, Policy DM31 will only permit development where a full archaeological assessment of the site has been undertaken and it can be demonstrated that any particular find/feature can be satisfactorily preserved either on site or by record. Policy DM31 seeks retention on site where possible, and requires that the design minimises damage. Where preservation is not feasible developers will be expected to make arrangements for a detailed excavation and a recording of finds.
- 11.10 Waveney also has a number of Scheduled Ancient Monuments including Mettingham Castle, Bungay Castle and the Engine House at Lound, all of which are indented on the Proposals Map. PPS5 sets out the application and consultation procedures for development directly affecting Monuments.

Policy DM31 - Archaeological Sites

A full archaeological assessment must be included with any planning application affecting areas of known or suspected archaeological importance to ensure that provision is made for the preservation of important archaeological remains.

Where proposals affect archaeological sites and other designated assets, preference will be

given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Development will not be permitted where it would, directly or indirectly, have a material adverse impact on a Scheduled Ancient Monument or other sites of regional importance.

12. Southwold Harbour

- 12.1 Southwold Harbour lies at the mouth of the River Blyth with Walberswick on its southern side. The informal character of the harbour area contrasts with the ordered neatness of Southwold itself, but both epitomise this part of the Suffolk Heritage Coast and justify their location within the Area of Outstanding Natural Beauty and the Harbour Conservation Area.
- 12.2 Blackshore Road, currently classified as a Restricted Byway (RB), provides access to the northern shore of the River Blyth. The road is constantly being damaged by flooding and the increasing level of commercial and visitor traffic. The state of the roadway acts as a constraint to development and contributes to the character of the area.
- 12.3 As flooding is a particular issue that directly affects this area, any proposals for new development must take account of the latest information contained in the final draft of the Blyth Estuary Strategy (BES) (June 2009) issued by the Environment Agency (EA) and also the Shoreline Management Plan for the coastline south of Lowestoft Ness. The EA strategy sets out the plan for the management of flood risk for people, property and the environment in the Blyth estuary over the next 100 years. Although the BES has yet to be adopted, the Environment Agency has indicated that the preferred option for the area will be to continue to maintain defences for the remainder of their useful life (which will result in a phased withdrawal of maintenance over the period 2012 to 2027) but to consider options for localised replacement flood protection measures to selected at-risk sites.
- 12.4 The traditional fixed landing stages are part of the heritage of Southwold Harbour and make a significant contribution to its character. Since the area is now full, and due to the size of the harbour and the sensitivity of the landscape, further moorings will only be permitted in exceptional circumstances. This could be where existing moorings become permanently inaccessible due to flooding or as a result of alterations or repairs to the sea walls. The fisherman's stages are of particular note. In the interests of preserving and enhancing the traditional character of the harbour Conservation Area, as far as possible fishermen's stages should be maintained and repaired to a standard that will preserve and prolong the life of these important structures. When the need for replacement occurs, fixed landing stages should be used, although carefully designed pontoons, and where practical reflecting the traditional materials and design of the fishermen's landing stages, would be acceptable. The replacement of landing stages and extensions to them require both planning permission and consent from the landowner that is presently Waveney District Council (but this may change if the harbour authority function is transferred). In addition, applicants must to apply to the Environment Agency for consent for works in, under, over or within 9 metres of the top of the bank of a main river, as required by the Water Resources Act 1991.
- 12.5 Most of the buildings along the road between Blackshore and Ferry Road are needed by the people who work in the area, for storage of equipment and boat repairs. The quality of buildings in the area is not high, but being mostly of timber construction, is part of the character of the area. The quality of the surrounding landscape has to be balanced against the needs of a working harbour and flooding implications. Any further buildings in the harbour area are likely to detract from its character and consequently be detrimental to the landscape and setting. Replacement huts should be similar to the existing huts, to prevent any adverse impact on the landscape and to retain the character of the harbour. In terms of biodiversity, any adverse impacts on habitats of Natura 2000 sites in the area of the harbour should be avoided. Future development or increased use of the harbour area should be sensitive to the habitats found in the locale, both within the river and the surrounding land. In addition, the area is Flood Zone 3b and development must comply with the criteria set out in Planning Policy Statement 25 (PPS25) 'Development and Flood Risk'. Proposals will need to give special attention to design in this sensitive location.

Policy DM32 - Southwold Harbour

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

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

Southwold Harbour is located in Flood Zone 3b functional floodplain which greatly restricts much development. In some circumstances extensions to water compatible and essential infrastructure land uses (as defined by table D3 of PPS25) in the harbour will be permitted where it can be demonstrated that it will not increase the risk of flooding elsewhere, that it will not affect the structural integrity of the flood defence, that it is needed for the applicant's employment at the harbour and such development cannot be accommodated elsewhere.

Appendices

Appendix 1 List of Adopted Policies to be Replaced

List of saved policies in the Adopted Waveney Local Plan (1996) which will be replaced by Development Management Policies.

Some of the area specific saved policies contained in the Adopted Waveney Local Plan are wholly or partly located in the Lake Lothing and Outer Harbour Area Action Plan area. Where this occurs and there is a new Development Management policy, the new policy will apply. If no alternative policy is available the saved policy will continue to be relevant until it/they have been superseded by policies identified in the Area Action Plan.

Table 4 Saved policies to be replaced

Adopted Local Plan Policies to be replaced		Development Management Policies that will replace them	
Policy	Subject	Policy	Subject
ENV1	Area of Outstanding Natural Beauty and Heritage Coast	DM27	Protection of Landscape Character
ENV2	Special Landscape Area	DM27	Protection of Landscape Character
ENV4	Strategic Gaps	DM28	Strategic Gaps and Open Breaks
ENV11	Common Land and Village Greens	DM25	Existing and Proposed Open space
ENV15	Coastal Erosion Risk Zones	DM06	Coastal Change Management Area
ENV20	Conservation Areas	DM30	Protecting and Enhancing the Historic Environment
ENV21	Demolition of Unlisted Buildings in Conservation Areas	DM30	Protecting and Enhancing the Historic Environment
ENV22	Alterations to Listed Buildings	DM30	Protecting and Enhancing the Historic Environment
ENV23	Setting of Listed Buildings	DM30	Protecting and Enhancing the Historic Environment
ENV24	Conversion of Listed Buildings	DM30	Protecting and Enhancing the Historic Environment
ENV25	Demolition of Listed Buildings	DM30	Protecting and Enhancing the Historic Environment
ENV26	Shop Front/Fascia Design in Conservation Areas	DM30	Protecting and Enhancing the Historic Environment
ENV27	Illuminated Advertisements in Conservation Areas and on Listed Buildings	DM30	Protecting and Enhancing the Historic Environment
ENV28	Illuminated Advertisements	DM02	Design Principles
ENV29	Advertisement Signs and Shop Fronts	DM02	Design Principles
ENV32	Sites of Regional and Local Archaeological Importance	DM31	Archaeological Sites
H4	Affordable Housing	DM18	Affordable Housing
H5	Adaptable/Accessible Housing	DM17	Housing Type and Mix
H7	Urban Consolidation/Infilling	DM01	Limits to Development
		DM02	Design Principles
H8	Residential Design Guidelines	DM02	Design Principles
H9	Redevelopment of Larger Properties and Private Gardens	DM02	Design Principles
H10	Backland Development	DM02	Design Principles
H12	Conversion of Existing Properties to Self Contained Flats	DM19	Conversion of Properties to Flats
H13	Conversion of Existing Properties to Houses in Multiple Occupation (HMO's)	DM19	Conversion of Properties to Flats

Adopted Local Plan Policies to be replaced		Development Management Policies that will replace them	
Policy	Subject	Policy	Subject
H14	Areas where Conversion to HMO's or Self Contained Flats would be Resisted	DM19	Conversion of Properties to Flats
H16	Sheltered Housing Schemes, Nursing Homes and Residential Care Homes	DM17	Housing Type and Mix
H17	Extensions to Residential Care Homes and Nursing Homes	DM02	Design Principles
H18	Extensions to Dwellings	DM02	Design Principles
H19	Mobile Homes	DM02	Design Principles
		DM22	Housing Development in the Countryside
H20	Replacement Dwellings in the Countryside	DM21	House Extensions and Replacement Dwellings in the Countryside
H21	Extensions to Dwellings in the Countryside	DM21	House Extensions and Replacement Dwellings in the Countryside
E2	Existing Industrial Areas and Adjacent Sites	DM08	Existing Industrial Areas and Other Employment Sites
E3	Existing and New Businesses	DM08	Existing Industrial Areas and Other Employment Sites
E7	Working from Home	DM02	Design Principles
E8	Hazardous Development	DM08	Existing Industrial Areas and Other Employment Sites
E9	Design and Layout of Industrial Development	DM02	Design Principles
TR1	Major Road Schemes - Safeguard of Routes	N/A	Proposals Maps indicate routes
TR3	Lorry Parks	DM02	Design Principles
TR4	Roadside Facilities	DM02	Design Principles
TR5	Highway Access	DM02	Design Principles
TR14	Retention of Existing Footpaths	DM02	Design Principles
SHO2	Town Centres	DM10	Town Centre Boundaries
SHO5	Local Neighbourhood Shops	DM15	Neighbourhood and Village Shops and Facilities
		DM14	Local Shopping Centres
SHO6	Village Shops	DM15	Neighbourhood and Village Shops and Facilities
SHO7	Garden Centres	DM02	Design Principles
		DM27	Protection of Landscape Character
SHO8	Farm Shops	DM09	Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use
OS6	Recreation Facilities	DM02	Design Principles
		DM27	Protection of Landscape Character
OS8	Small Scale Recreation Facilities in the Countryside	DM27	Protection of Landscape Character
		DM29	Protection of Biodiversity and Geodiversity
OS9	Large Scale Recreation Facilities in the Countryside	DM27	Protection of Landscape Character
		DM29	Protection of Biodiversity and Geodiversity
TM3	Tourism in North Denes/Sparrows Nest Area	DM24	Touring Caravans, Camping and Static Holiday Sites
TM5	Tourism in the South Beach Area of Lowestoft	DM23	Hotels and Guest Houses
TM9	Conversion to Guest House Use in Lowestoft	DM23	Hotels and Guest Houses
TM11	Small Scale Caravan/Camping Sites	DM24	Touring Caravan, Camping and Permanent Holiday Sites
TM13	Static Caravan, Chalet, Cabin Sites	DM24	Touring Caravan, Camping and Permanent Holiday Sites
TM14	Redevelopment of Existing Holiday Accommodation	DM02	Design Principles

Adopted Local Plan Policies to be replaced		Development Management Policies that will replace them	
Policy	Subject	Policy	Subject
CF1	School Sites	DM26	Re-Use of Vacant School Buildings and Playing Fields
CF4	New Community Facilities	DM02	Design Principles
CF7	Electricity Overhead Lines	DM27	Protection of Landscape Character
CF9	Satellite Dishes	DM02	Design Principles
V1	Limits to Development	DM01	Limits to Development
V3	Infill Developments	DM02	Design Principles
		DM22	Housing Development in the Countryside
V4	Low Cost Housing in Rural Areas	DM22	Housing Development in the Countryside
V6	Conversion of Rural Buildings	DM09	Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use
		DM30	Protecting and Enhancing the Historic Environment
V7	Horse Related Development	DM02	Design Principles
		DM27	Protection of Landscape Character
		DM22	Housing Development in the Countryside
V10	Agricultural Development	DM02	Design Principles
		DM09	Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use
		DM27	Protection of Landscape Character
V11	Intensive Livestock Units	DM02	Design Principles
		DM27	Protection of Landscape Character
LOW1	Open Break - Gunton	DM28	Strategic Gaps and Open Breaks
LOW2	Open Break - Carlton Colville	DM28	Strategic Gaps and Open Breaks
LOW3	Traditional Buildings Associated with the Fishing Industry	DM30	Protecting and Enhancing the Historic Environment
LOW4	Town Centre and Secondary Shopping Centres	DM10	Town Centre Boundaries
LOW5	Primary Retail Area	DM11	Lowestoft Town Centre Core and Main Shopping Streets
LOW6	Predominantly Office Areas	DM12	Office Areas in Lowestoft Town Centre
LOW8	London Road South Shopping Core	DM13	Kirkley and Oulton Broad District Shopping Centres
LOW9	London Road South Conversions to Residential	DM02	Design Principles
		DM15	Neighbourhood and Village Shops and Facilities
S1	Limits to Development	DM01	Limits to Development
S5	Area for New Moorings	DM32	Southwold Harbour
S6	Replacement Moorings	DM32	Southwold Harbour
S7	Huts at Southwold Harbour	DM32	Southwold Harbour
S8	The Common	DM25	Existing and Proposed Open Space
		DM27	Protection of Landscape Character
K1	Limits to Development	DM01	Limits to Development
K2	Setting of the Area of Outstanding Natural Beauty	DM27	Protection of Landscape Character

Appendix 2 Delivery Framework

The principal mechanism for the delivery of the Development Management Policies will be the Development Management system through the determination of planning applications. The Delivery Framework identifies any additional delivery mechanism for each policy. Many of the policies in the Development Management Policies DPD will be implemented through other Development Plan Documents such as the Site Specific Allocations, Lake Lothing and Outer Harbour Area Action Plan and will themselves help to deliver the Core Strategy. The Sustainable Communities Strategy, prepared by the Local Strategic Partnership, will also have a key role, as will other strategies prepared by the Council and partners. The key agencies and partners likely to have a role in the delivery of the policies are identified. The duration of the Plan period, adoption to 2021, will in most cases be the time scale for delivery.

Significant risks to delivery/use are identified, and potential mitigation and contingency measures against the risks. The significant factors that delivery may be dependent on are highlighted.

Table 11 (Appendix 3) in the Core Strategy (January 2009) sets down the likely infrastructure capacity constraints and in particular the matter of flood risk issues in the District, that need to be addressed prior to development or as part of a phased approach to development. This information is not reproduced in this document.

Table 5 Development Management Policy Delivery Framework

Core Strategy Policy	Development Management Policy	Additional Implementation Mechanism	Lead Agencies and Partners	Risks	Contingencies / Mitigation
CS01 Spatial Strategy	DM01 - Physical Limits	<ul style="list-style-type: none"> Site Specific Allocations Document Lake Lothing Area Action Plan 	<ul style="list-style-type: none"> Waveney District Council Suffolk County Council Local Strategic Partnership Public Transport Infrastructure providers 	Other partners do not take same approach.	See below in relation to policies DM02 - DM32.
CS02 High Quality and Sustainable Design	DM02 - Design Principles	<ul style="list-style-type: none"> Site Specific Allocations Document Lake Lothing Area Action Plan Other Development Documents Development Management System 	<ul style="list-style-type: none"> Waveney District Council 1st East Developers Architects 	None	None
	DM03 - Low Carbon and Renewable Energy	<ul style="list-style-type: none"> Site Specific Allocations Document Lake Lothing Area Action Plan Other Development Documents Development Management System Building Control System 	<ul style="list-style-type: none"> Waveney District Council 1st East Developers Architects 	Lack of renewable projects achieving planning permission.	Positively identify suitable areas for development. Review policy.

Core Strategy Policy	Development Management Policy	Additional Implementation Mechanism	Lead Agencies and Partners	Risks	Contingencies / Mitigation
CS02 High Quality and Sustainable Design	DM04 - Sustainable Construction	<ul style="list-style-type: none"> • Site Specific Allocations Document • Lake Lothing Area Action Plan • Other Development Documents • Development Management System • Building Control System 	<ul style="list-style-type: none"> • Waveney District Council • 1st East • Developers • Architects 	<p>Viability of development jeopardised.</p> <p>Lack of capacity in the water infrastructure.</p>	Review of policy.
	DM05 - Carbon Emissions and Carbon Compliance	<ul style="list-style-type: none"> • Site Specific Allocations Document • Lake Lothing Area Action Plan • Other Development Documents • Development Management System • Building Control System 	<ul style="list-style-type: none"> • Waveney District Council • 1st East • Developers • Architects 	<p>Viability of development jeopardised.</p>	Review of policy.
CS03 Flooding and Coastal Erosion	DM06 - Coastal Change Management Area	<ul style="list-style-type: none"> • Shoreline Management Plans • Site Specific Allocations Document • Development Management System 	<ul style="list-style-type: none"> • Broads Authority • Waveney District Council • Great Yarmouth Borough Council • Suffolk Coastal District Council • Environment Agency • Developers 	<p>Erosion rates increase faster than predicted.</p> <p>Management and defence proposals outlined in the Shoreline Management Plans cannot be implemented.</p>	Review of policy.
	DM07 - Relocation and Replacement of Development Affected by Coastal Erosion Risk	<ul style="list-style-type: none"> • Shoreline Management Plans • Site Specific Allocations Document • Development Management System 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Architects • Environment Agency 	<p>Erosion rates increase faster than predicted.</p> <p>Lack of suitable sites available for relocation.</p>	<p>Review of policy.</p> <p>Work with local communities to identify suitable sites for development.</p>
CS07 Employment	DM08 - Existing Industrial Areas and Other Employment Sites	<ul style="list-style-type: none"> • Site Specific Allocations Document • Lake Lothing Area Action Plan • Development Management System • Economic Regeneration Strategies • Community Strategy 	<ul style="list-style-type: none"> • Waveney District Council • Local Strategic Partnership • 1st East • Suffolk County Council • Suffolk Development Agency • Businesses • Developers 	<p>Impacts of national economic situation that effects local businesses and wider regeneration objectives.</p>	Review of policy.
	DM09 - Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use	<ul style="list-style-type: none"> • Lake Lothing Area Action Plan • Development Management System • Economic Regeneration Strategies • Community Strategy 	<ul style="list-style-type: none"> • Waveney District Council • Businesses • Developers • Suffolk Development Agency 	<p>Impacts of national economic situation that effects rural business and employment opportunities.</p>	Review of policy.

Core Strategy Policy	Development Management Policy	Additional Implementation Mechanism	Lead Agencies and Partners	Risks	Contingencies / Mitigation
CS10 Retail, Leisure and Office Development	DM10 - Town Centre Boundaries	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Cultural Strategies 	<ul style="list-style-type: none"> Waveney District Council Developers Businesses 	Dependent on national and local economic position and successful regeneration.	Review policy to explore more flexible policy approach.
	DM11 - Lowestoft, Town Centre and Main Shopping Streets	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Cultural Strategies 	<ul style="list-style-type: none"> Waveney District Council Developers Businesses 1st East 	Dependent on national and local economic position and successful regeneration.	Review policy to explore more flexible policy approach.
	DM12 - Office Areas in Lowestoft Town Centre	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Cultural Strategies 	<ul style="list-style-type: none"> Waveney District Council Developers Businesses 1st East 	Significant increase or decrease in the amount of office space required in the town centre area.	Review of policy.
	DM13 - Kirkley and Oulton Broad District Shopping Centres	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System 	<ul style="list-style-type: none"> Waveney District Council Businesses Developers 	Number of empty commercial properties increases.	Review of policy to explore more flexible approach.
	DM14 - Local Shopping Centres	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System 	<ul style="list-style-type: none"> Waveney District Council Businesses Developers 	Depends on economic viability and may result in empty properties.	Review of policy to explore more flexible approach.
	DM15 - Neighbourhood and Village Shops and Facilities	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Cultural Strategies 	<ul style="list-style-type: none"> Waveney District Council Businesses Developers 	Depends on economic viability and may result in empty properties.	Review of policy to explore more flexible approach.
	DM16 - Housing Density	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Lake Lothing Area Action Plan 	<ul style="list-style-type: none"> Waveney District Council 1st East Developers Architects Housing Associations 	None	None
CS11 Housing	DM17 - Housing Mix and Type	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Lake Lothing Area Action Plan Gypsy and Traveller Site Specific Allocations Document 	<ul style="list-style-type: none"> Waveney District Council 1st East Developers Architects Housing Associations 	Other partners do not take the same approach.	On-going monitoring of housing delivery and review of policy.

Core Strategy Policy	Development Management Policy	Additional Implementation Mechanism	Lead Agencies and Partners	Risks	Contingencies / Mitigation
CS11 Housing	DM18 - Affordable Housing	<ul style="list-style-type: none"> • Site Specific Allocations Document • Developer Contributions • Development Management System • Lake Lothing Action Plan • Housing Strategies 	<ul style="list-style-type: none"> • Waveney District Council • 1st East • Developers • Architects • Housing Associations • Suffolk County Council • Voluntary Sector • Local Strategic Partnership 	Viability of residential development jeopardised.	Review of policy.
	DM19 - Conversion of Properties to Flats	<ul style="list-style-type: none"> • Development Management System 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Architects 	None	None
	DM20 - Residential Annexes	<ul style="list-style-type: none"> • Development Management System 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Architects 	None	None
	DM21 - House Extensions and Replacement Dwellings in the Countryside	<ul style="list-style-type: none"> • Development Management System 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Architects 	None	None
	DM22 - Housing Development in the Countryside	<ul style="list-style-type: none"> • Development Management System 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Architects 	None	None
CS13 Tourism	DM23 - Hotels and Guest Houses	<ul style="list-style-type: none"> • Tourism Strategies • Site Specific Allocations Document • Development Management System • Lake Lothing Area Action Plan 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Tourism Businesses • Tourism Forum • 1st East 	<p>Inability to meet the housing needs of rural communities.</p> <p>Tourism market reduces in Waveney and need for hotels and guest houses declines.</p>	<p>On-going monitoring of housing delivery and review of policy.</p> <p>Review of policy.</p>
	DM24 - Touring Caravans, Camping and Permanent Holiday Sites	<ul style="list-style-type: none"> • Tourism Strategies • Site Specific Allocations Document • Development Management System 	<ul style="list-style-type: none"> • Waveney District Council • Developers • Tourism Businesses • Tourism Forum • 1st East 	None	None
	DM25 - Existing and Proposed Open Space	<ul style="list-style-type: none"> • Cultural Strategies • Site Specific Allocations Document • Developer Contributions • Lake Lothing Area Action Plan • Development Management System • Community Strategy 	<ul style="list-style-type: none"> • Waveney District Council • Suffolk County Council • Local Strategic Partnership • Sport England • Active Waveney Sports Partnership • Local Community • Play Partnership • Developers • Town and Parish Councils 	<p>Lack of funding.</p> <p>Viability of development jeopardised.</p>	<p>Ensure developer contributions are made via planning applications and funding advice is provided by Waveney to local communities/groups.</p> <p>Review of policy.</p>
CS14 Culture					

Core Strategy Policy	Development Management Policy	Additional Implementation Mechanism	Lead Agencies and Partners	Risks	Contingencies / Mitigation
CS14 Culture	DM26 - Re-Use of Vacant School Buildings and Playing Fields	<ul style="list-style-type: none"> Cultural Strategies Site Specific Allocations Document Developer Contributions Lake Lothing Area Action Plan Development Management System Community Strategy 	<ul style="list-style-type: none"> Waveney District Council Suffolk County Council Local Strategic Partnership Local Community Developers Town Councils 	Other partners do not take the same approach.	Review of policy.
CS16 Natural Environment	DM27 - Protection of Landscape Character	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Biodiversity Action Plans Geodiversity Action Plans Landscape Character Assessment 	<ul style="list-style-type: none"> Waveney District Council Suffolk County Council Broads Authority Suffolk Coasts and Heaths Project Upper Waveney Valley Countryside Project Community Biodiversity and Geodiversity Partnerships 	None	None
	DM28 - Strategic Gaps and Open Breaks	<ul style="list-style-type: none"> Site Specific Allocations Document Development Management System Biodiversity Action Plans Geodiversity Action Plans Landscape Character Assessment 	<ul style="list-style-type: none"> Waveney District Council Developers 	None	None
	DM29 - Protection of Biodiversity and Geodiversity	<ul style="list-style-type: none"> Site Specific Allocations Document Lake Lothing Area Action Plan Development Management System Biodiversity Action Plans Geodiversity Action Plans Landscape Character Assessment 	<ul style="list-style-type: none"> Waveney District Council Suffolk County Council Broads Authority Suffolk Coasts and Heaths Project Upper Waveney Valley Countryside Project Community Biodiversity and Geodiversity Partnerships 	None	None

Core Strategy Policy	Development Management Policy	Additional Implementation Mechanism	Lead Agencies and Partners	Risks	Contingencies / Mitigation
CS17 Built Environment	DM30 - Protecting and Enhancing the Historic Environment	<ul style="list-style-type: none"> • Site Specific Allocations Document • Lake Lothing Area Action Plan • Development Management System • Conservation Area Management Plans 	<ul style="list-style-type: none"> • Waveney District Council • Suffolk County Council • 1st East • Broads Authority • Suffolk Coasts and Heaths Project • Upper Waveney Valley Countryside Project • Community 	None	None
	DM31 - Archaeological Sites	<ul style="list-style-type: none"> • Site Specific Allocations Document • Development Management System • Lake Lothing Area Action Plan 	<ul style="list-style-type: none"> • Waveney District Council • Suffolk County Council 	None	None
	DM32 - Southwold Harbour	<ul style="list-style-type: none"> • Shoreline Management Plans • Site Specific Allocations Document • Development Management System • Biodiversity Action Plans • Geodiversity Action Plans • Landscape Character Assessment • Conservation Area Management Plans 	<ul style="list-style-type: none"> • Waveney District Council • Broads Authority • Suffolk Coasts and Heaths Project • Upper Waveney Valley Countryside Project • Community • Biodiversity and Geodiversity Partnerships • Environment Agency 	<p>Climate change increases faster than predicted and flood risk issues unresolved.</p> <p>Viability of area decreases for fishing related employment/business.</p>	Review of policy to consider more restrictive approach.

Appendix 3 Monitoring Framework

When the Development Management Policies Development Plan Document is adopted it will be necessary to monitor whether the policies are being implemented as intended and how effective they are in delivering the vision and objectives of the Core Strategy. The Monitoring Framework includes the policy objectives, targets and a range of indicators which informed the earlier identification of issues to be addressed in the District from local and national indicators. The indicators have been chosen to provide a guide to overall progress and will be kept under review in the light of changing local, regional and national context. In addition, the Council is required to monitor the potential significant effects (whether positive or negative) of the policies, as identified through the Sustainability Appraisal. This monitoring framework is set out in the accompanying Sustainability Appraisal Report. In addition to the indicators below, the actual usage and practicalities of usage of policies in the development management system will also be monitored.

The Council is required to publish the results of its monitoring in an Annual Monitoring Report. This will also include what action needs to be taken if a policy is not working or if the targets are not being met. The report must be submitted to the Secretary of State by the end of December each year, reflecting the situation at the end of the previous financial year. The results will be made public on the Council's website.

Table 6 Development Management Policy Monitoring Framework

Development Management Policies	Objective	Targets	Indicators	Core Strategy Policies
DM01 - Physical Limits	Promote sustainable development by directing most development to the urban areas.	<ul style="list-style-type: none"> To increase the proportion of development completed in the towns and larger villages. 	<ul style="list-style-type: none"> Change in the percentage of development taking place in the towns and larger villages. Number and type of planning applications outside defined limits. 	CS01 - Spatial Strategy
DM02 - Design Principles	Securing development of high quality design which enhance and reflect the character of the District.	<ul style="list-style-type: none"> High quality living and working environments. 	<ul style="list-style-type: none"> % of residents who are happy with their neighbourhood. (NI2) (NI5) Fear of crime. Number of domestic noise complaints. Water consumption. Tonnage/proportion of household waste (and municipal waste recycled, composted and landfilled. (NI192) (NI193) % journeys to work undertaken by sustainable modes. Car parking standards. Number of planning applications refused due to poor design. Building for life scores. (H6) 	CS02 - High Quality and Sustainable Design
DM03 - Low Carbon and Renewable Energy	Minimising the Impact of Climate Change.	<ul style="list-style-type: none"> Increase energy efficiency of homes. 	<ul style="list-style-type: none"> Installed electricity generating capacity using renewable energy. (E3) Reduction of carbon dioxide emissions. (NI186) 	
DM04 - Sustainable Construction		<ul style="list-style-type: none"> Increase the proportion of energy used from renewable sources for electricity generation to 30% and heat generation to 12% by 2021 (excluding offshore wind). 		
DM05 - Carbon Emissions and Carbon Compliance		<ul style="list-style-type: none"> Minimise the risk of flooding and coastal erosion. 	<ul style="list-style-type: none"> Developments refused because of risk of coastal erosion. (NI189) (LT3) Number/percentage of properties at risk from Coastal Erosion. (NI189) (LT3) 	CS03 - Flooding and Coastal Erosion
DM06 - Coastal Change Management Area	Minimise the risk of flooding and coastal erosion.			
DM07 - Relocation and Replacement of Development Affected by Coastal Erosion Risk				

Development Management Policies	Objective	Targets	Indicators	Core Strategy Policies
DM08 - Existing Industrial Areas and Other Employment Sites	Meeting the jobs growth target for the District.	<ul style="list-style-type: none"> Increase the % of employment in key sectors. 5000 additional jobs by 2021. 	<ul style="list-style-type: none"> Overall employment rate. (LT4) Number and percentage of businesses by size (number of employees). Number and percentage of businesses by main industry type. (BD1) Business formation rate. (N172) Business start up and closures. Net change in total number of VAT registered businesses. 	CS07 - Employment
DM09 - Re-Use, Conversion and Replacement of Buildings in the Countryside for Employment Use	To encourage and support the rural economy while protecting the countryside.	<ul style="list-style-type: none"> Increase in farm diversification. Increase in re-use of buildings for employment use. 	<ul style="list-style-type: none"> Amount and type of employment development in the countryside, outside the physical limits. 	
DM10 - Town Centre Boundaries	Supporting our town centres as sustainable locations for a mix of uses.	<ul style="list-style-type: none"> Increase the vitality and viability of town centres. 	<ul style="list-style-type: none"> % of town centre units with A1 shop uses. Vacant units in town centres. New retail floorspace in town centres. New cultural facilities in town centres. Total town centre floorspace by location and use class. (BD4) 	CS10 - Retail, Leisure and Office Development
DM11 - Lowestoft Town Centre and Main Shopping Streets				
DM12 - Office Areas in Lowestoft Town Centre		<ul style="list-style-type: none"> No increase in A2 uses in the town centre core shopping area. 	<ul style="list-style-type: none"> Changes in the number of buildings in office use in the Lowestoft Town Centre office areas. (BD4) 	
DM13 - Kirkley and Oulton Broad District Shopping Centres		<ul style="list-style-type: none"> To maintain a good mix of A1, A2, A3, A4 and A5 uses. 	<ul style="list-style-type: none"> Change in the number of each use class (A1, A2, A3, A4 and A5). (BD4) 	
DM14 - Local Shopping Centres	Improving access to services and facilities, especially for those living in rural areas.	<ul style="list-style-type: none"> Improve access to key services and facilities for those living in rural areas. No net loss of village or neighbourhood shops. 	<ul style="list-style-type: none"> Distance to key services. Number of planning applications for change of use of village or neighbourhood shops. (N175) 	
DM15 - Neighbourhood and Village Shops and Facilities			<ul style="list-style-type: none"> Percentage of rural population living in parishes which have a food shop or general store, post office, pub, primary school and meeting place. (N175) 	
DM16 - Housing Density	Make the most efficient use of land and giving priority to the redevelopment of previously used land.	<ul style="list-style-type: none"> Deliver an average of 290 dwellings per annum including a mix that meets the needs of the community. 35% of all new homes to be affordable. 	<ul style="list-style-type: none"> Dwellings per hectare of net developable area Percentage of dwellings completed on previously developed land. (H3) 	CS11 - Housing
DM17 - Housing Mix and Type	Promoting balanced and mixed communities through housing provision and in particular addressing the need for affordable housing, smaller households, single, elderly and disabled people.		<ul style="list-style-type: none"> Reduction of homelessness. Increase in housing stock. (H1) (N1154) Affordable housing commenced. (LT9) (H5) Special needs housing provided. House types and sizes provided. Housing land availability. Average property price to income ratio. Percentage of unfit dwellings. Number of vacant dwellings. 	
DM18 - Affordable Housing				

Development Management Policies	Objective	Targets	Indicators	Core Strategy Policies
DM19 - Conversion of Properties to Flats		<ul style="list-style-type: none"> A mix of house types and sizes that reflect local need. No HMO s/self contained flats in saturation areas. 	<ul style="list-style-type: none"> Change in types and sizes of dwellings completed. Refusal of planning permission for HMO's/ self contained flats in saturation areas. 	
DM20 - Residential Annexes		<ul style="list-style-type: none"> No target identified. 	<ul style="list-style-type: none"> No indicator identified. 	
DM21 - House Extensions and Replacement Dwellings in the Countryside		<ul style="list-style-type: none"> No target identified. 	<ul style="list-style-type: none"> No indicator identified. 	
DM22 - Housing Development in the Countryside		<ul style="list-style-type: none"> Deliver housing that meets the needs of the community including affordable housing. 	<ul style="list-style-type: none"> Affordable Housing provided on exception sites. (LT9) (H5) 	
DM23 - Hotels and Guest Houses	To safeguard and support the existing tourism industry.	<ul style="list-style-type: none"> Increase the economic benefits of tourism in a sustainable way. 	<ul style="list-style-type: none"> Number of visitors to Waveney. Number and percentage employed in tourism. Change in amount of tourism development. 	CS13 - Tourism
DM24 - Touring Caravans, Camping and Permanent Holiday Sites	Encouraging new and redevelopment of existing facilities.	<ul style="list-style-type: none"> Increase the economic benefits of tourism in a sustainable way. 		
DM25 - Existing and Proposed Open Space	To safeguard access to natural greenspace and playing space.	<ul style="list-style-type: none"> Increase participation in cultural activities. 	<ul style="list-style-type: none"> Change in amount of accessible natural green space. Change in the provision of open space. 	CS14 - Culture
DM26 - Re-Use of Vacant School Buildings and Playing Fields	To consider wider community needs.	<ul style="list-style-type: none"> Increase the proportion of the population with access to key local facilities. 	<ul style="list-style-type: none"> Type of development completed on vacant school sites. 	
DM27 - Protection of Landscape Character	To safeguard and improve the natural environment.	<ul style="list-style-type: none"> Preservation of the distinctive features of the landscape character areas in Waveney. 	<ul style="list-style-type: none"> Countryside Quality Counts. 	CS16 - Natural Environment
DM28 - Strategic Gaps and Open Breaks		<ul style="list-style-type: none"> No target identified. 	<ul style="list-style-type: none"> Hectares of development in Strategic Gaps. 	
DM29 - Protection of Biodiversity and Geodiversity		<ul style="list-style-type: none"> No loss in number and area of designated nature conservation sites. (LT8) (E2) Increase the % of County Wildlife sites under active conservation management 	<ul style="list-style-type: none"> Change in number and area of designated nature conservation sites. (LT8) (E2) Reported condition of SSSIs. (E2) Achievement of habitat action plan targets. Active management of local sites. (LT8) 	

Development Management Policies	Objective	Targets	Indicators	Core Strategy Policies
DM30 - Protecting and Enhancing the Historic Environment	To safeguard the historic environment.	<ul style="list-style-type: none"> On-going conservation and enhancement of Conservation Areas. No loss of Listed Buildings 	<ul style="list-style-type: none"> Heritage at risk. Number and area of Conservation Areas and Article 4 Directions. 	CS17 - Built and Historic Environment
DM31 - Archaeological Sites		<ul style="list-style-type: none"> Protect and prevent damage to Scheduled Ancient Monuments as a result of planning permission. 	<ul style="list-style-type: none"> Number of Scheduled Ancient Monuments damaged as a result of development. Number of applications affecting no known archaeological site but judged of high potential and approved with conditions requiring prior excavation or recording during development. 	
DM32 - Southwold Harbour	To safeguard the unique historic and natural environment of the harbour area.	<ul style="list-style-type: none"> Protect area from development that would have an adverse effect on the historic and natural environment of the area. 	<ul style="list-style-type: none"> Number and type of planning applications. 	

NI - National Indicator
 LT - Local Target in Local Area Agreement 2
 H, BD, E - Regional Housing, Business Development and Environmental Quality Indicators.

Appendix 4 Energy Opportunities Plan

Figure 3 Energy Opportunities Plan for Waveney District (for further information see the Waveney Renewable Energy and Sustainable Construction Study (Nov 2009) available on the Council's website).

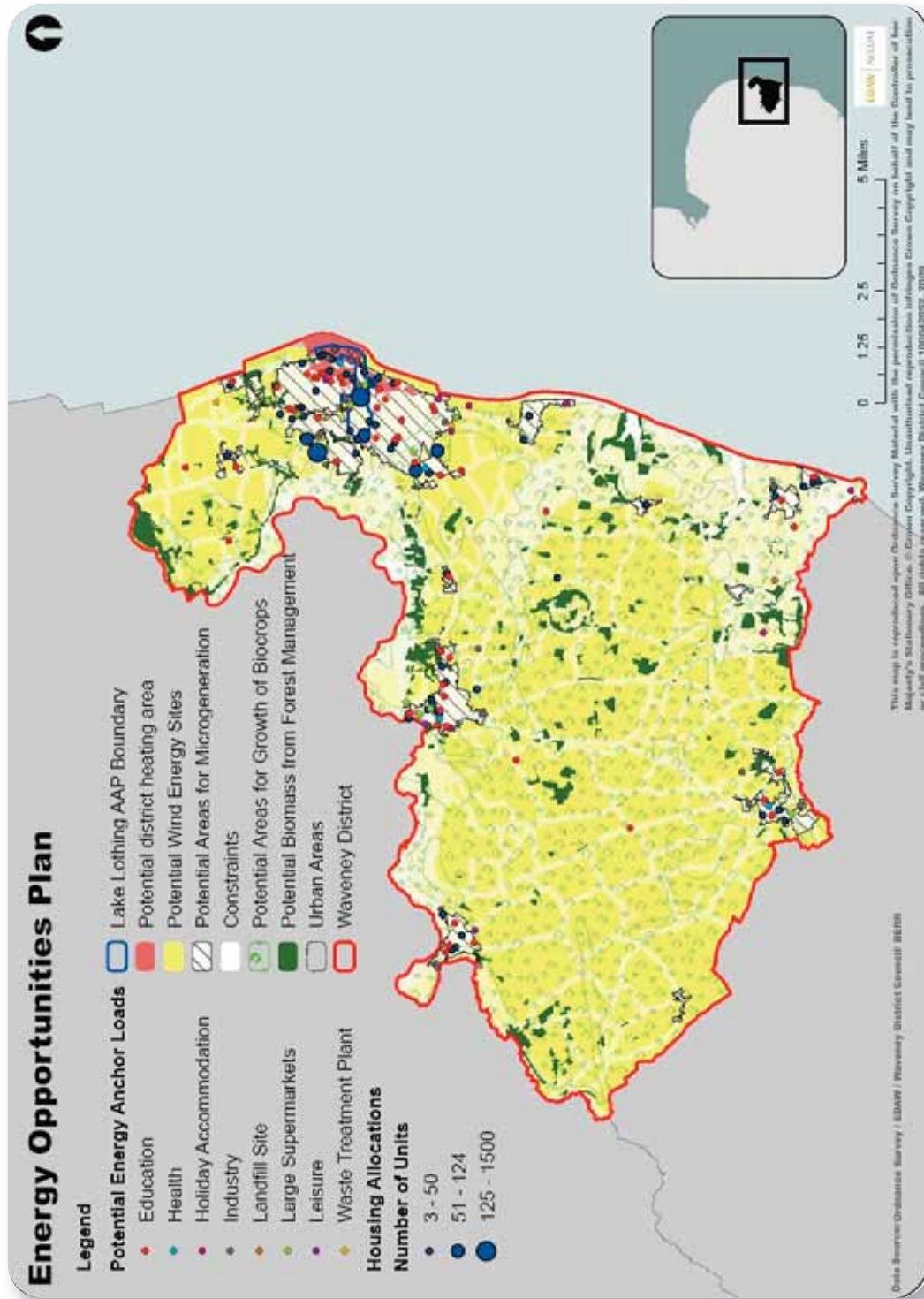
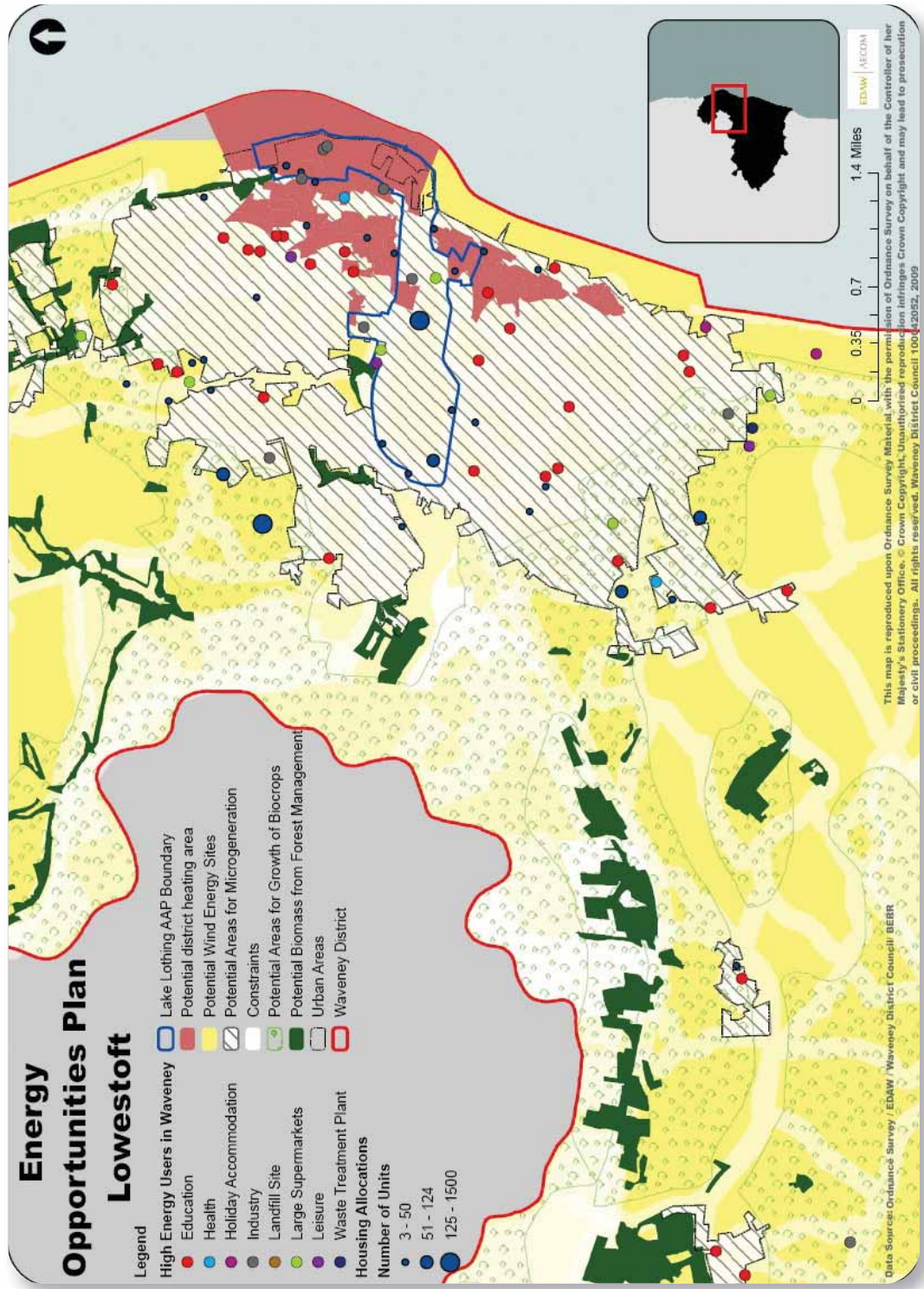


Figure 4 Energy Opportunities Plan for Lowestoft (for further information see the Waveney Renewable Energy and Sustainable Construction Study (Nov 2009) available on the Council's website).



Appendix 5 Code for Sustainable Homes

Table 7 List of issues addressed by the Code for Sustainable Homes

ISSUES
Energy and CO2 Emissions
Dwelling Emission Rate
Building Fabric
Internal Lighting
Drying Space
Energy Labelled White Goods
External Lighting
Low or Zero Carbon (LZC) Technologies
Cycle Storage
Home Office
Water
Internal or Potable Water Use
External Water Use
Materials
Environment Impact of Materials
Responsible Sourcing of Materials - Basic Building Elements
Responsible Sourcing of Materials - Finishing Elements
Surface Water Run-off
Management of surface water run-off from developments
Flood Risk
Waste
Storage of non-recyclable waste and recyclable household waste
Construction Site Waste Management
Composting
Pollution
Global Warming Potential (GWP) of insulants
NOx Emissions
Health & Wellbeing
Daylighting
Sound Insulation
Private Space
Lifetime Homes
Management
Home User Guide
Considerate Constructors Scheme
Construction Site Impacts
Security
Ecology
Ecological value of site
Ecological enhancement
Protection of ecological features
Change in ecological value of site
Building footprint

Appendix 6 Waveney Open Space Standards

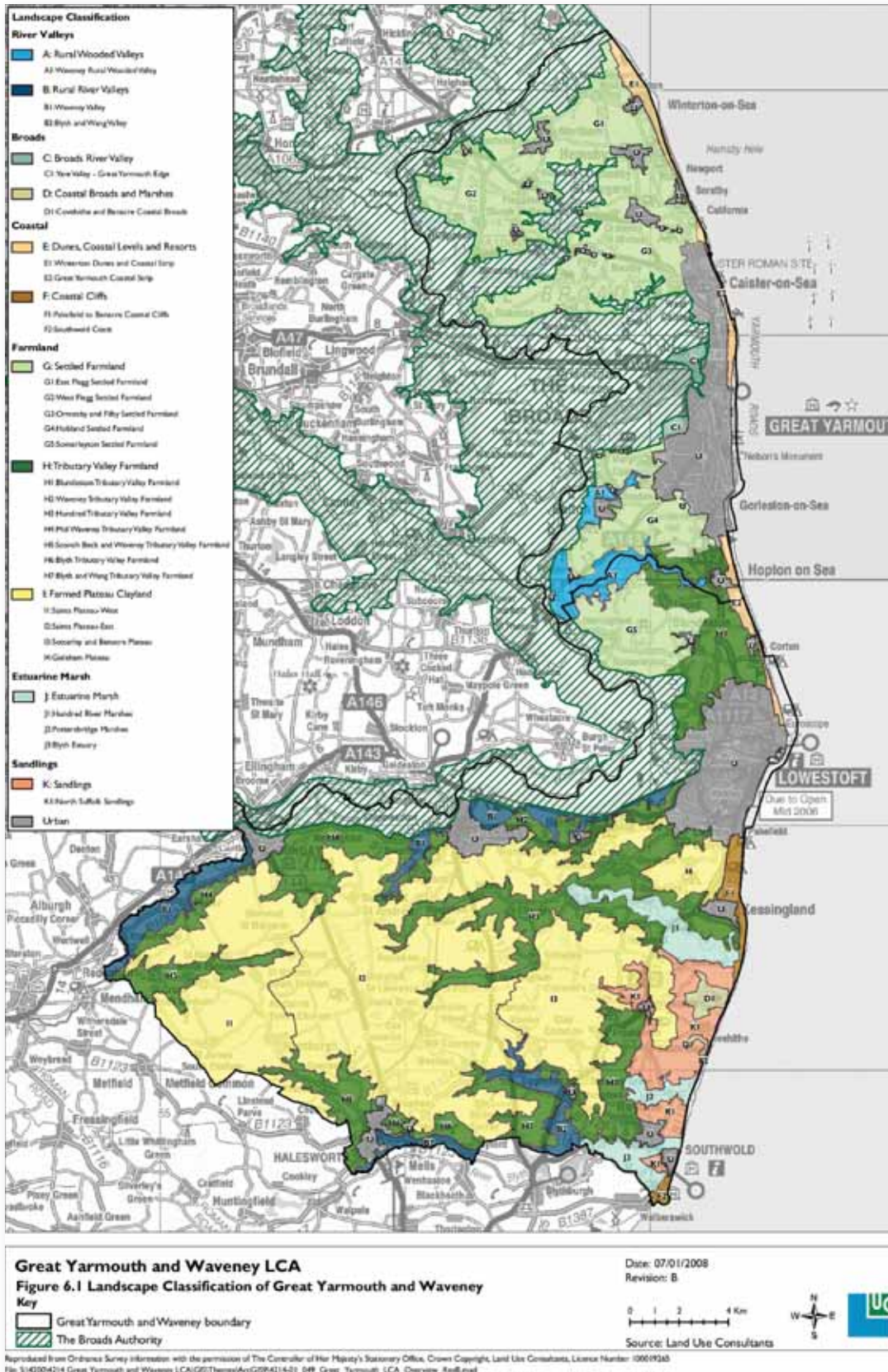
Table 8 Open Space Standards

Typology	Quantity Standard	Quality Standard	Accessibility Standard
Parks, gardens and country parks	0.4ha per 1000 population	Quality score of 82% Value score of 80% Higher scoring parks should aspire to the Green Flag standard	Satellite park within 0.4km Local park typically within 0.7km Destination park over 1.0km
Children's playing space	1 piece of equipment for every 33 children aged 0 - 16, augmented by good quality amenity space	Play space should be: <ul style="list-style-type: none"> Reasonably close to home In close proximity to walking or cycle routes or thoroughfares Overlooked and benefit from natural surveillance In locations identified by children and young people as appropriate Flexible enough to accommodate a variety of play activities Embedded in the community Designed to provide encounters with the natural environment 	Small equipped play space with 1-4 items within 1 minute walk Large equipped play space with 5 - 8 items within 5 minutes walk Neighbourhood equipped play space with 9 or more items within 15 minutes walk
Natural and semi-natural greenspace	0.2ha per 1000 population	Quality score of 84%	No person should live more than 300m from a natural and accessible greenspace There should be at least one accessible 20ha site within 2km of home There should be at least one accessible 100ha site within 5km of home There should be at least one 500ha site within 10km of home
Amenity space	0.6ha per 1000 population	Quality score of 79% Value score of 62%	Space within 100m of home

Note: Quality and value criteria used to determine standards can be found in the Open Space Needs Assessment Appendix 2 (2006).

Appendix 7 Landscape Character Assessment Character Areas

Figure 5 Landscape Character Assessment Character Areas



Appendix 8 Glossary

Affordable Housing

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

Annual Monitoring Report (AMR)

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

Area Action Plans

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

Area of Outstanding Natural Beauty (AONB)

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

Article 4 (2) Direction

Local authorities are able to increase controls within conservation areas through the application of Article 4(2) directions. These make further restrictions on permitted development rights to residential properties. Once these have been imposed in an area, it means that planning permission will be required to make any change of design or material to any part of the property facing a public thoroughfare.

Biodiversity

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

BREEAM

Standards developed by British Research Establishment to assess the environmental impact of non-residential buildings.

(The) Broads Authority Area

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

Brownfield Land

See previously developed land.

Building Emission Rate

Actual carbon emissions from building.

Code for Sustainable Homes

The Code for Sustainable Homes was introduced in England in 2007. The Code has been mandatory since 2008 setting standards to improve the overall sustainability of new homes by setting a single framework within which the home building industry can design and construct homes to a higher environmental standard.

Coastal Erosion Vulnerability Assessment

A statement accompanying a planning application that assesses the vulnerability of proposed development to coastal change and the impacts of coastal change.

Community Infrastructure Levy

A charge on development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans.

Conservation Area

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

Conservation Area Appraisals

Describes the character of the area, identifies its special character, puts forward a basis for effective policy control of development and identifies proposals for its enhancement.

County Wildlife Site

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

- 'Woodland sites are selected using a number of criteria; ancient status, well developed structure and diverse ground flora;
- Grasslands are selected on the basis of unimproved status, floral diversity and presence of rarities;
- Other habitats which are regionally or nationally scarce, e.g. heathland, vegetable shingle or open water are also represented;
- Any sites which support a population of one or more species listed in Schedule 5 or 8 of the Wildlife and Countryside Act or the Red Data book are included.'

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

Countryside Quality Counts

This project sponsored by Natural England, in partnership with DEFRA and English Heritage, provides a systematic assessment of how the countryside is changing. Information can be used to inform decision making and policies for achieving sustainable development while enhancing and maintaining the character and quality of the countryside for future generations.

Decentralised Energy Supply

Energy supply from local renewable and local low-carbon sources (i.e. on-site and near-site, but not remote off-site) usually on a relatively small scale. Decentralised energy is a broad term used to denote a diverse range of technologies.

Density

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

Design and Access Statement

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

Development

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

District Centre

As defined in PPS4 Planning for Sustainable Economic Growth, this will usually comprise groups of shops often containing at least one supermarket, and a range of non retail services, such as banks,

building societies and restaurants, as well as local public facilities such as a library.

Dwelling Emission Rate

The design rate of CO₂ emissions from a dwelling, measured in kilograms per square metre of floor area per annum.

Economic Development

Development that creates new, or safeguards existing jobs.

Energy Opportunities Plan

Strategic map showing key energy opportunities across the District for low carbon and renewable energy.

Evidence Base

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

Flood Risk Assessment

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

Geodiversity

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

Greenfield

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

Heritage (built and architectural)

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

Heritage Asset

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in PPS5) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing). (Annex 2 of PPS5)

Heritage Coast

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

Lifetime Homes Standards

Homes that are accessible to everybody and where the layout can be easily adapted to meet the needs of future occupants.

Listed Building

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

Local Centre

Include a range of small shops of a local nature, serving a small catchment. Local centres may include

a small supermarket, newsagent, post office and pharmacy, hot food takeaway, launderette.

Local Development Documents

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

Natura 2000 Sites

Network of sites that are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species within the European Union, consisting of Special Conservation Areas (SACs) and Special Protection Areas (SPAs) (defined separately).

Open Space

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

Planning Obligations and Agreements

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

Planning Policy Guidance Note (PPG)

National policy guidelines issued by the Office of the Deputy Prime Minister (ODPM) on a range of subjects affecting the use and development of land.

Planning Policy Statements (PPS)

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

- PPS1 Delivering Sustainable Development
 - Supplement to PPS1 Planning and Climate Change
 - Supplement to PPS1 Eco-towns
- PPG2 Green Belts
- PPS3 Housing
- PPS4 Planning for Sustainable Economic Growth
- PPS5 Planning for the Historic Environment
- PPS7 Sustainable Development in Rural Areas
- PPG8 Telecommunications
- PPS9 Biodiversity and Geological Conservation
- PPS10 Planning for Sustainable Waste Management
- PPS12 Local Spatial Planning
- PPG13 Transport
- PPG14 Development on Unstable Land
- PPG17 Planning for Open Space, Sport and Recreation
- PPG18 Enforcing Planning Control
- PPG19 Outdoor Advertisement Control
- PPG20 Coastal Planning
 - Good Practice Guide on Planning for Tourism
- PPS22 Renewable Energy
- PPS23 Planning and Pollution Control
- PPG24 Planning and Noise
- PPS25 Development and Flood Risk
 - Supplement to PPS25 Development and Coastal Change

Previously Developed Land (PDL)

Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition includes defence buildings but excludes land that is or has been occupied by agricultural or forestry buildings;

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

Proposals Map

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

Ramsar sites

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

Regional Spatial Strategies (RSS) East of England Plan

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

Regeneration

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

Regionally Important Geological/Geomorphological Sites (RIGS)

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

Renewable & Low Carbon Energy

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

'Saved' Policies

Under the Planning & Compulsory Purchase Act 2004, policies in the Waveney Adopted Local Plan (1996) were saved for 3 years from 28th September 2004. The Secretary of State can make a direction to save policies for a further period beyond this date, but they were otherwise due to expire on 27th September 2007. The Council had to submit an assessment of Adopted Policies that it wished to save beyond 27th September 2007 and the Secretary of State's Direction lists the Adopted Local Plan policies that have been extended beyond 27th September 2007. Local Plan policies are gradually being replaced by policies contained within development plan documents once they are adopted. The saved policies are listed on the Council's website.

Scheduled Ancient Monument

A building, structure or work of national importance included by the Secretary of State in the schedule of monuments.

Section 106 Planning Obligation

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

Shoreline Management Plans (SMPs)

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

Site of Special Scientific Interest

A site identified under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

Site Specific Allocations

The allocation of sites for specific or mixed uses. Policies will identify any specific requirements for the site. The allocations form part of the Development Plan.

Spatial Planning

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

Special Areas of Conservation (SACs)

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

Special Protection Areas (SPAs)

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

Statement of Community Involvement

This sets out the methods local authorities will use to involve local communities in the preparation of Local Development Documents and decisions on planning applications. The Statement is not part of the Development Plan.

Strategic Housing Market Assessment

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

Suffolk Biodiversity Action Plans (BAPs)

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

Suffolk Design Guide, 1993 and amended 2000

The Suffolk Design Guide for Residential Areas was adopted as supplementary planning guidance by all the Suffolk local planning authorities in 1993 and was slightly revised in 2000 to acknowledge changes in planning policy guidance. Available on the Suffolk County Council website www.suffolk.gov.uk

Sustainable Drainage Systems (SUDS)

System where surface water (i.e. rainwater) drains naturally back into the underground water system rather than to waste water treatment works. These avoid adding flood risks by mimicking natural drainage processes and provides benefits for sustainability, water quality and amenity.

Sustainable Development

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

Target Emission Rate

The calculated target CO2 emissions rate of a notional building.

Urban Regeneration Company (URC)

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

Use Classes Order

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

Waveney Local Strategic Partnership

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

