

Waveney Local Plan

Appendices



First Draft Plan, July 2017

Consultation period: 28 July to 22 September 2017

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Appendix 1 – Infrastructure and Delivery Framework

The policies and proposals of the Local Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings. However, the success of the Local Plan will be dependant on partnership working between the Council, developers, infrastructure providers, and other interested stakeholders, including the public and Parish and Town Councils. Neighbourhood Plans will also have a critical role in expanding upon and adding to the policies and proposals of this Local Plan to address detailed local circumstances.

Table 1 below outlines the timescale, responsible organisations, infrastructure requirements, risks and contingencies for each policy and proposal in the Local Plan.

Table 2 sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options (where known). The table categorises infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.

- **Critical infrastructure** is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place).
- **Essential infrastructure** is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan are met. Development could take place without this infrastructure but its sustainability would be undermined.
- **Desirable infrastructure** is infrastructure that could support development in the Local Plan and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it.

More details on infrastructure needs can be found in the Draft Infrastructure Study which accompanies this consultation.

Table 1 - Infrastructure and Delivery Framework

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
WLP1.1 - Scale and Location of Growth Strategy	This policy is implemented mainly through the implementation of the other policies of the Local Plan. Neighbourhood Plans may also support implementation.	2014-2036	Waveney District Council Neighbourhood Forums, Parish and Town Councils Infrastructure Providers Developers and landowners	All identified in this Local Plan.	Allocated development and infrastructure fails to come forward.	All allocations are considered deliverable and there is a reasonable prospect that all essential and critical infrastructure will be delivered on time. Therefore this is considered a low risk. The Local Plan has already over-allocated development as part of a contingency strategy. Regular monitoring of the Local Plan and Community Infrastructure Levy will identify early when infrastructure is at risk of non-delivery. This will enable the Council to work proactively with infrastructure providers to find solutions. Major failure against growth targets may necessitate an early review of the Local Plan.
WLP1.2 - Presumption in Favour of Sustainable Development	Determination of planning applications.	2014-2036	Waveney District Council	n/a	Positive policy - no risks identified	n/a
WLP1.3 - Settlement	Determination of planning applications.	2014-2036	Waveney District Council	n/a	Lack of a five year supply of	An early review of the Local Plan would be necessary if there was

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Boundaries					housing would significantly reduce the weight which could be attributed to this policy.	a significant shortage against a five year supply of housing. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy WLP1.2 and the National Planning Policy Framework.
WLP1.4 - Infrastructure	Determination of planning applications. Partnership working with infrastructure providers to ensure infrastructure is delivered and is successful when operating.	2014-2036	Waveney District Council Neighbourhood Forums, Parish and Town Councils Infrastructure Providers Developers and landowners	n/a	Other partners do not take the same approach.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure.
WLP2.1 - Central and Coastal Lowestoft Regeneration	Determination of planning applications. Implementation of Policies WLP2.2 – WLP2.11 Partnership working with Suffolk County Council, Lowestoft Town Council, Oulton Broad Parish Council, Associated British Ports, The Environment Agency, Network Rail, landowners, developers	2014-2036	Waveney District Council Suffolk County Council Lowestoft Town Council Oulton Broad Parish Council Associated British Ports The Environment	All essential and critical infrastructure identified for Lowestoft.	Other partners do not take the same approach. Viability of Development Landowners withdraw support or do not bring forward land. Allocated	In the event of a lack of viability, the Council will work with partners to secure external funding. Affordable housing requirements under Policy WLP8.2 may have to be amended, reduced or removed. Regular monitoring of the Local Plan and Community Infrastructure Levy will identify early when infrastructure is at risk of non-delivery. This will

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	and local businesses.		Agency Network Rail Landowners, developers Local businesses		development and infrastructure fails to come forward.	enable the Council to work proactively with infrastructure providers to find solutions. If landowners do not bring sites forward the Council may consider compulsory purchase orders. If sites still fail to come forward a review of the Local Plan will be required.
WLP2.2 - PowerPark	Determination of planning applications on the site. Partnership working with Suffolk County Council, Associated British Ports and the Environment Agency to improve cycle connectivity, improve the appearance of the site, and improve wayfinding.	2014-2036	Waveney District Council Suffolk County Council Associated British Ports Environment Agency Developers and landowners	All transport infrastructure projects identified for Lowestoft will benefit the site, however, the development of the site is not dependant on these. The Lowestoft Flood Risk Management Project will also benefit the development of the site and increase viability, however, the development of the site is not dependant on this.	Development of offshore cluster slows down or stops.	The Council will continue to proactively encourage investment from offshore companies and continue to support existing non-offshore companies within the site to relocate elsewhere to free up land within the site.
WLP2.3 - Peto Square	Determination of planning applications on the site. Partnership working with Suffolk County Council, Associated British Ports and the Environment Agency, Network Rail, landowners and developers	2014-2036	Waveney District Council Suffolk County Council Associated British Ports The Environment	All transport infrastructure projects identified for Lowestoft will benefit the site, however, the development of the site is not dependant on these. The Lowestoft Flood Risk Management Project will also benefit the development of the site and increase viability, however, the	The policy provides a flexible approach to the uses which would be acceptable in the location.	If the policy fails to deliver objectives the main mitigation is a review of Local Plan.

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	to reduce traffic impact, improve appearance, improve railway station, and improve pedestrian and cycle links.		Agency Network Rail Landowners, developers Local businesses	development of retail and leisure uses on the site is not dependant on this. The development of hotel and residential uses on the site are dependant on the Lowestoft Flood Risk Management Project.	Therefore risks are minimal. The main risk is a breakdown in partnership working.	
WLP2.4 - Kirkley Waterfront and Sustainable Urban Neighbourhood	Determination of planning applications on the site.	2020-2036 and beyond	Waveney District Council Suffolk County Council Associated British Ports Environment Agency Developers and landowners	1.5 form entry primary school (2 hectares) Pedestrian and Cycle Bridge over Lake Lothing (and onwards over railway line to Normanston Park) Playing Field (2 hectares) All other transport infrastructure projects identified for Lowestoft will benefit the site, however, the development of the site is not dependant on these. The Lowestoft Flood Risk Management Project will also benefit the development of the site and increase viability, however, the development of retail and leisure uses on the site is not dependant on this. All other green infrastructure projects identified for Lowestoft will benefit the development. New library provision will also benefit the development. Localised improvements to the sewerage network.	Willingness of landowners to bring the site forward for development. Viability of development.	Continue to engage constructively and proactively with landowners. If landowners do not bring sites forward the Council may consider compulsory purchase orders. In the event of a lack of viability, the Council will work with partners to secure external funding. Affordable housing requirements under Policy WLP8.2 may have to be amended, reduced or removed.

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WLP2.5 - East of England Park	Determination of planning applications on the site. Proactive delivery of the site by the Council.	2017 onwards	Waveney District Council Lowestoft Town Council	None	None identified	n/a
WLP2.6 - Western End of Lake Lothing	Determination of planning applications on the site.	2022-2025	Waveney District Council Developers and landowners	1.5 form entry primary school (2 hectares) on the Kirkley Waterfront and Sustainable Urban Neighbourhood site. All transport infrastructure projects identified for Lowestoft will benefit the site. The Lowestoft Flood Risk Management Project will also benefit the development of the site and increase viability. All green infrastructure projects identified for Lowestoft will benefit the development. Localised improvements to the sewerage network.	Safe and suitable access to the site cannot be achieved. Viability of development.	In the event of a lack of viability, the Council will work with partners to secure external funding. Affordable housing requirements under Policy WLP8.2 may have to be amended, reduced or removed. If safe access cannot be achieved, and the site cannot be developed, a review of the Local Plan will be necessary.
WLP2.7 - Former Battery Green Car Park	Determination of planning applications on the site. Proactive delivery of the site by the Council.	2018 onwards	Waveney District Council Developer	All transport infrastructure projects identified for Lowestoft will benefit the site. Localised improvements to the sewerage network.	Viability of development.	In the event of a lack of viability, the Council will work with partners to secure external funding.
WLP2.8 - Historic High Street and Scores Area	Determination of planning applications in the area. Proactive management and enhancement of the area	2014-2036	Waveney District Council	None	None	n/a

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	by Waveney District Council.					
WLP2.9 - Inner Harbour Port Area	Determination of planning applications in the area.	2014-2036	Waveney District Council Associated British Ports	None	None	n/a
WLP2.10 - Oulton Broad District Shopping Centre	Determination of planning applications in the area.	2014-2036	Waveney District Council Broads Authority	None	None	n/a
WLP2.11 - Kirkley District Shopping Centre	Determination of planning applications in the area.	2014-2036	Waveney District Council	None	None	n/a
WLP2.12 – North Lowestoft Garden Village	Determination of planning applications on the site. Proactive delivery of the site by the Council in cooperation with Suffolk County Council through the development of a masterplan.	2026-2036 and beyond	Waveney District Council Suffolk County Council Highways England Developer	2 form entry primary school (2 hectares). Playing field. New access on to A47 and safety improvements. Extension to High Street Surgery. Improvements to junction capacity in North Lowestoft. All other transport infrastructure projects identified for Lowestoft will benefit the site. All other green infrastructure	Safe access on to A47 cannot be achieved.	This is a longer term proposal in the Local Plan so there is sufficient time to resolve any issues. If safe access cannot be achieved, the scope of development in this area will need to be revised through a review of the Local Plan.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
				<p>projects identified for Lowestoft will benefit the development.</p> <p>Localised improvements to the sewerage network.</p>		
WLP2.13 - Land North of Union Lane, Oulton	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowners and developers	<p>On site local equipped area for play (0.4 hectare).</p> <p>Extensions to primary schools in North Lowestoft.</p> <p>New medical centre on Woods Meadow Development.</p> <p>All transport infrastructure projects identified for Lowestoft will benefit the site.</p> <p>All other green infrastructure projects identified for Lowestoft will benefit the development.</p> <p>Localised improvements to the sewerage network.</p>	<p>Potential contamination on the site delays development.</p> <p>Willingness of landowners to bring the site forward for development.</p>	<p>It is unlikely that any contamination will affect the entire site, so there is potential for a phased development to allow some early delivery. The issue has been highlighted in the Local Plan, so developers will know to assess the level of contamination at an early stage.</p> <p>There is no indication that landowners will not bring the site forward. If landowners don't bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.</p>
WLP2.14 - Land between Hall Lane and Union Lane, Oulton	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowners and developers	<p>On site open space at southern end of the site (1 hectare).</p> <p>Extensions to primary schools in North Lowestoft.</p> <p>New medical centre on Woods Meadow Development.</p> <p>All transport infrastructure projects identified for Lowestoft will benefit the site.</p>	<p>Willingness of landowners to bring the site forward for development.</p>	<p>There is no indication that landowners will not bring the site forward. If landowners don't bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.</p>

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
				<p>All other green infrastructure projects identified for Lowestoft will benefit the development.</p> <p>Localised improvements to the sewerage network.</p>		
WLP2.15 - Land South of The Street, Carlton Colville / Gisleham	Determination of planning applications on the site.	2021-2033	<p>Waveney District Council</p> <p>Landowners and developers</p> <p>Carlton Colville Town Council</p> <p>Gisleham Parish Council</p>	<p>1 form entry primary school (2 hectares).</p> <p>Country Park (10 hectares).</p> <p>Community Centre.</p> <p>Allotments, flood mitigation and play space (3.4 hectares).</p> <p>Extension to Rosedale Surgery.</p> <p>Improvements to Bloodmoor Roundabout and other junctions in South Lowestoft.</p> <p>All transport infrastructure projects identified for Lowestoft will benefit the site.</p> <p>All other green infrastructure projects identified for Lowestoft will benefit the development.</p> <p>Localised improvements to the sewerage network.</p>	<p>Archaeological investigation identifies large areas of land where remains need to be preserved in situ, reducing the amount of development.</p> <p>Improvements to Bloodmoor Roundabout are not sufficient to reduce congestion.</p> <p>Willingness of landowner to bring the site forward for development.</p>	<p>It is unlikely that any archaeological remains which need to be preserved in situ will reduce the development capacity of the site, as there are sufficient areas of open space allowed for which could be repositioned to take into account archaeology. There is further land in the landowner's ownership which could be investigated for development should the capacity for development on the existing allocation be reduced.</p> <p>If potential improvements to Bloodmoor Roundabout are insufficient to reduce congestion, more stringent travel plan measures may be required to reduce travel by car. If this still cannot be achieved the level of development on the site may need to be reduced.</p> <p>There is no indication that the landowner will not bring the site</p>

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						forward. If the landowner does not bring this site forward a review of the Local Plan will be required.
WLP2.16 - Land at South Lowestoft Industrial Estate	Determination of planning applications on the site.	2018 onwards	Waveney District Council Landowners and developers	Site servicing.	Viability of development. Willingness of landowner to bring the site forward for development.	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. Part of the site is owned by Suffolk County Council who are actively delivering new units. The remaining part of the site is in private ownership. The Council will continue to liaise with the landowner, however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to reduce the size of the allocation.
WLP2.17 - Land at Mobbs Way, Oulton	Determination of planning applications on the site.	2018 onwards	Waveney District Council Landowners and developers	Site servicing.	Viability of development. Willingness of landowner to	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
					bring the site forward for development.	forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. The Council will continue to liaise with the landowner; however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to remove the allocation.
WLP2.18 – Oakes Farm, Beccles Road, Carlton Colville	Determination of planning applications on the site. Partnership working between Council and landowner.	2018 onwards	Waveney District Council Landowner and developers	None	Lack of funding.	Lack of funding is considered a minimal risk as there will be a number of funding sources the Council can explore. Additionally the allocation includes enabling development which will help fund the sports provision. If funding options are exhausted it may be necessary to reduce the scope of the sport provision to a level which funding can support.
WLP3.1 – Beccles and Worlingham Garden Neighbourhood	Determination of planning applications on the site.	2020-2036 and beyond	Waveney District Council Landowners and developers Beccles Town	Beccles Southern Relief Road. 1.5 form entry primary school (2 hectares). Country Park, sports fields, allotments, play areas, and other	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward a review of the Local Plan will be

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d			Council and Worlingham Parish Council	<p>open space (25 hectares).</p> <p>Community centre.</p> <p>Cycle link to the Ellough industrial estates.</p> <p>Junction improvements at Blyburgate/Peddars Lane, Loddon Road/A146, Ashmans Road/Frederick Road, Gosford Road/Grove Road and Norwich Road/Yarmouth Road.</p> <p>Extension to Beccles Medical Centre.</p> <p>All other transport infrastructure projects identified for Beccles will benefit the site.</p> <p>All other green infrastructure projects in Beccles and Worlingham will also benefit the site.</p> <p>Localised improvements to the sewerage network.</p> <p>Improvements to Beccles Water Recycling Centre to accommodate development post 2030.</p> <p>Upgrades to the electricity network.</p>		required.
WLP3.2 – Land west of London Road, Beccles	Determination of planning applications on the site.	2020-2027	Waveney District Council Landowners and developers	<p>On site local equipped area for play (0.4 hectare).</p> <p>Junction improvements at Blyburgate/Peddars Lane, Loddon Road/A146, Ashmans</p>	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing

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				<p>Road/Frederick Road, Gosford Road/Grove Road and Norwich Road/Yarmouth Road.</p> <p>1.5 form entry primary school (2 hectares) on WLP3.1.</p> <p>Extension to Beccles Medical Centre.</p> <p>All other transport infrastructure projects identified for Beccles will benefit the site.</p> <p>All other green infrastructure projects in Beccles and Worlingham will also benefit the site.</p> <p>Localised improvements to the sewerage network.</p>		delivered as the Local Plan has over-allocated.
WLP3.3 - Land South of Benacre Road at Ellough Airfield, Ellough	Determination of planning applications on the site.	Potentially from 2018 onwards, however, this is dependant on improvements to electricity supply.	Waveney District Council Landowners and developers	<p>Site servicing.</p> <p>Upgrades to the electricity network.</p> <p>All transport infrastructure projects identified for Beccles will benefit the site.</p> <p>Improvements to Beccles Water Recycling Centre to accommodate development post 2030.</p>	<p>Upgrades to the electricity network are not feasible.</p> <p>Viability of development.</p> <p>Willingness of landowner to bring the site forward for development.</p>	If upgrades to the electricity network are not feasible, a review of the Local Plan will be required to remove the allocation. Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the

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						allocation. The Council will continue to liaise with the landowner; however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to remove the allocation.
WLP4.1 Halesworth Healthy Neighbourhood	Determination of planning applications on the site.	2018-2026	Waveney District Council Halesworth Campus Halesworth Playing Fields Association Landowner and developer	New sports facilities associated with the Halesworth Campus and improvements to the Dairy Hill Playing Fields. Extension and improvements to the North Suffolk Skills Centre. New health facility as part of retirement community. Extensions to Edgar Sewter Primary School and/or Holton St Peter Primary School. Extension to Cutlers Hill Surgery. All transport infrastructure projects identified for Halesworth will benefit the site. Localised improvements to sewerage network.	Willingness of landowners to bring the site forward for development. Lack of funding for sports facilities.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated. The Council will explore external funding sources to help deliver the sports facilities in the event of insufficient funding. However, this risk is currently seen as unlikely to occur.
WLP4.2 Land adjacent to Chediston	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and	Extensions to Edgar Sewter Primary School. All transport and green	Willingness of landowners to bring the site	There is no indication that landowners will not bring the site forward. If landowners do

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Street, Halesworth			developer	infrastructure projects identified for Halesworth will benefit the site. Extension to Cutlers Hill Surgery. Localised improvements to sewerage network.	forward for development.	not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
WLP4.3 Land to the north of Old Station Road, Halesworth	Determination of planning applications on the site.	2020-2022	Waveney District Council Landowner and Developer	Extensions to Edgar Sewter Primary School. All transport and green infrastructure projects identified for Halesworth will benefit the site. Extension to Cutlers Hill Surgery. Localised improvements to sewerage network.	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
WLP4.4 – Land on Lodge Road, Holton	Determination of planning applications on the site.	2020-2022	Waveney District Council Landowner and developer	Extensions to Holton St. Peter Primary School. All transport and green infrastructure projects identified for Halesworth will benefit the site. Extension to Cutlers Hill Surgery. Localised improvements to sewerage network.	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
WLP4.5 - Broadway Farm, Halesworth	Determination of planning applications on the site.	2018 onwards.	Waveney District Council Landowners and developers	Access and site servicing. All transport projects identified for Halesworth will benefit the site.	Viability of development. Willingness of landowner to bring the site forward for	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if

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					development.	viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation. The Council will continue to liaise with the landowner; however, if it is clear the landowner has no intention to bring the site forward a review of the Local Plan may be necessary to remove the allocation.
Policy WLP5.1 – Land at St Johns Road, Bungay	Determination of planning applications on the site.	2021-2026	Waveney District Council Landowner and developer	Improvements to cycle network. Extension to Bungay Medical Centre. New community centre on Old Grammar Lane. All green infrastructure projects identified for Bungay will benefit the site. Localised improvements to sewerage network.	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
Policy WLP5.2 – Land to the rear of Bungay High School	Determination of planning applications on the site.	2024-2029	Waveney District Council Landowner and developer	Extension to Bungay High School playing fields and new bus / coach parking area. Improvements to cycle network. Extension to Bungay Medical Centre. New community centre on Old	Access to the site is dependant on development permitted by DC/14/4193/OU T to the east of the site coming	There is no indication that development permitted to the east of the site will not come forward. In this unlikely scenario, a review of the Local Plan would be required to remove the allocation. If the site is undeliverable there will still be

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
				Grammar Lane. All green infrastructure projects identified for Bungay will benefit the site. Localised improvements to sewerage network.	forward. Willingness of landowners to bring the site forward for development.	sufficient housing delivered as the Local Plan has over-allocated. There is no indication that the landowner will not bring the site forward. If the landowner does not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated.
WLP6.1 – Land to the west of Copperwheat Avenue, Reydon	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	On site open space of at least 0.8 hectares. Improvements to cycle network. Improvements to Old Reydon High School Playing Fields. Localised improvements to sewerage network.	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the Southwold and Reydon area. Alternatively a Neighbourhood Plan for Southwold and/or Reydon could identify an alternative site.
WLP6.2 - Southwold Harbour	Determination of planning applications within the area.	2018-2036	Waveney District Council	None	None	n/a
WLP7.1 - Rural Settlement Hierarchy and Housing Growth	Determination of planning applications. Through implementation of other Policies in Section 7 of the Local Plan together	2018-2036	Waveney District Council Parish Councils	All infrastructure identified in the rural area.	None	n/a

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	with policies managing housing and employment in the Countryside.					
WLP7.2 - Land between The Street and A146, Barnby	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	On site open space of at least 0.2 hectares. Extension to Barnby and North Cove Community Primary School. Localised improvements to the foul sewerage network and connection to Beccles Water Recycling Centre.	Willingness of landowners to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, a review of the Local Plan will be required to find a suitably alternative site for development in the village area. Alternatively a Neighbourhood Plan for the village could identify an alternative site.
WLP7.3 - The Homestead, Lound Road, Blundeston	Determination of planning applications on the site.	2024-2027	Waveney District Council Landowner and developer	Extension to Blundeston Primary School. Localised improvements to the foul sewerage network.		
WLP7.4 - Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston	Determination of planning applications on the site.	2026-2031	Waveney District Council Landowner and developer	On-site open space of 0.2 hectares. Extension to Blundeston Primary School. Localised improvements to the foul sewerage network.		
WLP7.5 - Land at the Former Garage,	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and	Replacement Village Hall. New drop-off point for Primary School.		

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Somerleyton			Developer.	Localised improvements to the foul sewerage network.		
WLP7.6 - Mill Farm Field, Somerleyton	Determination of planning applications on the site.	2022-2027	Waveney District Council Landowner and developer	Replacement Village Hall. New drop-off point for Primary School. Localised improvements to the foul sewerage network.		
WLP7.7 - Land north of Elms Lane, Wangford	Determination of planning applications on the site.	2020-2023	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.8 - Land north of Wangford Road, Wangford	Determination of planning applications on the site.	2023-2026	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.9 - Land north of Chapel Road, Wrentham	Determination of planning applications on the site.	2022-2028	Waveney District Council Landowner and developer	On site open space of 0.5 hectares. Localised improvements to the foul sewerage network. Improvements to tennis courts and playing field.		
WLP7.10 - Land west of London Road, Wrentham	Determination of planning applications on the site.	2020-2023	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network. Improvements to tennis courts and playing field.		

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
WLP7.11 - Land on the south side of Southwold Road, Brampton	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	New village hall. On site open space of 0.8 hectares. Extension to Brampton Primary School. Localised improvements to the foul sewerage network.		
WLP7.12 - Land at Toodley Farm, Station Road, Brampton	Determination of planning applications on the site.	2020-2024	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.13 - Land south of Hogg Lane, Ilketshall St Lawrence	Determination of planning applications on the site.	2020-2025	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.14 - Land between The Street and The Village Green, Lound	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.15 - Land south of Chapel Road, Mutford	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.16 - Land north of	Determination of planning applications on the site.	2022-2024	Waveney District Council	Localised improvements to the foul sewerage network.		

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Chapel Road, Mutford			Landowner and developer			
WLP7.17 – Land north of School Road, Ringsfield	Determination of planning applications on the site.	2020-2024	Waveney District Council Landowner and developer	Extension to Ringsfield Primary School, Refurbishment and improvements to Ringsfield Village Hall, Improvements to tennis courts and playing field. Localised improvements to the foul sewerage network.		
WLP7.18 - Land Adjacent Mill Bungalow, Rumburgh	Determination of planning applications on the site.	2019-2022	Waveney District Council Landowner and developer	Localised improvements to the foul sewerage network.		
WLP7.19 - Land east of Woodfield Close, Willingham St Mary	Determination of planning applications on the site.	2019-2021	Waveney District Council Landowner and developer	Extension to Brampton Primary School. Localised improvements to the foul sewerage network.		
WLP7.20 - Land north of Sotterley Road, Willingham St Mary	Determination of planning applications on the site.	2021-2024	Waveney District Council Landowner and developer	Extension to Brampton Primary School. Localised improvements to the foul sewerage network.		
WLP7.21 - Land at Lock's	Determination of planning	2020-2023	Waveney District	Localised improvements to the foul		

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Road, Westhall	applications on the site.		Council Landowner and developer	sewerage network.		
Policies WLP8.1 – 8.38	Determination of planning applications. Neighbourhood Plans and Neighbourhood Development Orders.	2018-2036	Waveney District Council Parish and Town Councils Neighbourhood Forums.	None	None	n/a

Table 2 - Infrastructure required to support the growth outlined in the Local Plan

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Transport Projects								
Improvements to pedestrian and cycle network across the District	Desirable	Waveney District Council, Suffolk County Council	Unknown	None	£0	Unknown	Developer Contributions / CIL. Suffolk County Council.	Unknown
Improvements to cycle infrastructure outlined in Cycle Strategy	Essential/Desirable	Waveney District Council, Suffolk County Council	Unknown	None	£0	Unknown	Developer Contributions / CIL. Suffolk County Council.	2017 onwards
Normanston Park	Essential	Suffolk	£1,200,000	None	£0	£1,200,000	Developer	2017

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Pedestrian and Cycle Bridge		County Council, Waveney District Council					Contributions / CIL.	onwards
Brooke Peninsula Pedestrian and Cycle Bridge	Essential	Suffolk County Council, Waveney District Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Developer Contributions / CIL.	2019 onwards
Improvements to Lowestoft Station	Desirable	Greater Anglia, Network Rail	Unknown	Greater Anglia, Network Rail, CIL	Unknown	Unknown	Greater Anglia, Network Rail, Developer Contributions / CIL.	Unknown
Third Crossing over Lake Lothing	Essential	Suffolk County Council, Waveney District Council	£92,000,000	Central Government has confirmed funding for £73 million with the remainder coming from a local contribution which initially Suffolk County Council will cover.	£92,000,000	£0	If there is a gap in the future there is potential for use of Developer Contributions / CIL.	2017 - 2022
Beccles Southern Relief Road	Critical	Suffolk County Council	£7,000,000	New Anglia and Suffolk County Council	£7,000,000	£0	n/a	2017-2019
Junction improvements	Essential	Suffolk County	Unknown	None	Unknown	Unknown	Developer Contributions /	2020 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
		Council					CIL.	
Removal of pinch points across Lowestoft	Desirable	Suffolk County Council	£2,400,000	Enterprise Zone Pot B	£2,400,000	£0	n/a	2018 onwards
Improvements to Denmark Road	Essential	Suffolk County Council	£10,000,000	Identified in the Norfolk and Suffolk Local Transport Body's submission of priorities to Government in July 2013	£10,000,000	£0	n/a	2018 onwards
Road improvements across Lowestoft	Desirable	Suffolk County Council	Unknown	None	Unknown	Unknown	Suffolk County Council, Highways England, CIL.	2017 onwards
Improvements to local infrastructure to assist in access and use of Enterprise Zones	Essential	Waveney District Council, Suffolk County Council, Developers	Unknown	Enterprise Zone Pot B	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Access Improvements and Servicing to Broadway Farm	Critical	Developer, Suffolk County Council	Unknown	None	Unknown	Unknown	Developer Contributions / CIL.	2017 onwards
Safety Improvements to A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)	Critical	Highways England, Suffolk County Council	Unknown	Developer contributions and CIL	Unknown	Unknown	Developer Contributions / CIL.	2025 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Improvements to the A12	Desirable	Suffolk County Council	Unknown	None	£0	Unknown	Suffolk County Council, Department for Transport, New Anglia.	Unknown
Utilities Projects								
Upgrades to Marsh Lane Wastewater Recycling Centre	Essential	Anglian Water	Unknown	None	Unknown	Unknown	Anglian Water through asset management plan reviews.	2030 onwards
Upgrades to electricity network in Beccles	Essential	UK Power Networks	Unknown	None	Unknown	Unknown	UK Power Networks, New Anglia, Enterprise Zone Pot B, Developer Contributions / CIL.	2020 onwards
Local improvements to sewerage network	Essential	Anglian Water	Unknown	None	Unknown	Unknown	Anglian Water and Developer Contributions through agreements with Anglian Water.	2020 onwards
Coastal and Flood Mitigation Projects								
Projects listed under the Lowestoft Flood Risk Management Strategy	Essential	Waveney District Council	£32 million	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee	Likely £32 million dependent on final cost.	£0 at present	Developer Contributions / CIL.	2018 onwards
Education								
1,424 additional Pre School Places in	Essential	Suffolk County	£8,673,584	Suffolk County Council and/or	£6,821,920	£1,851,664	Developer contributions /	2020 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Lowestoft		Council		Department of Education will need to cover costs of existing deficits			CIL.	
320 additional Pre School Places in Beccles and Worlingham	Essential	Suffolk County Council	£1,949,120	Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	#####	£822,285	Developer contributions / CIL.	2020 onwards
77 additional Pre School Places in Bungay	Essential	Suffolk County Council	£469,007	Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	£280,186	£188,821	Developer contributions / CIL.	2020 onwards
99 additional Pre School Places in Halesworth and Holton	Essential	Suffolk County Council	£603,009	Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	£335,005	£268,004	Developer contributions / CIL.	2020 onwards
280 additional Pre School Places in Rural Areas	Essential	Suffolk County Council	£1,705,480	Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	#####	£298,459	Developer contributions / CIL.	2020 onwards
New Primary School on North Lowestoft Garden Village (Policy WLP2.12)	Essential	Suffolk County Council	£6,900,000	None	0	£6,900,000	Developer Contributions / CIL.	2029 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
New Primary School on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	Essential	Suffolk County Council	£7,680,000	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566	Developer Contributions / CIL.	2023 onwards
New Primary School on Land South of The Street, Carlton Colville/Gisleham (Policy WLP2.15)	Essential	Suffolk County Council	£4,350,000	None	0	£4,350,000	Developer Contributions / CIL.	2024 onwards
New Primary School on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£5,600,000	None	0	£5,600,000	Developer Contributions / CIL.	2026 onwards
Extension to Woods Meadow Primary School to accommodate additional 85 places	Essential	Suffolk County Council	£1,035,385	None	0	£1,035,385	Developer Contributions / CIL.	2020 onwards
82 additional pupil places for schools in Halesworth and Holton	Essential	Suffolk County Council	£998,842	None	0	£998,842	Developer Contributions / CIL.	2020 onwards
15 additional pupil places at Barnby and North Cove	Essential	Suffolk County Council	£182,715	None	0	£182,715	Developer Contributions / CIL.	2020 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Primary School								
30 additional pupil places at Blundeston C of E Primary School	Essential	Suffolk County Council	£365,430	None	0	£365,430	Developer Contributions / CIL	2020 onwards
12 additional pupil places at Brampton Community Primary School	Essential	Suffolk County Council	£146,172	None	0	£146,172	Developer Contributions / CIL.	2020 onwards
5 additional pupil places at Ringsfield Primary School	Essential	Suffolk County Council	£60,905	None	0	£60,905	Developer Contributions / CIL.	2020 onwards
124 additional pupil places at Beccles Free School or Sir John Leman High School	Essential	Suffolk County Council	£2,276,020	None	0	£2,276,020	Developer Contributions / CIL.	2020 onwards
Health								
Additional health infrastructure to accommodate future growth including extensions to medical centres in all towns.	Essential	Great Yarmouth and Waveney CCG	£20,731,903	None	Unknown	Unknown	Developer contributions / CIL, Department of Health.	2020 onwards
Libraries and Community Facilities								
Improvements / extensions to Lowestoft Library	Desirable	Suffolk County Council	£137,340	None	£0	£137,340	Developer Contributions / CIL.	2020 onwards
Improvements / extensions to	Desirable	Suffolk County	£231,930	None	£0	£231,930	Developer Contributions /	2020 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Oulton Broad Library		Council					CIL.	
Improvements / extensions to Beccles Library	Desirable	Suffolk County Council	£312,840	None	£0	£310,860	Developer Contributions / CIL.	2020 onwards
Improvements / extensions to Bungay Library	Desirable	Suffolk County Council	£60,390	None	£0	£144,444	Developer Contributions / CIL.	2020 onwards
Improvements / extensions to Halesworth Library	Desirable	Suffolk County Council	£53,190	None	£0	£53,190	Developer Contributions / CIL.	2020 onwards
Improvements / extensions to Kessingland Library	Desirable	Suffolk County Council	£39,798	None	£0	£39,798	Developer Contributions / CIL.	2020 onwards
Improvements / extensions to Southwold Library	Desirable	Suffolk County Council	£25,920	None	£0	£25,920	Developer Contributions / CIL	2020 onwards
New community centre in Bungay	Essential	Bungay Honeypot Trust	£1,026,000	Sale of existing community centre for housing. Developer /CIL funding	£250,000	£776,000	Developer Contributions / CIL. Sport England.	2016-2020
New community centre in Carlton Colville	Essential	Waveney District Council, Developers	£715,540	Section 106 from Carlton Hall development	£164,000	£551,540	Developer Contributions / CIL. Sport England.	2021 onwards
New community centre in Beccles	Essential	Waveney District Council, Developers	£1,883,000	None	£0	£1,883,000	Developer Contributions / CIL. Sport England.	2023 onwards
New community centre in	Essential	Waveney District	£715,540	None	£0	£715,540	Developer Contributions /	2020 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Somerleyton		Council, Developers					CIL. Sport England.	
New community centre in Brampton	Essential	Waveney District Council, Developers	£715,540	None	£0	£715,540	Developer Contributions / CIL. Sport England.	2020 onwards
Refurbishment of community centre in Ringsfield	Essential	Waveney District Council, Developers	Unknown	None	£0	Unknown	Developer Contributions / CIL. Sport England.	2020 onwards
Indoor and Outdoor Sport and Leisure								
Halesworth Campus	Essential	Waveney District Council, Suffolk County Council	£5,000,000	Sale of land	£1,500,000	£3,500,000	Developer Contributions / CIL. Sport England, other sports associations.	2017 onwards
Oakes Farm Development	Essential	Waveney District Council	£6,273,178	Section 106	£250,000	£6,023,178	Developer Contributions / CIL	
New changing rooms and improved tennis courts at Normanston Park	Desirable	Waveney District Council	£200,000	Football Foundation	£50,000	£150,000	Developer Contributions / CIL.	
Relocation, improvements and an extra pitch at Gunton Park Rugby Club	Desirable	Waveney District Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire cost	None	2017 onwards
Provision of full-sized sand based football/hockey	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
pitch in Beccles								
Provision of small 3G pitch at Bungay and District Sports Association	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Expand cricket pitches on Southwold Common by 2 wickets	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Access improvements to bowls clubs	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Open Space								
East of England Park (Policy WLP2.5)	Essential	Waveney District Council	£1,200,000	Coastal Communities Fund	£1,000,000	£200,000	Developer Contributions / CIL. Heritage Lottery Fund.	2017 onwards
Beccles Quay	Desirable	Waveney District	Unknown	Unknown	Unknown	Unknown	Developer Contributions /	2017 onwards

Project	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
		Council, Beccles Town Council and Broads Authority					CIL.	
Other Green Infrastructure Strategy projects yet to be identified	Essential/Desirable	Waveney District Council	Unknown	Unknown	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Waste								
Remodelling of Lowestoft Household Waste and Recycling Centre		Suffolk County Council	£1.5 million	Suffolk County Council	Unknown	Unknown	Developer Contributions / CIL	

Appendix 2 – Monitoring Framework

Monitoring the effectiveness and implementation of the Plan is essential to ensure the success of the plan. Monitoring is essential to establish what is happening now and what may happen in the future. Monitoring can help understand whether policies and proposals in the Local Plan are meeting their objectives and targets, whether they are effective in achieving sustainable development and whether there are any unintended consequences. Importantly, it allows the Council to understand whether there is a need to review any policies of the Plan, or the Plan in its entirety.

The framework below sets out the indicators and evidence the Council will use to regularly monitor the performance of each policy. It identifies relevant objectives and targets from the Plan that each policy helps address.

Table 3 - Monitoring Framework

Policy	Objectives ¹	Targets	Indicators	Source
1. Overall Spatial Strategy				
WLP1.1 - Scale and Location of Growth Strategy	All	374 dwellings per year (8,223 between 2014 and 2036). 5,000 net new jobs between 2014 and 2036. 43 hectares of employment land developed between 2014 and 2036. 2,200 sqm of convenience retail and 11,000 sqm of comparison retail developed between 2014 and 2036.	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds), employment, retail and leisure development provided: i) in Waveney district; ii) by settlement hierarchy; iii) on previously developed land.	Waveney District Council monitoring of planning applications (gains and losses): Housing (C3) Residential institutions (C2) Employment (B1-B8) Retail and Leisure (A1-A5, D2)
			<u>National indicators at local authority level:</u>	

¹ Objectives relate to the headline objectives of the plan shown in 'Overall Growth Strategy' section of the document and the specific objectives for Central and Coastal Lowestoft found in the 'Strategy for Lowestoft' section of the document. Objectives for Central and Coastal Lowestoft are prefixed by 'L'

Policy	Objectives ¹	Targets	Indicators	Source
			Jobs density.	ONS jobs density
			Employment and unemployment.	ONS Annual Population Survey
			Employment by occupation.	ONS Annual Population Survey
			Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
			Earnings by residence and workplace.	ONS Annual Survey of Hours and Earnings
			Population estimates.	ONS population estimates
			Housing affordability.	ONS ratio of house price to earnings (residence / workplace earnings)
			Homelessness.	CLG Homelessness statistics
			Qualifications of working age population (aged 16-64).	ONS Annual Population Survey
WLP1.2 - Presumption in Favour of Sustainable Development	All	n/a	n/a	n/a
WLP1.3 - Settlement Boundaries	All	n/a	Type and amount of residential, employment and retail/leisure development permitted outside of settlement boundaries [excluding householder].	Waveney District Council monitoring of consents of planning applications [not implementation]

Policy	Objectives ¹	Targets	Indicators	Source
WLP1.3 - Infrastructure	All	n/a	Completion of Lake Lothing Third Crossing.	Suffolk County Council / Highways England
			Completion of Lowestoft Flood Risk Management Project.	Waveney District Council / Environment Agency
			Completion of Beccles Southern Relief Road.	Suffolk County Council
			Completion of A12 improvements between Lowestoft and Ipswich.	Suffolk County Council
			Implementation of other relevant site specific and strategic policies.	Waveney District Council monitoring of consents of planning applications
2. Strategy for Lowestoft				
WLP2.1 - Central and Coastal Lowestoft Regeneration	All	n/a	Implementation of Policies WLP2.2-2.11.	Waveney District Council monitoring of consents of planning applications and site surveys
			Implementation of other relevant strategic policies.	
WLP2.2 - PowerPark	5, L1, L3, L4	n/a	Number and amount of employment uses (B1, B2 and B8) and port related development.	Waveney District Council site surveys
			Improvements to cycle and pedestrian connectivity.	
			Wayfinding and orientation facilities including signposting to the town centre, Scores, High	Waveney District Council Economic Regeneration Team

Policy	Objectives ¹	Targets	Indicators	Source
			Street, East of England Park.	
WLP2.3 - Peto Square	6,7, L1, L2, L4, L5, L6, L7, L9, L10	n/a	Completion of Lowestoft strategic flood defence scheme.	Waveney District Council /Environment Agency
			Number of retail and leisure operators including pubs / restaurants.	Waveney District Council site surveys
WLP2.4 - Kirkley Waterfront and Sustainable Urban Neighbourhood	1,2,3,5,8,L1, L2, L3, L5, L6, L7, L8, L9, L10	Completion of at least 1,105 homes over the period 2014-2036.	Number of new homes completed including extra care and sheltered housing.	Waveney District Council monitoring of planning applications and site surveys
			Completion of employment uses (B1, B2 and B8) and port related development.	
			Completion of community facilities including playing fields and primary school.	
			Completion of pedestrian/cycle bridge.	
			Completion of third crossing of Lake Lothing.	
WLP2.5 - East of England Park	1,3,6,7,8,L1,L4,L5,L6,L7,L10	n/a	Enhancement of Ness Point including pavilion / café / orientation facilities; landmark structure/sculpture; play facilities.	Waveney District Council monitoring of planning applications and site surveys / Waveney District Council Economic Regeneration Team
WLP2.6 - Western End of	1,2,3,5,8,L1, L2, L3, L5, L6,	Completion of at least 57 homes	Number of new homes	Waveney District Council

Policy	Objectives ¹	Targets	Indicators	Source
Lake Lothing	L7, L8, L9, L10	over the period 2014-2036.	completed.	monitoring of planning applications and site surveys
			Completion of employment uses associated with maritime activities.	
WLP2.7 - Former Battery Green Car Park	6,7, L1, L2, L4, L5, L6, L7, L9, L10	n/a	Completion of retail and leisure development (A1, A2, A3, A4, C1 and D2 uses).	Waveney District Council monitoring of planning applications and site surveys
WLP2.8 - Historic High Street and Scores Area	2,3,6,7,L1, L4, L5, L6, L7, L8, L10	n/a	Triangle Market enhancement.	Waveney District Council Economic Regeneration Team
			Number of shops, cafes and restaurants operating.	Waveney District Council site surveys
			New private housing completed.	Waveney District Council monitoring of planning applications
			Enhancement of links between the High Street, the Scores and East of England Park.	Waveney District Council Economic Regeneration Team
WLP2.9 - Inner Harbour Port Area	5, L3	n/a	Retention of port related uses.	Waveney District Council monitoring of planning applications and site surveys
WLP2.10 - Oulton Broad District Shopping Centre	1, 5, L1, L6	Not more than 10% vacant units within the area.	Number of retail and service uses including A1, A2, A3, A4 and A5.	Waveney District Council monitoring of planning applications and site surveys
			Number of vacant units.	
WLP2.11 - Kirkley District	1, 5, L1, L6	Not more than 10% vacant units	Number of retail and service uses	Waveney District Council

Policy	Objectives ¹	Targets	Indicators	Source
Shopping Centre		within the area.	including A1, A2, A3, A4 and A5.	monitoring of planning applications and site surveys
			Number of vacant units.	
WLP2.12 – North Lowestoft Garden Village	1,2,3,4,5,7,8	Completion of at least 740 homes over the period 2014-2036. Delivery of 8.5 hectares of employment land.	Number of new homes completed including extra care / sheltered housing and care home.	Waveney District Council monitoring of planning applications and site surveys
			Completion of employment uses (B1, B2 and B8).	
			Completion of community facilities including open space and local shopping centre.	
			Completion primary school.	Suffolk County Council
WLP2.13 - Land North of Union Lane, Oulton	1,2,3,7	Completion of at least 140 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of open space (0.4ha) with a LEAP.	
			Additional pedestrian access to Union Lane.	
WLP2.14 - Land between Hall Lane and Union Lane, Oulton	1,2,3,7	Completion of at least 200 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of 1 hectare of open space including landscaping and play equipment.	
			Additional pedestrian and cycle	

Policy	Objectives ¹	Targets	Indicators	Source
			access to Hall Lane to the east of the site.	
WLP2.15 - Land South of The Street, Carlton Colville / Gisleham	1,2,3,4,5,7,8	Completion of at least 800 homes over the period 2014-2036.	Number of new homes completed including care home, extra care and sheltered housing	Waveney District Council monitoring of planning applications
			Completion of primary school.	Suffolk County Council
			Country park including NEAP.	Waveney District Council monitoring of planning applications
			Completion of community facilities including community centre, local shops, play space, open space and allotments.	Waveney District Council monitoring of planning applications
			Linkages to Public Rights of Way.	Suffolk County Council
WLP2.16 - Land at South Lowestoft Industrial Estate	5	n/a – uncertain how much employment land can be delivered during plan period.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
WLP2.17 - Land at Mobbs Way, Oulton	5	Delivery of 2.5 hectares of employment land.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
3. Strategy for Beccles and Worlingham				
WLP3.1 – Beccles and Worlingham Garden Neighbourhood	1,2,3,4,5,7,8	Completion of at least 800 homes over the period 2014-2036. Delivery of 5 hectares of	Number of new homes completed including care home, extra care and sheltered housing.	Waveney District Council monitoring of planning applications and site surveys

Policy	Objectives ¹	Targets	Indicators	Source
		employment land.	Completion of employment uses (B1, B2 and B8).	
			Completion of community facilities including open space and local shopping centre.	
			Completion of primary school.	Suffolk County Council
Policy WLP3.2 – Land west of London Road, Beccles	1,2,3,7	Completion of at least 250 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
			Completion of open space (0.4ha) with a LEAP.	
WLP3.3 - Land South of Benacre Road at Ellough Airfield, Ellough	5	n/a – uncertain how much employment land can be delivered during plan period.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
4. Strategy for Halesworth and Holton				
WLP4.1 Halesworth Healthy Neighbourhood	1,2,3,5,7,8	Completion of at least 215 homes over the period 2014-2036.	Number of new homes completed including retirement community.	Waveney District Council monitoring of planning applications
			Completion of health care facility.	
			Sports pitches including playing pitch, 3G pitch and indoor facilities.	
			Education training facility.	
			New pedestrian access to provide	

Policy	Objectives ¹	Targets	Indicators	Source
			connectivity within the site and adjoining areas.	
WLP4.2 Land adjacent to Chediston Street, Halesworth	1,2,3,7	Completion of at least 200 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of open space (0.8ha) including NEAP.	
WLP4.3 Land to the north of Old Station Road, Halesworth	2,7	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP4.4 – Land on Lodge Road, Holton	2,7	Completion of at least 15 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP4.5 - Broadway Farm, Halesworth	5	Completion of at least 2.5 hectares of employment land over the period 2014-2036.	Employment uses (B1, B2 and B8) completed.	Waveney District Council monitoring of planning applications and site surveys
			Provision of pedestrian and cycle access to the site.	
5. Strategy for Bungay				
Policy WLP5.1 – Land at St Johns Road, Bungay	1,2,3,7	Completion of at least 85 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
Policy WLP5.2 – Land to the rear of Bungay High School	1,2,3,7	Completion of at least 220 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications and site surveys
			Provision of 0.75 hectares of	

Policy	Objectives ¹	Targets	Indicators	Source
			open space.	Suffolk County Council
			Provision of extension of school playing field.	
			Provision of parking and turning area for school buses.	
6. Strategy for Southwold and Reydon				
WLP6.1 – Land to the west of Copperwheat Avenue, Reydon	1,2,3,4,7	Completion of at least 250 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Open space provision (0.8ha) including a NEAP and play space of 400sqm to south of site	
			Retention of public rights of way bordering the site;	
			Provision of 7 plots for the relocation of properties under threat from coastal erosion.	
WLP6.2 - Southwold Harbour	3,4,5,7	n/a	Number of applications approved / refused for new development.	Waveney District Council monitoring of planning applications
7. Strategy for Rural Areas				
WLP7.1 - Rural Settlement Hierarchy and Housing Growth	All	Completion of 12% of total housing over 2014 to 2036 in rural areas. Completion of 70% of rural housing within larger villages.	Number of new homes completed (including implementation of allocations WLP7.2-7.21 and windfall sites).	Waveney District Council monitoring of planning applications

Policy	Objectives ¹	Targets	Indicators	Source
		Completions of 20% of rural housing within smaller villages.		
WLP7.2 - Land between The Street and A146, Barnby	1,2,3,7,8	Completion of at least 45 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of 0.25ha open space (including LEAP).	
WLP7.3 - The Homestead, Lound Road, Blundeston	1,2,3,7,8	Completion of at least 16 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.4 - Old horticultural nursery to the north of Oakleigh, Market Lane, Blundeston	1,2,3,7,8	Completion of at least 45 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of 0.2ha open space (including LEAP).	
WLP7.5 - Land at the Former Garage, Somerleyton	1,2,3,7,8	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.6 - Mill Farm Field, Somerleyton	1,2,3,7,8	Completion of at least 45 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of Public Right of Ways to Station Road and The Street.	
WLP7.7 - Land north of Elms Lane, Wangford	1,2,3,7,8	Completion of at least 16 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.8 - Land north of	1,2,3,7,8	Completion of at least 22 homes	Number of new homes	Waveney District Council

Policy	Objectives ¹	Targets	Indicators	Source
Wangford Road, Wangford		over the period 2014-2036.	completed.	monitoring of planning applications
WLP7.9 - Land north of Chapel Road, Wrentham	1,2,3,7,8	Completion of at least 60 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of 0.5ha open space (including NEAP).	
WLP7.10 - Land west of London Road, Wrentham	1,2,3,7,8	Completion of at least 22 homes over the period 2014-2036.	Number of new homes completed; Provision of a Public Right of Way to existing play area and connect development to existing PRoW.	Waveney District Council monitoring of planning applications
WLP7.11 - Land on the south side of Southwold Road, Brampton	1,2,3,7,8	Completion of at least 50 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of 0.8ha open space (including LEAP and playing pitch).	
			Provision of village hall.	
WLP7.12 - Land at Toodley Farm, Station Road, Brampton	1,2,3,7,8	Completion of at least 8 homes over the period 2014-2036.	Number of new home completed.	Waveney District Council monitoring of planning applications
WLP7.13 - Land south of Hogg Lane, Ilketshall St Lawrence	1,2,3,7,8	Completion of at least 25 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of play space (LEAP).	
WLP7.14 - Land between	1,2,3,7,8	Completion of at least 10 homes	Number of new homes	Waveney District Council

Policy	Objectives ¹	Targets	Indicators	Source
The Street and The Village Green, Lound		over the period 2014-2036.	completed.	monitoring of planning applications
WLP7.15 - Land south of Chapel Road, Mutford	1,2,3,7,8	Completion of at least 8 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.16 - Land north of Chapel Road, Mutford	1,2,3,7,8	Completion of at least 6 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.17 – Land north of School Road, Ringsfield	1,2,3,7,8	Completion of at least 40 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.18 - Land Adjacent Mill Bungalow, Rumburgh	1,2,3,7,8	Completion of at least 12 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
			Provision of landscaped amenity area.	
WLP7.19 - Land east of Woodfield Close, Willingham St Mary	1,2,3,7,8	Completion of at least 10 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.20 - Land north of Sotterley Road, Willingham St Mary	1,2,3,7,8	Completion of at least 30 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
WLP7.21 - Land at Lock's Road, Westhall	1,2,3,7,8	Completion of at least 14 homes over the period 2014-2036.	Number of new homes completed.	Waveney District Council monitoring of planning applications
8. District-Wide Strategic Planning Policies				

Policy	Objectives ¹	Targets	Indicators	Source
WLP8.1 - Housing Mix	1,2		Type and mix of completed dwellings (at least 35% of new dwellings on a site to be 1 or 2 bedroom properties).	Waveney District Council monitoring of planning applications
			Sites with a capacity of 20 or more dwellings to make provision for 5% of all dwellings to meet Building Regulations Requirement M4(2) of Part M (dwellings achieving M4(3) will count as meeting this requirement).	
WLP8.2 - Affordable Housing	1,2		Tenure of completed dwellings.	Waveney District Council monitoring of planning applications
			Sites of 11 or more dwellings to provide 35% affordable housing (preferably on site)	
WLP8.3 – Self Build and Custom Build	1,2	Self or custom build plots to meet demand evidenced by the Council's Self and Custom Build Register.	Developments of 100 or more dwellings to provide a minimum 5% self or custom build properties.	Waveney District Council monitoring of planning applications
			Number of plots approved for self or custom build.	
WLP8.4 – Conversion of Properties to Flats	1,2		Number of refusals for self-contained flats/HMOs within Flat Saturation Zones as identified on the Policies Map.	Waveney District Council monitoring of planning applications
			Number of self-contained flats,	

Policy	Objectives ¹	Targets	Indicators	Source
			HMOs and bedsits approved.	
WLP8.5 – Gypsy and Traveller Sites	1,2	17 additional pitches to be delivered over period 2016-36	Number of gypsy and traveller pitches permitted.	Waveney District Council monitoring of planning applications
WLP8.6 - Affordable Housing in the Countryside	1,2	10% of total housing delivery within the Countryside in line with Local Plan.	Affordable homes completed (some market housing may be permitted to cross-subsidise delivery of affordable housing).	Waveney District Council monitoring of planning applications
WLP8.7 - Small Scale Residential Development in the Countryside	1,2	10% of total housing delivery within the Countryside in line with Local Plan.	Small scale developments completed (up to 3 dwellings and up to 5 dwellings).	Waveney District Council monitoring of planning applications
WLP8.8 - Rural Workers Dwellings in the Countryside	1,2	10% of total housing delivery within the Countryside in line with Local Plan.	Rural workers dwellings completed.	Waveney District Council monitoring of planning applications
WLP8.9 - Replacement Dwellings and Extensions in the Countryside	1,7	n/a	n/a	n/a
WLP8.10 - Residential Annexes in the Countryside	1,2	n/a	n/a	n/a
WLP8.11 - Conversion of Rural Buildings to Residential Use	1,2, 7	10% of total housing delivery within the Countryside in line with Local Plan.	Rural buildings converted to residential use.	Waveney District Council monitoring of planning applications
WLP8.12 - Existing Employment Areas	5	5,000 net new jobs between 2014 and 2036.	Employment uses (B1, B2, B8) completed (gained and lost).	Waveney District Council monitoring of planning

Policy	Objectives ¹	Targets	Indicators	Source
			Number and amount of uses within existing employment areas.	applications and site survey
			Number of vacant units.	
			Jobs density.	ONS jobs density
			Employment and unemployment.	ONS Annual Population Survey
			Employment by occupation.	ONS Annual Population Survey
			Employee jobs by industry.	ONS Business Register and Employment Survey
WLP8.13 - New Employment Development	5	5,000 net new jobs between 2014 and 2036.	Employment uses (B1, B2 and B8) completed (gained and lost).	Waveney District Council monitoring of planning applications
			Number and amount of uses within existing employment areas.	Waveney District Council site surveys
			Jobs density.	ONS jobs density
			Employment and unemployment.	ONS Annual Population Survey
			Employment by occupation.	ONS Annual Population Survey
			Employee jobs by industry.	ONS Business Register and Employment Survey
WLP8.14 - Conversion and Replacement of	5	n/a	Employment uses (B1, B2 and B8) completed	Waveney District Council monitoring of planning

Policy	Objectives ¹	Targets	Indicators	Source
Rural Buildings for Employment Use				applications
WLP8.15 - Self Catering Tourist Accommodation	5	5,000 net new jobs between 2014 and 2036.	New self catering tourist accommodation permitted;	Waveney District Council monitoring of planning applications [not implementation]
			Employee jobs by industry	ONS Business Register and Employment Survey/East of England Forecasting Model
WLP8.16 - New Hotels and Guest Houses	5	n/a	New hotels and guest houses permitted.	Waveney District Council monitoring of planning applications [not implementation]
			Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
WLP8.17 - Existing Tourist Accommodation	5	n/a	Applications permitting the loss of tourist accommodation.	Waveney District Council monitoring of planning applications [not implementation]
			Employee jobs by industry.	ONS Business Register and Employment Survey/East of England Forecasting Model
WLP8.18 - New Town Centre Use Development	5,6	2,200 sqm of convenience retail and 11,000sqm of comparison retail developed between 2014 and 2036.	Town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) completed (gained and lost).	Waveney District Council monitoring of planning applications

Policy	Objectives ¹	Targets	Indicators	Source
			Number and amount of town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) within town centres.	Waveney District Council site surveys
WLP8.19 - Vitality and Viability of Town Centres	5,6	Not more than 10% vacant units in any town centre.	Town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) completed (gained and lost).	Waveney District Council monitoring of planning applications and site surveys
			Number and amount of town centre uses (A1, A2, A3, A4, A5, C1, D2 and B1a) within town centres.	
			Number of vacant units.	
WLP8.20 - Local Shopping Centres	1,5	Not more than 10% vacant units in any Local Centre.	Retail, leisure and office uses (A1, A2, A3, A4 and A5) completed (gained and lost).	Waveney District Council monitoring of planning applications and site surveys
			Number and amount of retail, leisure and office uses (A1, A2, A3, A4 and A5) within local shopping centres.	
			Number of vacant units.	
WLP8.21 – Sustainable transport	1,4,8	n/a	Traffic counts (motor vehicles and cyclists).	Department for Transport traffic counts
			Implementation of measures set out in the Waveney Cycle Strategy (2016 and updates).	Waveney District Council monitoring of planning applications and Suffolk County

Policy	Objectives ¹	Targets	Indicators	Source
				Council
			Submission of Transport Statements for residential developments between 50-80 dwellings and submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings.	Waveney District Council monitoring of planning applications
WLP8.22 - Protection of Built Community Services and Facilities	1	n/a	Applications permitting new / loss of community services and facilities.	Waveney District Council monitoring of planning applications [not implementation]
WLP8.23 - Protection of Open Space	1,3	n/a	Applications permitting the loss of open space (as identified on the Policies Map).	Waveney District Council monitoring of planning applications [not implementation]
WLP8.24 - Flood Risk	4	n/a	Number of properties at risk from flooding.	Waveney District Council monitoring
			Applications permitted in flood zones.	Waveney District Council monitoring of planning applications
WLP8.25 - Coastal Change Management Area	4	n/a	Number and type of permissions granted within the Coastal Change Management Area.	Waveney District Council monitoring of planning applications
			Number of properties at risk from erosion.	Waveney District Council Coastal Management Team

Policy	Objectives ¹	Targets	Indicators	Source
WLP8.26 - Relocation and Replacement of Development Affected by Coastal Erosion	2,4	n/a	Number of homes permitted under relocation / replacement policy.	Waveney District Council monitoring of planning applications
WLP8.27 – Renewable Energy	4	n/a	Number of renewable energy schemes permitted.	Waveney District Council monitoring of planning applications [not implementation]
WLP8.28 – Sustainable Construction	4,7	n/a	Sustainability Statement to be submitted with applications for 10 or more houses.	Waveney District Council monitoring of planning applications
			New non-residential development of 1,000m ² or more gross floorspace achieving BREEAM “Very Good” standard or equivalent.	Submission of BREEAM design stage and post-construction certificates
WLP8.29 - Design	1,3,4,7	n/a	Major residential developments performing positively against Building for Life 12 guidelines.	Waveney District Council monitoring of planning applications
WLP8.30 – Housing Density and Design	1,3,4,7	n/a	% of residential development in Lowestoft and the market towns achieving at least 30 dwellings per hectare.	Waveney District Council monitoring of planning applications
WLP8.31 –Residential Gardens and Urban Infilling	1,7	n/a	n/a	n/a

Policy	Objectives ¹	Targets	Indicators	Source
WLP8.32 - Biodiversity and Geodiversity	1,3	n/a	Condition of Sites of Special Scientific Interest.	Natural England
			Hectares of designations e.g. Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Natural England / Suffolk Biodiversity Information Service
WLP8.33 - Landscape Character	1,3	n/a	Hectares of designations e.g. Area of Outstanding Natural Beauty.	Natural England
WLP8.34 - Coalescence of Settlements	1,3	n/a	Number of applications permitted within gaps as identified on the Policies Map.	Waveney District Council monitoring of planning applications
WLP8.35 - Heritage Assets	1,3,7	n/a	Number of listed buildings and other Heritage Assets on the 'at risk' register	Suffolk Register of Buildings at Risk
WLP8.36 - Locally Listed Buildings and Non-Designated Heritage Assets	1,3,7	n/a	Loss of locally listed buildings and non-designated heritage assets.	Waveney District Council monitoring of planning applications
WLP8.37 - Conservation Areas	1,3,7	n/a	Number of conservation areas at risk.	Historic England
WLP8.38 - Archaeology	3	n/a	n/a	n/a

Appendix 3 – Housing and Employment Land Summary and Trajectory

Housing Summary

Table 4 - Housing Summary

Settlement	Homes Built 2014-2017	Existing Housing Commitments ²	Homes allocated in Local Plan expected to be delivered in plan period	Total Growth 2014-2036
Lowestoft with Carlton Colville and Oulton	355	1,594	3,042	4,991
Beccles and Worlingham	36	87	1,350	1473
Bungay	30	192	305	527
Halesworth and Holton	38	262	440	740
Southwold and Reydon	25	50	250	325
Rural areas	51	418	494	963
Total	535	2,603	5,881	9,019

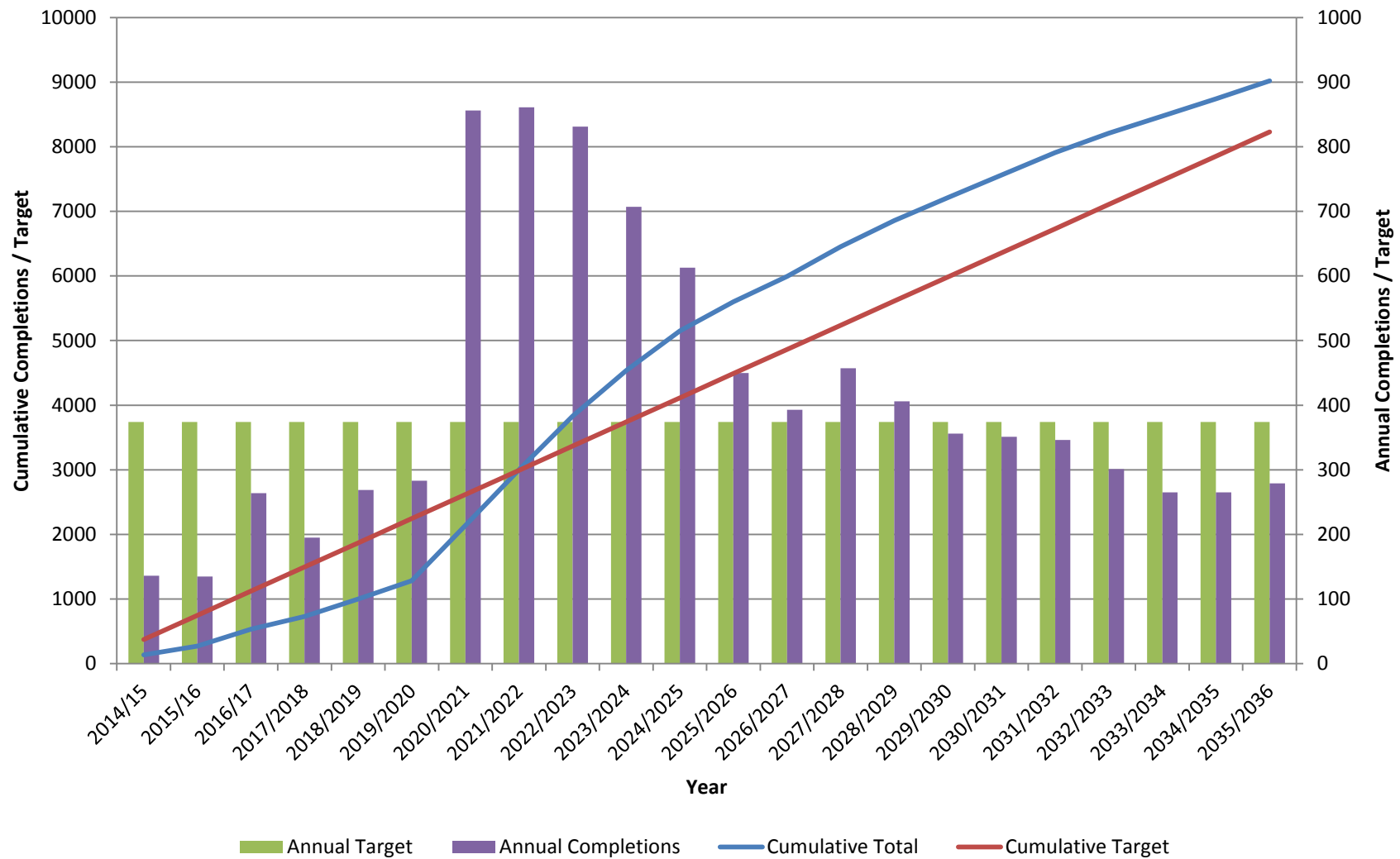
² Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036. This doesn't include allocations which have been rolled forward into this Local Plan such as the Kirkley Waterfront and Sustainable Urban Neighbourhood site.

Housing Trajectory

Table 5 - Housing Trajectory

Settlement	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	Total
Lowestoft	76	96	183	115	122	166	372	373	389	332	282	250	254	287	246	246	246	246	201	165	165	179	4,991
Beccles	1	7	28	24	20	6	30	60	72	90	90	85	60	100	100	100	100	100	100	100	100	100	1,473
Bungay	5	7	18	5	2	16	61	66	72	20	40	65	50	50	50	0	0	0	0	0	0	0	527
Halesworth	23	1	14	7	30	6	168	155	121	120	80	15	0	0	0	0	0	0	0	0	0	0	740
Southwold	6	9	10	8	6	9	55	70	52	50	50	0	0	0	0	0	0	0	0	0	0	0	325
Larger Villages	13	10	6	31	82	57	110	81	67	56	56	35	29	20	10	10	5	0	0	0	0	0	678
Smaller Villages	7	0	1	1	6	20	51	46	50	39	15	0	0	0	0	0	0	0	0	0	0	0	236
Countryside	5	5	4	4	1	3	9	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	49
Total	136	135	264	195	269	283	856	861	831	707	613	450	393	457	406	356	351	346	301	265	265	279	9,019

Figure 1 - Housing Trajectory



Employment Land Summary

Table 6 - Employment Summary

Settlement	Employment Land Developed 2014-2017 (Hectares)	Employment Land Commitments (Hectares)	Approximate employment land needed on new allocations (Hectares)	Employment Land Allocated in Local Plan	Total Employment Land Delivery 2014-2036
Lowestoft with Carlton Colville and Oulton	-4.19	-2.78	32.77	38.5	31
Beccles and Worlingham	1.03	1.18	8.54	17.5	13
Bungay	-0.01	3.03	0.5	0	3.02
Halesworth and Holton	0.19	0.55		2.5	3.24
Southwold and Reydon	0.37	0.32		0	0.69
Rural areas	0.98	0.50		0	1.48
Total	-1.63	2.80	41.83	58.5	52.43

Appendix 4 – Alternative Strategy and Policy Options

Policy WLP1.1 – Scale and Location of Growth

Alternative Option	Reason Discounted
Alternative Option 1: Continue to Focus Growth in Lowestoft (Lowestoft: 75%, Beccles and Worlingham: 10%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural: 5%)	<p>The main concern is whether the local housing market could support such high levels of growth in the town. This uncertainty brings a risk that objectively assessed needs for housing may not be met under this option. The effect of the option would result in most greenfield sites to the north and south of the town being developed. Some of these would likely either be in a sensitive landscape or on high grade agricultural land. As greenfield land is normally a more attractive option for developers, there could be less interest from developers in the brownfield regeneration sites currently permitted in the central areas of Lowestoft.</p> <p>Focusing growth in Lowestoft at the expense of other towns would do less to support town centres in the market towns and significant levels of development in Lowestoft would result in further elongation of the town with most new development taking place some distance from the town centre.</p>
Alternative Option 2: Promote Significant Growth in Beccles and Worlingham (Lowestoft: 60%, Beccles and Worlingham: 25%, Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural: 5%)	<p>The main drawback of this option is that focusing growth in Lowestoft and Beccles at the expense of other towns would do less to support other town centres in the market towns. In general there was less support for this option from the public and other stakeholders than the other options considered.</p> <p>Whilst feedback from developers suggests that the market is strong in Beccles, this level of growth would still be challenging for the market to accommodate and there would be a greater risk the objectively assessed needs for housing may not be met under this option. There is concern that this option would place significant stress on the town's infrastructure.</p>
Alternative Option 3: Allocate half of the Districts development to Lowestoft and promote significant growth in Beccles and Worlingham (Lowestoft: 50%, Beccles and Worlingham: 35%,	<p>Focusing growth in Lowestoft and Beccles at the expense of other towns would do less to support other town centres in the market towns. The high levels of growth proposed for Beccles in this option raises similar concerns to Alternative Option 2 as it is uncertain whether the local housing market could support such</p>

Alternative Option	Reason Discounted
Bungay: 2%, Halesworth and Holton: 5%, Southwold and Reydon 3%, Rural: 5%)	high levels of growth which would be significantly more than the town has experienced on average over the last 20 years. This uncertainty brings a risk that objectively assessed needs for housing may not be met under this option. The higher levels of development proposed under this option could increase the risk of creating air quality issues in the Ingate area from increased traffic. There is concern that this option would place significant stress on the town's infrastructure.
Alternative Option 4: Spread development more evenly across market towns and rural areas (Lowestoft: 55%, Beccles and Worlingham: 15%, Bungay: 4%, Halesworth and Holton: 8%, Southwold and Reydon 6%, Rural: 5%)	This option is very similar to the preferred option, the only difference being more development directed to Southwold and Reydon than Bungay. The main reason for not pursuing this option is that there is more capacity in Bungay to accommodate development which would have less of an impact on protected landscapes than development in Southwold and Reydon. There was limited support in the consultation for the higher levels of growth presented by this option for Southwold and Reydon. All local Parish Councils, local organisations and many respondents living in Southwold and Reydon did not support the level of growth.
Alternative Option 5: Only plan to meet objectively assessed needs for housing and employment – i.e. do not over allocate development in the Local Plan.	This would remove some flexibility and increase the risk that the objectively assessed need would not be met as some sites allocated may not come forward as planned. Additionally, the level of affordable housing needed cannot be viably met as part of mixed use developments. An over-allocation as presented in the First Draft Plan means more housing delivered overall and therefore more affordable housing.
Alternative Option 6: Focus all retail and leisure growth in Lowestoft.	This option would undermine the potential for the other town centres, particularly, Beccles to grow to support increasing populations.

Policy WLP1.2 - Presumption in Favour of Sustainable Development

Alternative Option	Reason Discounted
No Policy.	The presumption in favour of sustainable development is embedded in national planning policy, so the effect of not having this policy in the Local Plan has little difference to the effect of having it. However, a positive policy of this kind helps add clarity as to how the

Alternative Option	Reason Discounted
	Council will approach planning decisions.

Policy WLP1.3 - Settlement Boundaries

Alternative Option	Reason Discounted
No Policy.	The Settlement Boundary policy is an essential policy to ensure the overall strategy set out in Policy WLP1.1 is delivered. No policy option increases uncertainty and could potentially allow more development than is planned for or result in development taking place in less sustainable locations. This could give rise to negative effects on environmental and social and potentially economic objectives. Limiting development beyond settlement boundaries lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. This allows the Council to develop 'exception site policies' which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which would not otherwise be viable if they were competing for land with market housing.

Policy WLP1.4 – Infrastructure

Alternative Option	Reason Discounted
No Policy.	<p>No local infrastructure policy would reduce clarity about what infrastructure is needed and how it should be delivered.</p> <p>No local policy could lead to negative effects on environmental objectives due to the capacity of infrastructure being exceeded. Negative economic objectives could result from a lack of infrastructure to support inward investment. Lack of social infrastructure could undermine health, education and access to services and facilities objectives.</p>

Policy WLP2.1 – Central and Coastal Lowestoft Regeneration

Alternative Option	Reason Discounted
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Alternative Option	Reason Discounted
No Policy.	No regeneration strategy for Central and Coastal Lowestoft could result in missed opportunities for regeneration and a lack of a coordinated approach to regeneration in the town. This would result in a lack of positive social, environmental and economic effects.

Policy WLP2.8 – Historic High Street and Scores Area

Alternative Option	Reason Discounted
No Policy.	The proposed policy provides a positive approach to the regeneration of the High Street area. No local policy would result in less clarity in what the Council's objectives are for the area which could reduce the potential for regeneration.

Policy WLP2.9 - Inner Harbour Port Area

Alternative Option	Reason Discounted
No Policy.	A lack of local policy on this issue could result in inappropriate development taking place in and around the port which could undermine its operation and its potential for growth. This could therefore undermine economic objectives.

Policy WLP2.10 - Oulton Broad District Shopping Centre

Alternative Option	Reason Discounted
Stronger protection of retail uses	This option would ensure all existing retail uses are protected. However, it could result in an increased vacancy rate undermining the viability and vitality of the centre overall. The restriction on conversion of retail premises to cafes and restaurants could undermine the potential for tourism growth.
No Policy.	No policy would potentially allow for any of the existing premises in retail, café, and other services use converting to uses which do not support the vitality and viability of the district centre. This could negatively impact upon local tourism and access to

Alternative Option	Reason Discounted
	services and facilities for local people.

Policy WLP2.11 - Kirkley District Shopping Centre

Alternative Option	Reason Discounted
Stronger protection of retail uses	This option would ensure all existing retail uses are protected. However, it could result in an increased vacancy rate undermining the viability and vitality of the centre overall. The restriction on conversion of retail premises to cafes and restaurants could undermine the potential for tourism growth.
No Policy.	No policy would potentially allow for any of the existing premises in retail, café, and other services use converting to uses which do not support the vitality and viability of the district centre. This could negatively impact upon local tourism and access to services and facilities for local people.

Policy WLP6.2 - Southwold Harbour

Alternative Option	Reason Discounted
No Policy.	With no specific policy for Southwold Harbour, there would still be some level of protection though Conservation Area policies in the Local Plan and the National Planning Policy Framework. However, a lack of a local policy would reduce the clarity on what development is acceptable and what development is not.

Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Alternative Option	Reason Discounted
Develop a rural settlement hierarchy based only on the size of a settlement.	Only considering settlement size would result in new development being allocated in settlements that could potentially accommodate housing growth but the location is unlikely to result in sustainable development in the long-term. This option would increase the number of people accessing services and facilities by

Alternative Option	Reason Discounted
	car and likely lead to new development having an adverse effect on a rural community. Small villages would have little scope for stepping up the settlement hierarchy and could place existing rural services and facilities at risk because the market may not be large enough to support them.
Develop a rural settlement hierarchy based only on access to services and facilities.	Only considering access to services and facilities is likely to lead in development being allocated that would overwhelm some existing settlements, be detrimental to their character and result in development coming forward that is not well integrated with the existing community. Some services and facilities are located in villages that are quite isolated and if these were to close for any reason this could result in increasingly unsustainable development in the long-term.
Only focus new housing development in larger villages and smaller villages with 80% in larger villages and 20% in smaller villages to be delivered through housing allocations respectively but no development in hamlets or scattered communities.	This option could result in too much development taking place in larger settlements over too short a time period. In this regard, villages may not be able to cope and infrastructure may not be in place to support this. 20% in the smaller villages is considered appropriate, however, with no development in the hamlets and scattered communities this could protect their existing character but could reduce the long-term sustainability of such settlements and not deliver housing where it might be needed or wanted.
Spread development more evenly across larger villages, smaller villages, hamlets and scattered communities? 40% in larger villages to be delivered through housing allocations; 40% in smaller villages to be delivered through housing allocations; and 20% in hamlets and scattered settlements to be delivered through windfall.	This option could potentially place too much strain on smaller settlements which could have an adverse impact on local character, the community and result in too much development in unsustainable locations. A significant number of windfall sites would be required which could set an unwarranted precedent in terms of the types of sites that may come forward in order to fulfil the housing requirement. 40% of new development in the larger villages may result in not enough development being delivered to facilitate investment in new infrastructure where it may be needed and inadvertently compound existing issues.
Allocate sites for housing in all three categories in the settlement hierarchy and not rely on windfall and neighbourhood plan allocations in the smallest and most rural communities in the District.	Allocating sites in the larger and smaller villages is more appropriate as this is where most of the rural development is expected to take place. There are limited opportunities to allocate housing sites in the smallest communities and individually the size of the sites (in terms of the number of dwellings on each site and housing density) is unlikely to be considered strategic. However, cumulatively these will make a strategic contribution towards the overall housing strategy. Relying on windfall sites enables more

Alternative Option	Reason Discounted
	emphasis for communities to guide development through Neighbourhood Plans.

Policy WLP8.1 – Housing Mix

Alternative Option	Reason Discounted
No Policy.	This option would leave the Council with no control over the size and type of homes built which would have a negative effect in meeting the needs identified in the Strategic Housing Market Assessment and responding to local needs. This would be harmful in meeting the housing needs for the whole community.

Policy WLP8.2 – Affordable Housing

Alternative Option	Reason Discounted
No Policy.	No policy would be contrary to the National Planning Policy Framework. This option would mean Affordable Housing could not be effectively delivered and would have a negative impact on meeting the Affordable Housing need identified in the Strategic Housing Market Assessment. This would be harmful in meeting the housing needs for the whole community.

Policy WLP8.3 – Self Build and Custom Build

Alternative Option	Reason Discounted
No Policy.	Demand for self and custom build plots in the district is demonstrated by 102 entries in the self build and custom build register. In this option the Council would rely on the market to provide these plots and delivery could not be guaranteed. This would generate uncertainty around the delivery of plots and a risk of non-delivery of self/custom build homes for those on the register.

Policy WLP8.4 – Conversion of Properties to Flats

Alternative Option	Reason Discounted
No Policy.	This option would risk social and environmental issues in existing flat saturation areas being exacerbated. It would also risk new problems being generated in streets which become subject to a high percentage of flat conversions. Houses of Multiple Occupation or bedsits could be created across the district which can lead to social and environmental issues, including the loss of larger family homes from the housing stock. Fear of crime could also increase in areas where it is perceived there a high numbers of flats and HMOs.
Policy preventing conversions of properties to self-contained flats and houses of multiple occupation throughout the district.	This option would prevent further social and environmental issues arising from high percentages of flat conversions in a single street. However, it would be highly inflexible and would prevent conversions taking place where there is a need for smaller accommodation units and where no harm would arise.

Policy WLP8.5 – Gypsy and Traveller Sites

Alternative Option	Reason Discounted
No Policy.	This option would generate uncertainty around delivering the required pitches as identified in the Gypsy and Traveller Accommodation Needs Assessment. There would be no clear criteria for determining planning applications. Sites may be developed in unsustainable locations with poor access to facilities, services, and education or in a flood risk zone. Unauthorised encampments may increase as a result.
Allocate sites in the local plan to provide accommodation for Gypsies and Travellers.	The Call for Sites and the Options consultation did not identify any sites for consideration. The Gypsy and Traveller Accommodation Needs Assessment identified a need for 17 new pitches for the period up to 2036 – this scale of need could be addressed through planning applications for sites. The sustainability benefits are similar to the preferred option.

Policy WLP8.6 – Affordable Housing in the Countryside

Alternative Option	Reason Discounted
Do not allow any	This option could compromise the delivery of affordable housing in rural

Alternative Option	Reason Discounted
market housing on exception sites.	communities by making potential schemes unviable. This approach is inconsistent with the National Planning Policy Framework which suggests a limited amount of market housing could be acceptable if justified.
No Policy.	Without a policy in place no housing would be permitted in rural settlements which are classified as 'Countryside' in the Local Plan. This approach would not support rural communities where a limited amount of growth may be needed and would be contrary to the wider objectives set out in national policy. Delivery of affordable housing would be reliant on other mechanisms such as neighbourhood plans.

Policy WLP8.7 – Small Scale Residential Development in the Countryside

Alternative Option	Reason Discounted
Only permit small scale residential development in the countryside where there is access to services and facilities or public transport.	There are few villages in the District with a good array of services and facilities. The policy approach would locate new dwellings in more sustainable locations, however, smaller rural communities in need of a limited amount of housing would not benefit. This could have an adverse impact on these communities in the long term. People living in rural areas remain reliant on private vehicles including those in villages where there are limited services and facilities therefore this approach would have only limited benefit in the context of travel and access to services and facilities.
No size limits but has to be adjacent to a village.	This approach would concentrate development in larger and smaller villages, however, smaller scattered communities would not see any development as these areas are considered to be 'Countryside'. This could have an adverse impact on rural sustainability overall.
Up to 5 dwellings subject to site constraints.	Permitting developments in built up areas up to 5 dwellings could adversely affect the character and social dynamics of small rural settlements.
No Policy.	National policy encourages more development in rural areas, however, having no policy would result in no development taking place in small settlements because these are considered to be 'Countryside'. This would have an adverse impact on the rural parts of the District in the long term.

Policy WLP8.8 – Rural Workers Dwellings in the Countryside

Alternative Option	Reason Discounted
No Policy.	There is little national guidance available to support planning decisions. Without a policy in place there is a risk that proposals for such dwellings will not be justified. There is also a risk that dwellings could become independent market dwellings in the future which would be considered unsustainable development as these are often isolated and do not have access to services and facilities.

Policy WLP8.9 – Replacement Dwellings and Extensions in the Countryside

Alternative Option	Reason Discounted
Permit replacement dwellings and extensions in the countryside subject to a size restriction.	This policy option is intended to retain smaller sized dwellings in the countryside and keep them at a value that is affordable. Existing dwellings in the countryside are no longer affordable to the average person and this suggests this option would not achieve its primary objective. Retaining the character of the original dwelling can be achieved through design requirements rather than an overly restrictive policy that is difficult to apply.
No Policy.	This approach could result in development that could compromise the integrity of the original building and its setting.

Policy WLP8.10 – Residential Annexes in the Countryside

Alternative Option	Reason Discounted
Do not permit detached annexes in the countryside.	Could have an adverse impact on the quality of life and social well being of people as they get older and are at risk of becoming isolated or in need of care.
No Policy.	With no policy in place there is a risk that poor development could come forward resulting in the creation of independent isolated dwellings in the long term which is contrary to the objectives of the Local Plan and national policy.

Policy WLP8.11 – Conversion of Rural Buildings to Residential Use

Alternative Option	Reason Discounted
No Policy.	With no policy in place there would be less protection for heritage assets which make an important contribution towards the rural character of an area.

Policy WLP8.12 – Existing Employment Areas

Alternative Option	Reason Discounted
Protect all premises in existing employment use, irrespective of location from redevelopment/conversion to other uses unless marketing evidence demonstrates there is no demand for employment use.	This option would protect all buildings in existing employment use, irrespective of their location. This option is not preferred as there are numerous buildings in employment use in locations which are less desirable for that use and where redevelopment may present a better option. Some premises are also no longer fit for purpose and it would be overly stringent to require marketing to justify a change of use.
Allow for the flexible re-use and redevelopment of existing employment premises for any uses providing they comply with a criterion to ensure they are compatible with neighbouring uses.	Rental and freehold values for non-employment uses are often much higher than employment uses. Replacement new-build employment premises are difficult to make financially viable. Therefore, the option is not preferred as it could result in a significant loss of employment premises. As such there is an incentive for owners to consider conversion. This would undermine the amount of choice in the market and could also result in insufficient premises being available to meet jobs growth needs. However, other retail and housing policies at a local and national level would likely provide some protection to existing employment premises.
No Policy.	This option would have similar effects to the above option but also could result in employment premises being converted to uses which are incompatible with surrounding employment uses. This could undermine the overall desirability and functioning of neighbouring units and therefore further decrease the supply of suitable employment premises in the market.

Policy WLP8.13 – New Employment Development

Alternative Option	Reason Discounted
No Policy.	A no policy approach would provide greater uncertainty for businesses or where it would be appropriate to locate and expand. This could undermine the potential for economic growth. In combination with the settlement boundary policy there would be fewer possibilities for new employment development where a need is demonstrated.

Policy WLP8.14 – Conversion and Replacement of Rural Buildings for Employment Use

Alternative Option	Reason Discounted
No Policy.	Having no policy could support employment uses in rural locations, however, the location of these could well be inappropriate and harmful to the surroundings. This could have an adverse impact on existing rural employment areas and be detrimental to rural areas in the long term.

Policy WLP8.15 – Self Catering Tourist Accommodation

Alternative Option	Reason Discounted
Continue the policy with a focus on tourism development in Lowestoft, the Market Towns, Corton and Kessingland	A number of positive effects have been found with this option, however it lacks flexibility for new developments which will be very valuable in responding to the market and supporting the tourism economy. Also this would not support the rural economy.
No Policy.	This option generates a number of uncertain effects due to the lack of clarity over the location of development. This would be supportive of the economy but could result in negative effects with respect to the landscape, climate change, conservation of natural resources, and biodiversity.

Policy WLP8.16 – New Hotels and Guest Houses

Alternative Option	Reason Discounted
A policy stating that no further conversions can take place in flat saturation areas.	This option has benefits in terms of protecting amenity and retaining housing. However this option would be inflexible and may prevent local businesses responding to market conditions. The flat saturation areas are in seafront areas which would be good for tourist accommodation where individual sites are, or can be made, suitable.
No Policy.	This option would have positive effects on economic growth and the town centre. However it would bring with it problems social and environmental problems in these areas.

Policy WLP8.17 – Existing Tourist Accommodation

Alternative Option	Reason Discounted
A blanket approach to retaining all tourism accommodation.	This is an inflexible option which would prevent re-use of tourist accommodation. If there is no longer a market for the accommodation or there is an alternative use which is of greater value to the local economy then some flexibility would be beneficial. There is an uncertain negative impact on bringing forward housing. Empty premises would be damaging to town centres in terms of perception and preventing alternative uses which would support vitality and viability of town centres.
No Policy.	This could result in the uncontrolled loss of tourist accommodation which would be detrimental to the tourism industry. Visitor footfall in town centres may suffer.

Policy WLP8.18 – New Town Centre Use Development

Alternative Option	Reason Discounted
Only define town centre boundaries – no local impact assessment threshold.	A lack of local impact assessment threshold could result in town centre use development taking place in edge of centre / out of centre locations to the detriment of the vitality and viability of the local town centres. The threshold in the preferred policy is supported by evidence in the Retail and Leisure Needs Assessment (2016) which suggest this threshold is necessary to protect town centres.

Alternative Option	Reason Discounted
No Policy.	No local policy option would be contrary to national planning policy and would result in a lack of clarity as to where town centre use development should take place. It could significantly undermine the vitality and viability of town centres.

Policy WLP8.19 – Vitality and Viability of Town Centres

Alternative Option	Reason Discounted
Prioritise retail only in primary shopping frontages.	The Retail and Leisure Needs Assessment (2016) stated the need to increase the provision of cafés and restaurants in all town centres. Protecting retail only within primary frontages could result in an increased vacancy rate undermining the viability and vitality of the centre overall.
No Policy.	No local policy would mean there would be limited control over the uses along primary and secondary frontages. The approach would be contrary to national planning policy and reduce the clarity on what is acceptable to support the vitality and viability of town centres.

Policy WLP8.20 – Local Shopping Centres

Alternative Option	Reason Discounted
No Policy.	No policy would potentially allow for any of the existing premises in retail, café, and other services use converting to uses which do not support the vitality and viability of the local centre. This could negatively impact upon access to services and facilities for local people.

Policy WLP8.21 – Sustainable Transport

Alternative Option	Reason Discounted
No Policy.	There is national planning policy support for sustainable transport measures. However, a lack of local policy would reduce clarity. There could also be missed opportunities for the provision of sustainable transport as the preferred policy approach promotes the use of the Waveney Cycle Strategy.

Policy WLP8.22 - Protection of Built Community Services and Facilities

Alternative Option	Reason Discounted
Only protect services and facilities registered as assets of community value.	National policy recognises the importance of accessible services and facilities to the community. However, there is a lack of clarity at the national level as to the circumstance where a loss of a service or facility may be appropriate. Therefore, whilst this option would give strong protection to those services and facilities identified as assets of community value, it could suggest that other services and facilities are less important and lead to a loss of those facilities.
Protect all community services and facilities equally.	<p>The option would enable protection of all services and facilities but does not enable those which have been specifically identified by the community as being particularly important. This approach does not reflect guidance set out in national planning policy which highlights the role of services and facilities identified as assets of community value.</p> <p>If all services and facilities were given the same level of protection as community assets, even where there was not a community need for them, the result could be an increase in vacant buildings in neighbourhoods and villages.</p>
No Policy.	National policy recognises the importance of accessible services and facilities to the community. However, there is a lack of clarity at the national level as to the circumstance where a loss of a service or facility may be appropriate. As such no local policy could result in a loss of some valued local services and facilities including assets of community value.

Policy WLP8.23 – Protection of Open Space

Alternative Option	Reason Discounted
Identify Local Green Spaces important to local communities.	There is a lack of evidence to justify Local Green Spaces in the new Local Plan. It is considered these designations are best identified by local communities who can set out why these green spaces are important and deserve protection. This approach can be implemented through Neighbourhood Plans where it can be demonstrated the proposed designations are important to the community by the community.
No Policy.	National planning policy seeks to protect existing open space. However, without a local policy there is less clarity on what spaces should be protected which is likely to create an increased risk of open spaces being eroded or lost.

Policy WLP8.24 – Flood Risk

Alternative Option	Reason Discounted
No Policy.	This option would rely on national planning policy in the determination of planning applications. The sequential and exceptions test would still apply. The preferred option adds detail to site specific flood risk assessment requirements which is not available in national policy. The preferred option assists Neighbourhood Planning groups in bringing forward sites by giving guidance on the application of flood policy.

Policy WLP8.25 – Coastal Change Management Area

Alternative Option	Reason Discounted
Allow for new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated.	It is considered that schemes for coastal defences can be best assessed as part of a strategic approach through the review of a shoreline management plan where the cumulative effects along the coastline can be assessed. Considering proposals on a piecemeal basis may undermine a strategic approach to the protection and management of the coastline.
No Policy.	No local policy would be contrary to national planning policy. A lack of policy at a local level would reduce clarity as to where it would be appropriate to allow development with respect to the risk of coastal change.

Policy WLP8.26 – Relocation and Replacement of Development Affected by Coastal Erosion

Alternative Option	Reason Discounted
No Policy.	National planning policy provides support for the relocation of property affected by coastal change. However, a lack of clarity at a local level would likely mean it would be more difficult for property owners to find suitable land to relocate to. This would negatively impact on the ability of communities to adapt to coastal change.

Policy WLP8.27 - Renewable Energy

Alternative Option	Reason Discounted
Identify suitable areas in the local plan.	No suitable areas have been submitted for consideration and support was limited in the Options consultation. There is little difference in the sustainability of this option and the preferred option. Due to the controversial nature of many renewable energy schemes it is not considered that carrying out work to try to identify suitable areas would be worthwhile pursuing.
No Policy.	This option would rely solely on national policy in determining planning applications. It does not provide clarity on issues such as ancillary infrastructure and decommissioning redundant technology.

Policy WLP8.28 – Sustainable Construction

Alternative Option	Reason Discounted
No Policy.	This option would not encourage sustainable construction techniques or travel modes which would contribute to the reduction in greenhouse gases, use of sustainable materials or promotion of renewable energy.

Policy WLP8.29 – Design

Alternative Option	Reason Discounted
No Policy.	This option relies solely on national planning policy and applies no local distinctiveness. The preferred approach strengthens design quality by applying Building for Life 12 and promotes sustainable urban drainage schemes.

Policy WLP8.30 – Housing Density and Design

Alternative Option	Reason Discounted
Policy which applies a high density requirement over	This option would apply a blanket density requirement which would not respond to local circumstances and could generate inappropriate layouts for

Alternative Option	Reason Discounted
the entire district.	some developments which would be harmful to townscape and/or landscape.
Policy which applies a low density requirement over the entire district.	Low density development could result in higher property prices; less access to services and facilities; more uptake of greenfield land and inappropriately low density developments in some areas generating harm to the townscape/landscape.
No Policy.	This approach would create unknown effects in terms of access to services and facilities; affordability of housing and use of natural resources.

Policy WLP8.31 – Residential Gardens and Urban Infilling

Alternative Option	Reason Discounted
No Policy.	This option would rely on local and national design policies. These would provide general design policy but the preferred approach will provide more precision to an area which consultation responses show to be sensitive.

Policy WLP8.32 – Biodiversity and Geodiversity

Alternative Option	Reason Discounted
No Policy.	Not having a local policy on biodiversity could mean that locally designated biodiversity sites and locally identify biodiversity action plan species could be harmed by development. There would also be less clarity about securing biodiversity improvements on sites.

Policy WLP8.33 – Landscape Character

Alternative Option	Reason Discounted
No Policy.	This option will provide protection for the Area of Outstanding Natural Beauty which is a statutory designation and the Heritage Coasts (non-statutory designation) as these are covered in national planning policy. However, without a local policy, landscapes which may

Alternative Option	Reason Discounted
	be important at the local level which are undesignated could be harmed by development. This approach was not favoured amongst responses to the Options for the New Waveney Local Plan consultation.

Policy WLP8.34 – Coalescence of Settlements

Alternative Option	Reason Discounted
Specifically identify and designate areas of land as strategic gaps and open breaks and protect them from development.	This approach had some support through the consultation responses to the Options for the New Waveney Local Plan consultation. However, this approach is considered to have some conflict with national planning policy as it would be effectively establishing new areas of ‘Green Belt’ but with a separate name. It could lead to an overly strict approach where some development which may be appropriate being refused. It could also result in development which could lead to coalescence in areas not specifically designated.
No Policy.	No policy on the coalescence of settlements could lead to the merging together of settlements or undermining the openness between settlements which would undermine the individual character and identity of settlements.

Policy WLP8.35 – Heritage Assets

Alternative Option	Reason Discounted
No Policy.	The effect of this option would not be significantly different from the preferred option in the First Draft Local Plan as heritage assets are given protection in national planning policy. However, having a local policy confirms the Council’s positive approach towards conservation and helps provide clarity for developers and neighbourhood plans and development orders.

Policy WLP8.36 – Locally Listed Buildings and Non-Designated Heritage Assets

Alternative Option	Reason Discounted
No Policy.	National planning policy does provide some protection for non-designated heritage assets. However, a local policy helps provide clarity on when development will be appropriate with respect to impact on these assets. A lack of local policy could mean limited protection for locally important historic buildings. As a result the appearance of historic areas and the general townscape and landscape could be damaged. This could also impact upon the economy with regard to the tourism sector.

Policy WLP8.37 – Conservation Areas

Alternative Option	Reason Discounted
No Policy.	National planning policy provides protection for all heritage assets including conservation areas. However, the extra local guidance within the preferred option helps ensure the integrity of conservation areas is maintained and enhanced through specific local guidance, particularly in relation to replacement windows and doors.

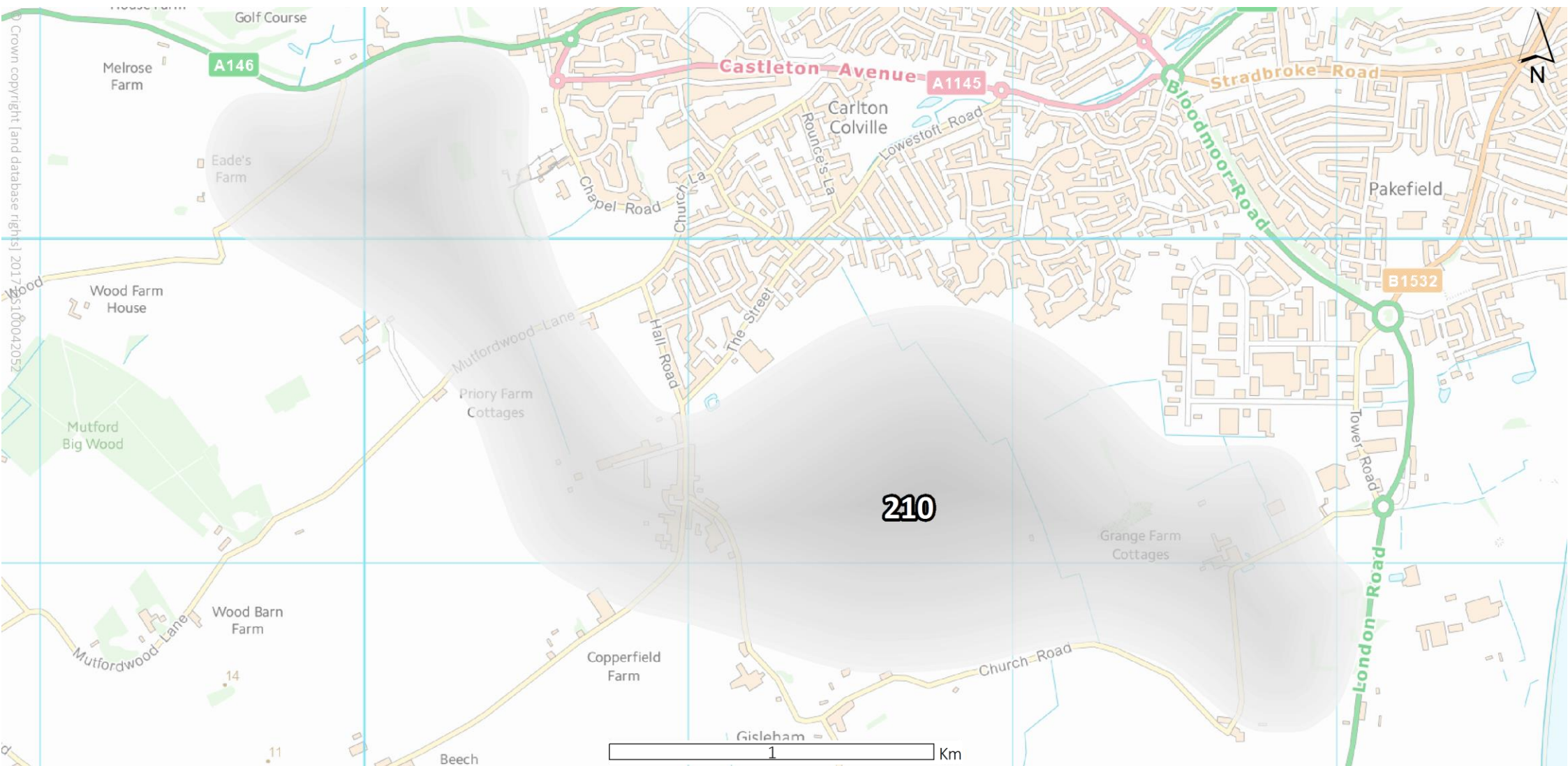
Policy WLP8.38 – Archaeology

Alternative Option	Reason Discounted
No Policy.	A lack of local policy could result in the loss of important local sites of archaeological interest and may lead to loss of opportunity to record or preserve historical items.

Appendix 5 – Alternative Sites

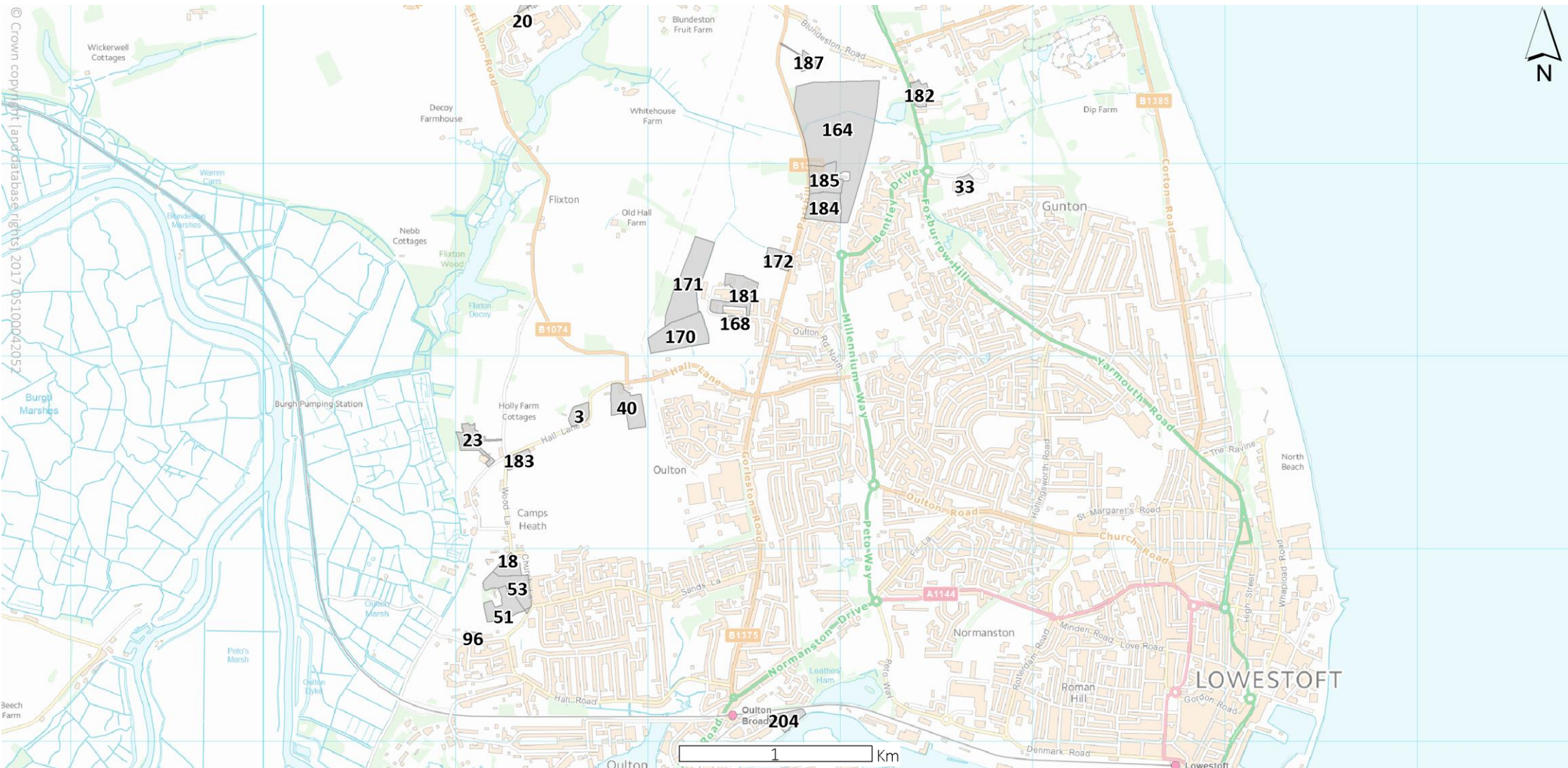
Lowestoft with Carlton Colville and Oulton

Potential development area south of Lowestoft

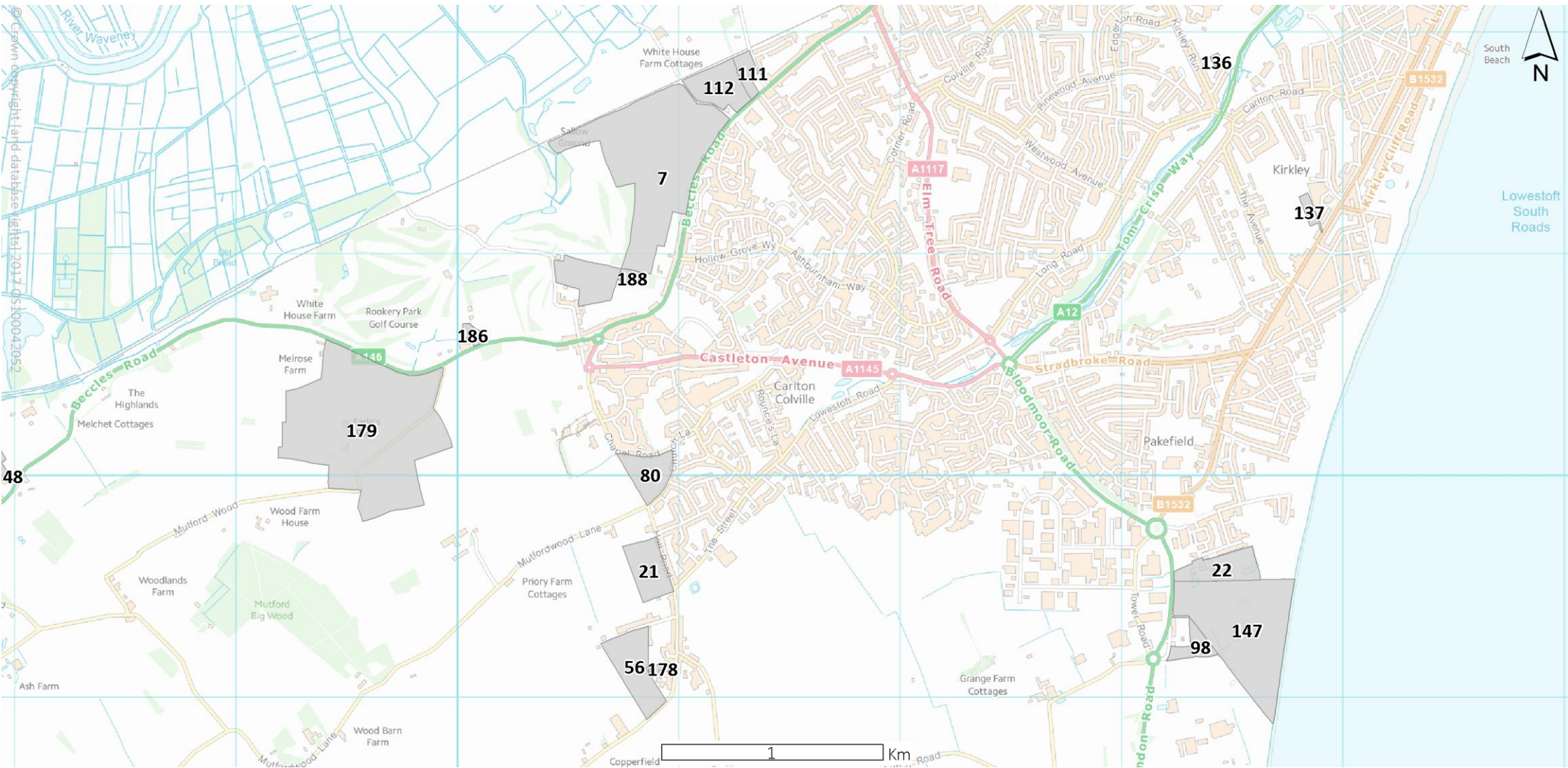


Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
210	Broad Area for Development - Potential development area south of Lowestoft	Approx. 300	Housing, Employment, and associated community infrastructure and sports and recreation facilities	<p>Whilst development of this area could provide a relatively sustainable option for the future growth of the built-up area of Lowestoft, it is considered there are significant risks with respect to its deliverability. Suffolk County Council made clear in their consultation response that the link road between the A12 and the A146 would need to be funded by the development. Whilst there is no evidence at present to suggest this would not be viable, there is a significant risk that the development would not be able to fund the construction of the road as well as the other community infrastructure necessary to support the development.</p> <p>Such a scheme would also be a longer term aspiration and would not likely deliver the full capacity of 2,000 homes within the plan period to 2036. There is a significant need to housing in the early parts of the plan period and with limited options in the north of Lowestoft to provide short-term delivery, the allocation of this site could result in a shortfall in delivery in the early part of the plan period.</p> <p>The site is also in the ownership of numerous landowners who would all need to work collaboratively to ensure the development is a success. With such a large number of landowners involved there is a risk, that any consortium of landowners could breakdown, undermining delivery.</p> <p>Whilst initial transport modelling detailed in the Waveney Local Plan Suffolk County Transport Model Forecast Model Report (2017) identifies a positive benefit on congestion from the link road, it is not a significant impact and there is likely to still be congestion at Bloodmoor Roundabout.</p> <p>Having such a significant development to the south of Lowestoft could also increase risks of impacts on nearby European protected habitats at Benacre and Carlton Marshes. Much of the land is also high grade agricultural land.</p> <p>For the reasons above, the broad area for growth is not considered suitable for allocation as part of this Local Plan.</p>

North Lowestoft Alternative Sites



South Lowestoft Alternative Sites



Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
3	Ashfield Stables, Hall Lane, Oulton, Lowestoft	0.93	Housing and tourist uses	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
7	Burnt Hill Lane to Marsh Lane, Carlton Colville	31.81	Housing	Due to the impact on the setting of the Broads, the site is not considered suitable for allocation in this Local Plan.
18	Glebe Farm plus adjoining land, Church Avenue, Oulton	1.08	Housing	The site would form an unnatural extension to the built up area and would likely have a significant impact on the landscape and the setting of the Broads. Therefore the site is not considered suitable for development.
21	Hall Road, Carlton Colville	3.99	Housing	<p>There are currently significant issues with traffic movements associated with Carlton Colville Primary School which would be difficult to mitigate through the development of this site in isolation. The site is not of a scale to deliver any on-site infrastructure improvements.</p> <p>The site is considered less favourably to the site allocated under Policy WLP2.15 of the First Draft Local Plan and the other preferred sites in Lowestoft for residential development. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
22	Hammonds Farm, London Road, Gisleham, Lowestoft	4.10	Housing and/or Caravan Park	The site does not have a particularly good relationship to existing residential areas and sits within an area characterised by out-of-centre retail and tourism uses. The site falls within the catchment of Pakefield Primary School which is forecasted to be at capacity in the next five years. The school has no potential to expand. This would mean future school children would have poor access to primary school education.

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
23	Holly Farm, Wood Lane, Oulton, Lowestoft	1.66	Housing and Tourist Accommodation	Due to the lack of safe pedestrian access to the site and impact on the landscape and on the setting of the Broads, the site is not considered suitable for allocation.
33	Land adjacent to Travelodge Hotel, Leisure Way, Lowestoft	0.72	Housing	The site now has planning permission for housing therefore the site will not be considered any further for allocation as part of this Local Plan.
40	Land at Laurel Farm, Hall Lane, Oulton	2.74	Housing	The site currently has a poor relationship to the existing built-up area of Lowestoft. At present there is no pedestrian access to the site. This should change with the completion of the adjacent Woods Meadow development. However, completion of this development is not expected until 2028. As such at the present time this site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
51	Land at The Old Rectory, Church Lane, Oulton	2.09	Housing	This site has a poor relationship with the existing built up area and any development on the site would be out of character of the area. The land may not benefit from any statutory designation but it clearly has some landscape and historic value. Due to the poor relationship to the existing built up area where

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				development would result in an unnatural extension to the existing settlement, together with the effects on the setting of a non-designated heritage asset, the site is not considered preferable for allocation compared to other options available within and around Lowestoft. The preferred sites identified in the First Draft Local Plan cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
53	Land between Church Lane and Church Avenue, Oulton	2.38	Housing	The site would form an unnatural extension to the built up area and would likely have a significant impact on the landscape and the setting of the Broads. Therefore the site is not considered suitable for allocation in this Local Plan.
54/204	Land between Harbour Road and the west end of the old Shell site, Lowestoft	1.03/1.20	Housing, employment and marina	<p>Given the uncertainty about the possible impact on biodiversity, the site should not be positively allocated for development in the Local Plan for a mixed use development. There are also concerns about the deliverability of the site due to the attractiveness of the site to the market given its surroundings. This may change with the completion of the Brooke Peninsula development and the associated pedestrian and cycle bridge.</p> <p>A lack of allocation on this site will not prohibit its future development as the site will be within the settlement boundary/ physical limits of Lowestoft, where the principle of development will generally be accepted subject to conformity with the other policies of the Local Plan and national planning policy.</p>
56	Land between Rushmere Road and Fairhead Loke, Carlton Colville	5.58	Housing	The site has a poor relationship to the existing built-up area and development would form an unnatural extension to the town. The site currently has no pedestrian access to the site. The site is on grade 1 agricultural land. Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of high grade agricultural land. As such the site is not considered suitable for allocation in this Local Plan.
80	Land off Church Lane, Carlton Colville	3.51	Housing	The development of this site has the potential to negatively impact on the setting of the grade II* listed church. Whilst through the design of development this may be able to be mitigated it nevertheless detracts from the suitability of the site for allocation. The site is considered less favourably to the site allocated under Policy WLP2.15 of the First Draft Local Plan and the other preferred sites in Lowestoft for residential development. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
96	Land opposite St Michael's Church, Church Lane, Oulton	0.39	Housing	To mitigate the impacts of development on the landscape development would need to be restricted to just along the frontage on Church Lane. This would result in a development of approximately 4 homes which would be too small to allocate in the Local Plan.
98	Land rear of Elizabeth Terrace, A12 London Road, Gisleham	1.80	Housing	<p>The site has poor relationship to the existing built-up area of the town. The site falls within the catchment of Pakefield Primary School which is forecasted to be at capacity in the next five years. The school has no potential to expand. This would mean future school children would have poor access to primary school education.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1,</p>

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
111	Land to the north of the A146, Beccles Road, Lowestoft	1.37	Housing	Due to the impact on the setting of the Broads, the site is not considered suitable for allocation.
112	Land to the north of the A146, Beccles Road, Lowestoft	4.23	Housing	Due to the impact on the setting of the Broads, the site is not considered suitable for allocation.
136	Rear of 11, 15,17,19 & 21 Birds Lane, Lowestoft	0.23	Housing	<p>As there are there are other sites with a lesser risk of flooding, this site is not suitable for allocation.</p> <p>A lack of allocation on this site will not prohibit its future development as the site should the issues with flood risk are overcome. It will be within the settlement boundary/ physical limits of Lowestoft, where the principle of development will generally be accepted subject to conformity with the other policies of the Local Plan and national planning policy.</p>
137	Rear of Nos 485 & 487 London Road South, Lowestoft	0.66	Housing	Development of this site would have a negative effect on the quality of the townscape through the removal of a number of large mature trees which currently benefit from a tree preservation order. There is a potential that development could impact upon the setting of listed buildings in Kirkley Cemetery. As such the site is not considered suitable for allocation.
147	The Old Rifle Range, A12 London Road, Pakefield, Lowestoft	19.69	Housing	The site does not have a particularly good relationship to existing residential areas and sits within an area characterised by out-of-centre retail and tourism uses. Development of this site would result in a large area of undeveloped

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				<p>coastline being lost to development.</p> <p>The site falls within the catchment of Pakefield Primary School which is forecasted to be at capacity in the next five years. The school has no potential to expand. This would mean future school children would have poor access to primary school education.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
164	Land west of Northern Spine Road/north of Pleasurewood Farm, Corton/Oulton	18.65	Housing	<p>The site sits within a sensitive landscape and comprises an undulating valley. Access to the site would be challenging and there is a risk of contamination from the adjacent former landfill.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred site cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
170	Land to south west of Union Lane, Oulton	4.10	Housing	<p>There is no evidence to suggest this site is available for development and therefore cannot be considered deliverable at the present time. The development of this site would extend the built up area further into the countryside than the nearby sites proposed for allocation.</p> <p>Considering the above, the site is considered less favourable to the other</p>

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
171	Land west of Flixton View, Flixton	5.32	Housing	<p>The site is only accessible through the development of other nearby sites. Development of the site is likely to have a greater impact on the landscape than nearby sites proposed for allocation.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
172	Land west of Parkhill, Oulton (south of Spinney Farm)	1.16	Housing	Development of the site is likely to have a greater impact on the landscape than nearby sites proposed for allocation. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
178	Carlton Motors, Rushmere Road, Gisleham	0.39	Housing	The site is very small and narrow. As such it would be difficult to fit four dwellings on the site in keeping with the surrounding residential density. As such the site is not large enough for a positive allocation in the Local Plan.

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
179	Eades Farm, Beccles Road, Carlton Colville	37.96	Housing	<p>The site would represent a strategic scale development which would need to be supported by a range of on-site infrastructure. It currently has a poor relationship with the existing built-up area of Lowestoft and Carlton Colville. Parts are closer to Beccles Town Centre than Lowestoft Town Centre which could divert custom away from Lowestoft Town Centre. The site also has poor connections to existing employment areas. The site would not generate the same benefits as the proposed extension to Carlton Colville under Policy WLP2.15</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.</p>
181	Land at the former Lothingland Hospital site, off Airey Close and Allington-Smith Close, Lowestoft	2.59	Housing	<p>Since this site was submitted the agent has confirmed that only a smaller area of the site is now available. The site is wholly within the settlement boundary for Lowestoft and therefore the principal of development is already supported. As such at present it is not considered necessary to positively allocate a small site such as this within the Local Plan.</p>
182	Land south of 324 Yarmouth Road and east of Pleasurewood Hill north of Gunton Avenue, Lowestoft	0.93	Housing	<p>This site makes an attractive contribution to the townscape and the entrance to the town. It provides a positive contribution towards the more rural feel of this locality on the edge of the town.</p> <p>Considering the above, the site is considered less favourable to the other preferred sites in Lowestoft for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Lowestoft under the strategy outlined under Policy WLP1.1,</p>

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
183	Land to the south of Hall Lane, Oulton	0.86	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation.
184	Oakenshaw, Parkhill, Oulton	2.54	Housing	The site is not considered suitable for allocation due to the impact on the setting of the Parkhill Hotel which is a Grade II listed building. Additionally, access could be difficult to achieve if there is a ransom strip to the south of the site. The development of the site could also lead to the loss of protected trees which make a positive contribution to the settlement fringe in this location.
185	Parkhill, Oulton	2.27	Tourist accommodation, housing (conversion and redevelopment)	The amount of development possible on this site for housing is very small and not enough to warrant a specific allocation in the Local Plan. Some of the proposals for development on this site might be acceptable under existing planning policies. Positive allocation of the entire site in the Local Plan, may give the impression that more development would be acceptable in this location than is appropriate which could lead to substantial harm to the setting of the listed building.
186	Part of Rookery Park Golf Club, Carlton Colville	0.55	Housing	The site is isolated in open countryside with no safe pedestrian access. As such the site is not considered suitable for allocation.
187	Plot 'H', Blundeston Road, Oulton	0.61	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation.
188	Rear of 334 Beccles Road, Carlton Colville	0.69	Housing	The site is not considered suitable for allocation due to lack of satisfactory access to the site with little potential for improvements.

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
204	Harbour Road, Lowestoft	1.20	Mixed use	See Site 54.

Beccles and Worlingham

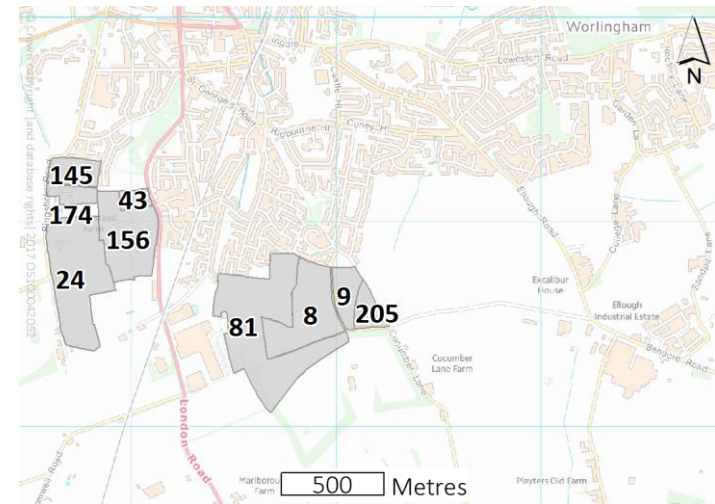
Beccles and Worlingham is the district's second largest urban area and as such 1,350 homes along with infrastructure and services will be planned for over the plan period. A strategic approach to the allocation of sites for development is being taken to ensure that infrastructure, services and facilities are properly planned to support delivery of the new homes and to provide for the existing communities. The alternative strategic options below have been considered and discounted for the reasons provided.

Option A

The western sites are in a more sensitive location and the land here has a moderate capacity to accommodate development. The numbers of houses required means much of the sites will be built upon leaving little scope for buffering. High density development would be required which would have a discordant appearance on the edge of a settlement in a countryside location. The edge of the development would be exposed in views from the west and the south, creating a negative impact in the landscape which could not be fully mitigated.

The western sites are on grade 2 land which is valuable for agriculture and will result in a significant loss of good quality and versatile agricultural land.

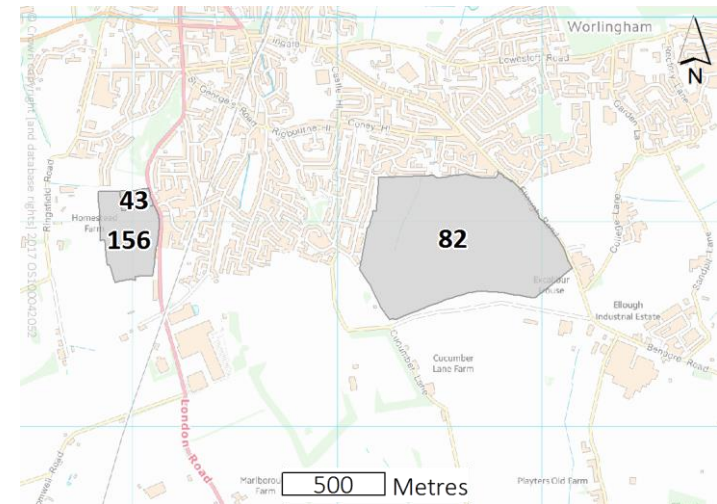
There would be several different land owners involved and delivery of some of the sites would rely on access from neighbouring sites, which brings an element of risk of disagreement between landowners. This option would not be able to deliver the quality or amount of infrastructure that the preferred option will provide.



Option B

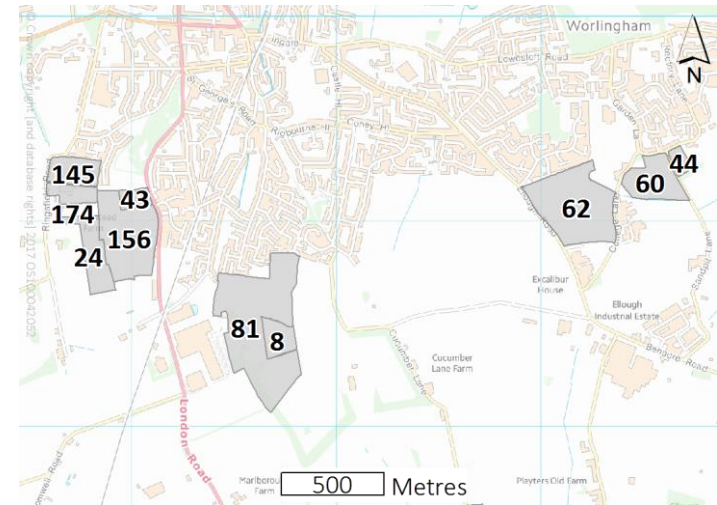
This option relies on higher density development of both sites to provide the targeted housing number. There are industrial areas to the south and east of site 82 which would generate amenity issues and when coupled with the need to deliver higher density development this would make it very challenging to provide on-site buffering between the industrial areas and the residential areas. Furthermore, both areas abut the countryside and landscaped buffers would be needed around the edge of the sites to avoid exposed edges, as recommended in the Landscape Character Assessment. It is unlikely that sufficient space could be made available to provide adequate buffering around the industrial areas and the edges of the sites visible in the landscape. The preferred option would have sufficient space to allow for adequate on-site buffering around the edges of sites and separate residential areas from the industrial uses.

The two areas are separated so that infrastructure on one site (such as a primary school or open space) could not be easily accessed from the other by foot or cycle. Therefore this option may generate extra car journeys for access to the new primary school on site 82 from the western allocation. With development of the two areas being maximised in this option, if a need arose to provide more homes in Beccles and Worlingham then there is a risk that this would take place on unallocated sites in an unplanned way.



Option C

This option does not utilize any sites large enough to support a new primary school as part of the development. The sites are near to existing primary schools but these could not accommodate the proposed growth. An existing primary school would need to be extended – only Worlingham Primary School has space to expand. The dispersed approach to sites for development means that individual sites will deliver very little or very limited infrastructure. The preferred option is able to deliver significant amounts of high quality infrastructure including a country park, sports facilities, a new primary school, strategic cycle links, and a community centre.



Sites 24, 60, 145 and 174 would generate exposed edges in the landscape, contrary to recommendations in the Landscape Character Assessment. The sites to the west are in landscape which has moderate sensitivity, moderate landscape value, and moderate capacity for development as evidenced in the settlement fringe study. There are less sensitive sites available for development nearby to the east and therefore the aforementioned western sites are less preferable for development due to the more negative impact in the landscape.

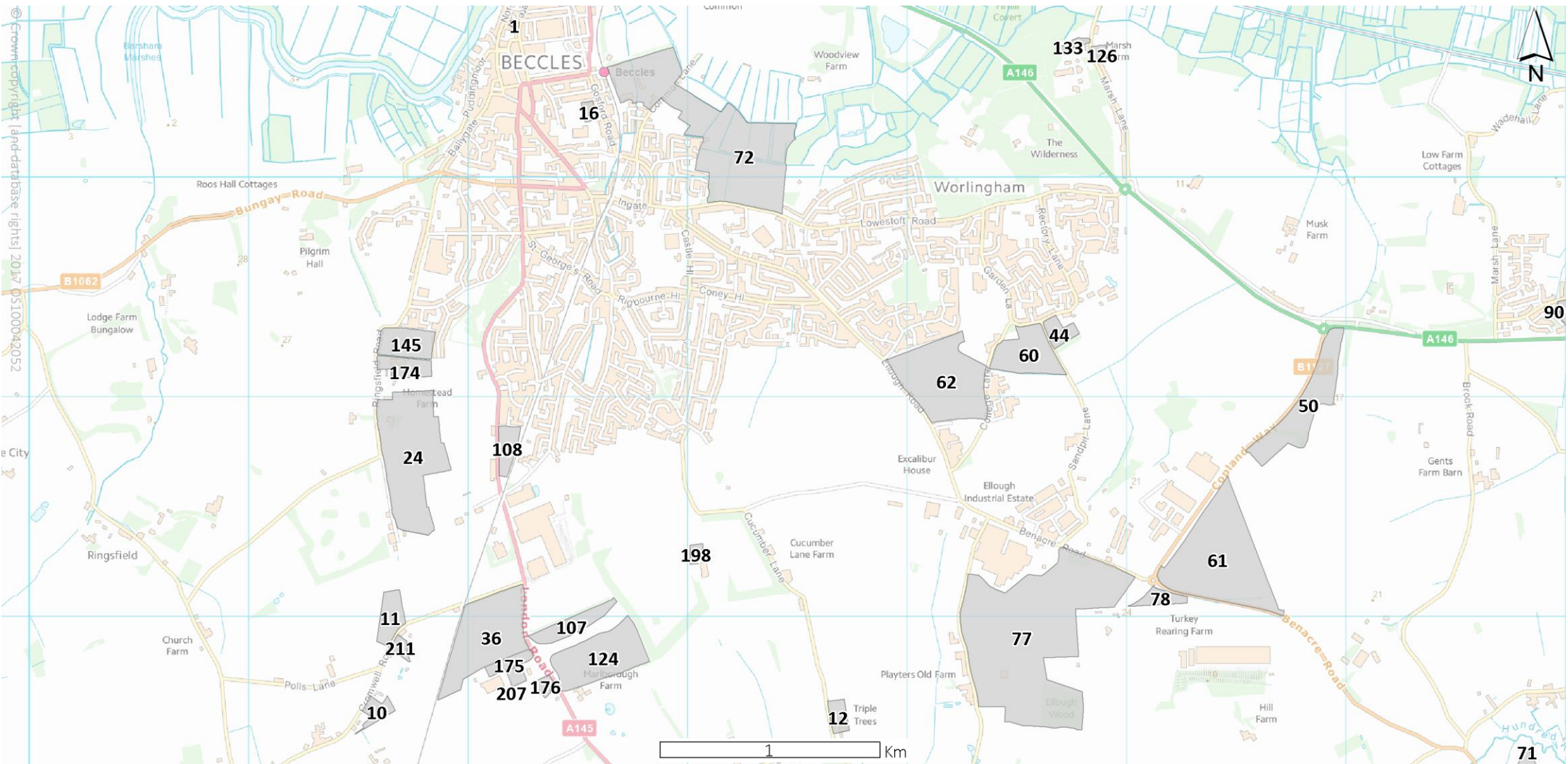
The western sites are on grade 2 land which is valuable for agriculture and will result in a significant loss of good quality and versatile agricultural land. Lower grade agricultural land has been put forward for development nearby to the east.

Sites 60 and 62 make up the setting of grade II listed Worlingham Manor and development of these sites would be harmful to the setting. This is a significant negative effect of this option and could not be satisfactorily mitigated.

Sites 60 and 62 are adjacent to industrial areas which will generate amenity issues through noise and smells etc.

There would be several different land owners involved and delivery of some of the sites would rely on access from neighbouring sites, which brings an element of risk of disagreement between landowners.

Beccles and Worlingham Alternative Sites



Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
1	19-21 Ravensmere, Beccles	0.10	Housing	The site is wholly within the settlement boundary for Beccles and therefore the principal of development is already supported. As such at present it is not considered necessary to positively allocate a small site such as this within the Local Plan.
12	Low Meadows, Cucumber Lane, Weston	1.13	Housing	The site is remote from services and facilities and is not considered to be suitable for allocating for housing.
16	Former Beccles Heat Treatment, Gosford Road, Beccles	0.48	Housing	The unneighbourly commercial garage and dominating buildings would generate amenity issues making the site unsuitable as a housing allocation as proposed. If the vacant site to the west were to come forward then there would be an opportunity to explore a comprehensive, mixed use redevelopment of both sites.
24	Homestead Farm, Ringsfield Road, Beccles	14.48	Housing	<p>Development of this site will only be possible through a combined development with site 156 to the east as access on to Ringsfield Road will not be appropriate. Compared to other sites on the edge of Beccles and Worlingham, this site is likely to have a more severe impact on the landscape, given the higher sensitivity of the landscape in this location. The site also comprises higher grade agricultural land.</p> <p>The site is considered less favourable to the other preferred sites in Beccles for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of high grade agricultural land in a more sensitive landscape. As such the site is not considered suitable for allocation in this Local Plan.</p>
36	Land at Cromwell Road and London Road, Weston	10.83	Mixed use	Due to the remote position from the town centre and lack of transport options, this site is not considered to be a suitable location for housing. Whilst the site could be suitable for

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				employment development it is considered that the employment sites allocated by Policies WLP3.1 and WLP3.3 are in more preferable locations given their proximity to the Enterprise Zone and together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.
44	Land at Sandpit Lane, Worlingham	1.31	Housing	Whilst the development of the site would have limited impacts, the site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
50	Land at the junction of Copland Way and the A146 Beccles / Lowestoft Road, North Cove	7.73	Mixed use	The site is considered to be remote with no pedestrian access and very poor cycle access and is therefore not considered to be suitable to allocate for housing. The Biodiversity Action Plan priority habitats on the site and the landscape impact also make it unsuitable for other types of development.
60	Land east of College Lane, Worlingham	5.08	Housing	Due to the harmful impact on the setting of a grade II listed building and the exposed appearance that development on this site would generate, this site is not considered suitable for development.
61	Land east of Copland Way, Ellough Industrial Estate	16.64	Employment	The development of this site for employment uses would extend the existing employment area further into the countryside to the east. As such it would have a greater impact on the landscape than the employment sites allocated by Policies WLP3.1 and WLP3.3. These sites together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.
62	Land east of Ellough Road,	12.00	Housing	The site is considered less favourable to the preferred allocations which are closer to

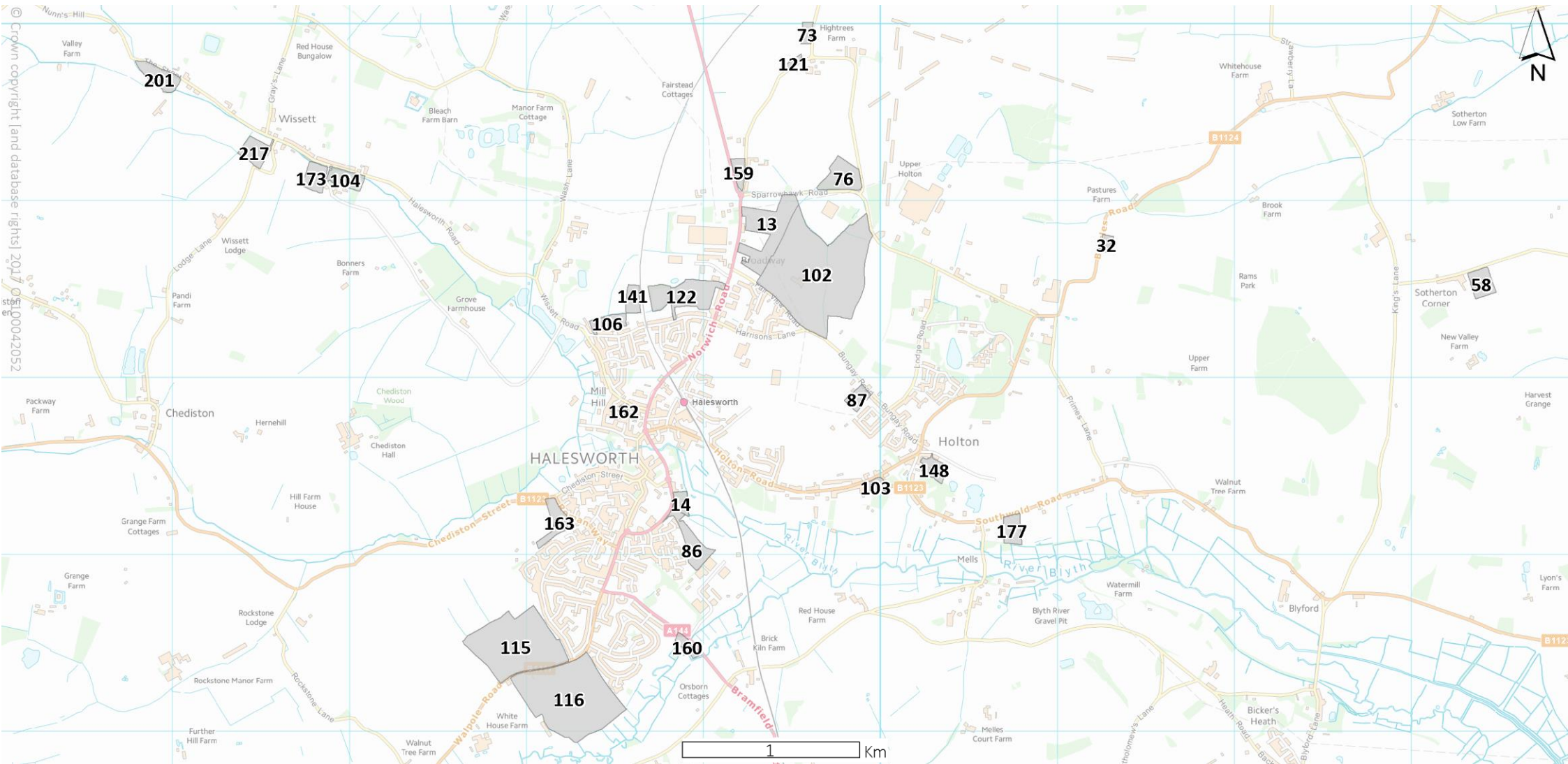
Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
	Worlingham			Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
69	Land north of Church Lane, Ellough	1.31	Housing	The remote location and the site's prominence in the landscape means that it is not considered to be suitable for allocation.
72	Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)	24.02	Mixed use	Development of this site would erode the views of the Broadland landscape to the north and harm the setting of the Broads. It is not considered that this impact could be mitigated. Therefore the site is not considered suitable for development. Additionally, the loss of the openness of this part of Lowestoft Road would result in increasing the coalescence of Beccles and Worlingham. The site also features some sensitive Biodiversity Action Plan priority habitats.
77	Land off Benacre Road, Ellough, Beccles (Site 1)	36.98	Mixed use	<p>The site is remote from Beccles and public transport, cycle and footpath access is poor or non-existent. As a mixed use development including housing, the site is not considered suitable for allocation in this Local Plan. The site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision.</p> <p>The northern part of the site, which forms part of the Enterprise Zone is considered suitable for employment development as an extension to the existing industrial estate. This land is allocated under Policy WLP3.3 of the First Draft Local Plan.</p>
78	Land off Benacre Road, Ellough, Beccles (Site 2)	1.24	Employment	The development of this site for employment uses would extend the existing employment area further into the countryside to the east. As such it would have a greater impact on the landscape than the employment sites allocated by Policies WLP3.1 and WLP3.3. These sites together will deliver more than enough employment land for Beccles under

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				the strategy outlined under Policy WLP1.1.
107	Land to the East of London Road, Beccles	2.57	Mixed use	This site is considered to be too remote from the town centre, services and facilities to be suitable for housing development. The size and shape of the site would make it difficult to be utilised for employment uses, unless used as an extension to M and H Plastics to the north.
108	Land to the east of London Road, Beccles (south of John Lawrence Close)	1.63	Housing	The site is considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan
124	London Road, Weston, Beccles	8.10	Housing	This site would extend development south of the planned Southern Relief Road. It will therefore have a greater impact on the landscape than preferred sites. The site is therefore considered less favourable to the preferred allocations which are closer to Beccles and will deliver greater benefits in terms of infrastructure provision. These preferred sites cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
126	Marsh Lane, Worlingham	0.44	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
133	Owls Cottage, Marsh Lane, Worlingham, Beccles	0.53	Housing	Due to the impact on a high value landscape area which makes up the setting of the Broads and the risk of encroachment to the Water Recycling Centre this site is not considered to be suitable for residential development. The site is isolated in open

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
				countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
145	The Bull Field, Ringsfield Road, Beccles	3.13	Housing	Development of this site would only be possible through access from neighbouring sites. Land to the east is allocated in the First Draft Local Plan, but this site together with land allocated by WLP3.1 to the south of Beccles cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
174	West of Ringsfield Road, Beccles	1.96	Housing	Development of this site would only be possible through access from neighbouring sites. Land to the east is allocated in the First Draft Local Plan, but this site together with land allocated by WLP3.1 to the south of Beccles cumulatively deliver more than sufficient housing for Beccles under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
175	Land to the north of the Evergreens Garden Centre, Weston	1.10	Residential, commercial or light industrial	The remote location and its lack of relationship to the existing residential areas of Beccles means that this site is not considered to be suitable for allocation in this Local Plan.
176	Land to the west of the A145, Weston	0.57	Commercial or light industrial use	It is considered that the employment sites allocated by Policies WLP3.1 and WLP3.3 are in more preferable locations given their proximity to the Enterprise Zone and together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.
198	Chenery's Loke, Cucumber Lane, Weston	0.45	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.

Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
207	Land to the west of Evergreens Garden Centre, Weston	0.54	Employment	It is considered that the employment sites allocated by Policies WLP3.1 and WLP3.3 are in more preferable locations given their proximity to the Enterprise Zone and together will deliver more than enough employment land for Beccles under the strategy outlined under Policy WLP1.1.

Halesworth and Holton



Site No.	Site Address	Site area	Suggested use	Reason Discounted
13	Fairview Farm, Norwich Road, Halesworth	6.78	Mixed use	The character of this part of Halesworth is defined by the industrial estates on the west side of Norwich Road. Residential development in this location would result in a unnatural extension to the residential part of the town and could conflict with adjacent industrial uses. Development would also have the potential to impact upon the setting of a listed building and impact upon biodiversity. Alternative sites in Halesworth are more accessible to town centre services and facilities. Considering the above, the site is considered less favourable to the other preferred sites in the Halesworth and Holton area for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
14	Field, Saxon Way, Halesworth	0.95	Housing	At least half of this site is at risk from flooding. There are sequentially preferable sites in the town at a lower risk of flooding. Meaning only half of the site is potentially suitable for development. However, development of this half of the site would have adverse impacts on the landscape and townscape and could harm the setting of the conservation area through loss of vegetation along Saxon's Way. Therefore the site is not considered suitable for allocation in this Local Plan.
32	Land adjacent to The Oaks, Beccles Road, Upper Holton, Halesworth	0.56	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
65	Land north and east of Hill Farm Road Halesworth	16.47	Housing	The site now has planning permission for housing therefore the site will not be considered any further for allocation as part of the Local Plan.
73	Land north of Moores Cottages, Upper Holton	0.69	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
76	Land north of Sparrowhawk Road, Halesworth	3.04	Employment	This site is not considered suitable for allocation for employment use because it has poor accessibility to the existing residential areas of the town.

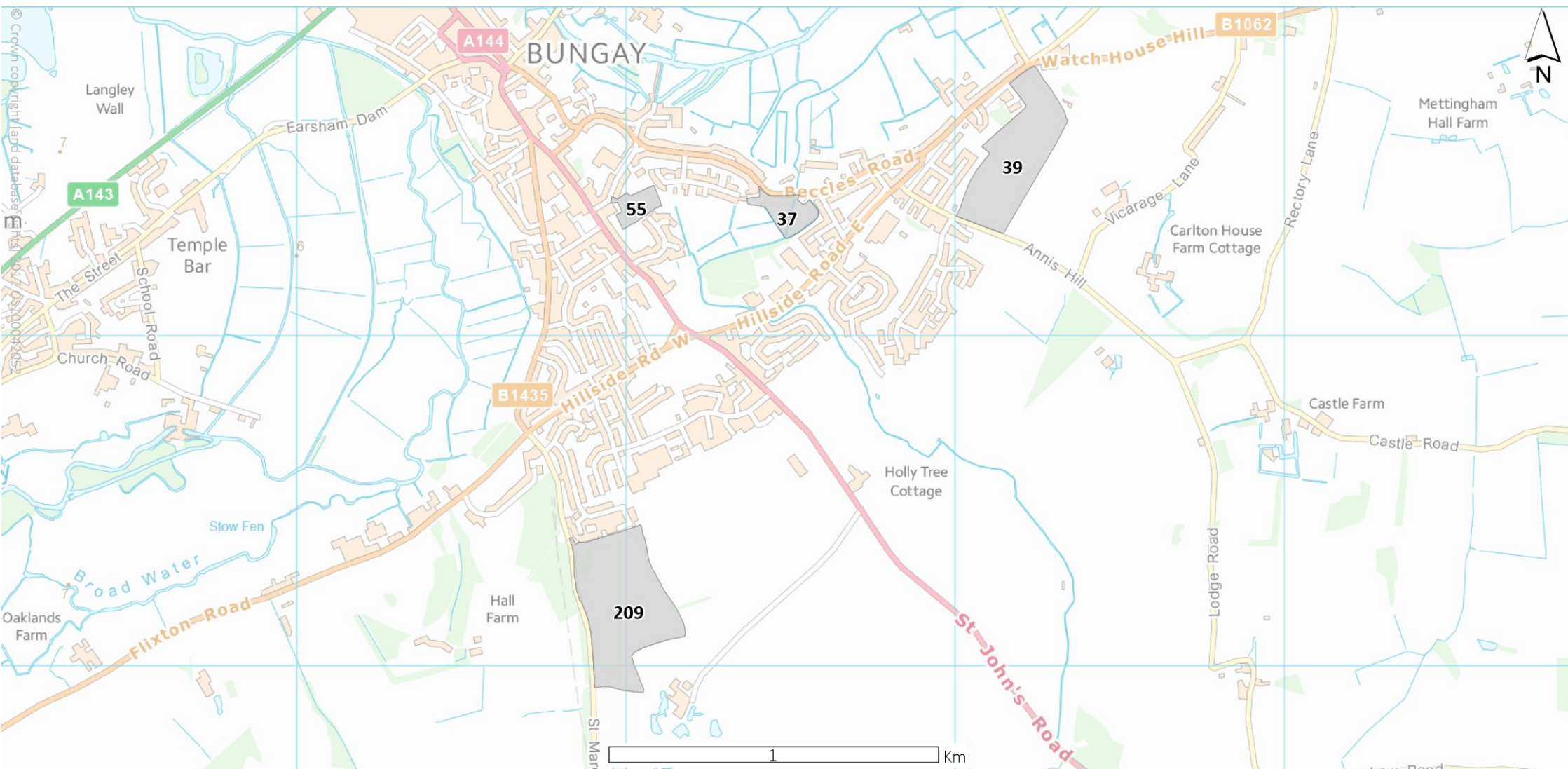
Site No.	Site Address	Site area	Suggested use	Reason Discounted
86	Land off Saxons Way, Halesworth	2.60	Housing	This site can only make a very limited contribution to new housing in Halesworth given the proximity to the sewerage treatment works and the awkward shape of the site. Development would do little to enhance the townscape and would detrimentally impact upon a sensitive landscape. Considering the above, the site is considered less favourable to the other preferred sites in the Halesworth and Holton area for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
87	Land on Bungay Road, Holton, Halesworth	1.13	Housing	This site is located fairly close to shops, services, facilities and employment opportunities but there are competing sites which are better located. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.
102	Land south of Sparrowhawk Road, Halesworth	27.27	Employment	The area of this site exceeds the amount of employment land which is likely to be needed during the life of the Local Plan in Halesworth. The size of this site and its position on a slope means that it would have an effect on the landscape but this could be mitigated if development were located only at the western end of the site. Road access for commercial vehicles could also create issues with noise and odour for nearby residents. Therefore, the site is not considered suitable for an employment allocation in this Local Plan.
103	Land south of The Street, Holton (adjacent to 36 Holton Road, Halesworth)	0.85	Housing	This site is not considered appropriate for allocation in this Local Plan because development of the site would increase coalescence between Halesworth and Holton.
106	Land to north of 34-48 Old	1.36	Housing	The site now has planning permission for housing therefore the site will not be considered any

Site No.	Site Address	Site area	Suggested use	Reason Discounted
	Station Road, Halesworth			further for allocation as part of the Local Plan.
115	Land to the west of Halesworth (Block 1)	14.40	Housing	This site is in a prominent location and would have a greater negative effect upon the landscape than some alternative sites. It is also further from the town centre and educational facilities than other sites and is partially located on high grade agricultural land. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
116	Land to the west of Halesworth (Block 2)	18.48	Housing	Similar to site 115, this site is in a prominent location and would have a greater negative effect upon the landscape than some alternative sites. It is also further from the town centre and educational facilities than other sites and is partially located on high grade agricultural land. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
121	Land west of Moores Cottages, Upper Holton	0.33	Housing	The site is isolated in open countryside with no safe pedestrian access and poor vehicular access. As such the site is not considered suitable for allocation in this Local Plan.
122	Land west of Norwich Road, north of Old Station Road, Halesworth	5.28	Housing	Site 122 is located in an area of high landscape value but is contained in the landscape by existing development on three sides and the railway line to the west. The site is close to shops, services and employment opportunities. However, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan which are either closer to the town centre, have more benign impacts or deliver wider benefits. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. In this context, the development of this site would result in a unnecessary loss of undeveloped land. As such the site is not considered suitable for

Site No.	Site Address	Site area	Suggested use	Reason Discounted
				allocation in this Local Plan.
141	Site to the rear of 51 Old Station Road, Halesworth (2)	1.18	Housing	Development on this site would form an unnatural extension into the countryside in a sensitive landscape. The site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
148	The Sawmill, Sandy Lane, Holton, Halesworth	1.37	Housing	This site is enclosed in the landscape and development would have a minimal impact upon the landscape. While the site is located close to shops, services and employment opportunities in nearby Halesworth there are other sites which are located closer to Halesworth and so would be more sustainably located. Other sites in Holton have a lesser impact on the landscape. This site is a former employment site and so may suffer from contamination issues, particularly as it is located within source protection zone 2. The site also suffers from poor road access. Therefore, the site is considered less favourable to the other preferred sites in Halesworth and Holton for residential development allocated in the First Draft Local Plan. These preferred sites cumulatively deliver more than sufficient housing for Halesworth and Holton under the strategy outlined under Policy WLP1.1. As such the site is not considered suitable for allocation in this Local Plan.
159	West of A144 opposite Triple Plea, Halesworth / Spexhall	0.99	Not specified	At present there is no evidence that this site is available for development. Furthermore, the site is poorly connected to the existing settlement and would be highly visible from the surrounding area. Development would also threaten existing trees and hedgerows, which are an important part of the local landscape. As such the site is not considered suitable for allocation in this Local Plan.
160	Basley Ground, Bramfield Road, Halesworth	0.87	Not specified	This site is not suitable for allocation in the Local Plan because it would also lead to the loss of a playing field and it is not clear if this would be replaced. Development is also located within the flood zone and there are sequentially more preferable sites in terms of flood risk available for development within Halesworth. As such the site is not considered suitable for allocation in this Local Plan.

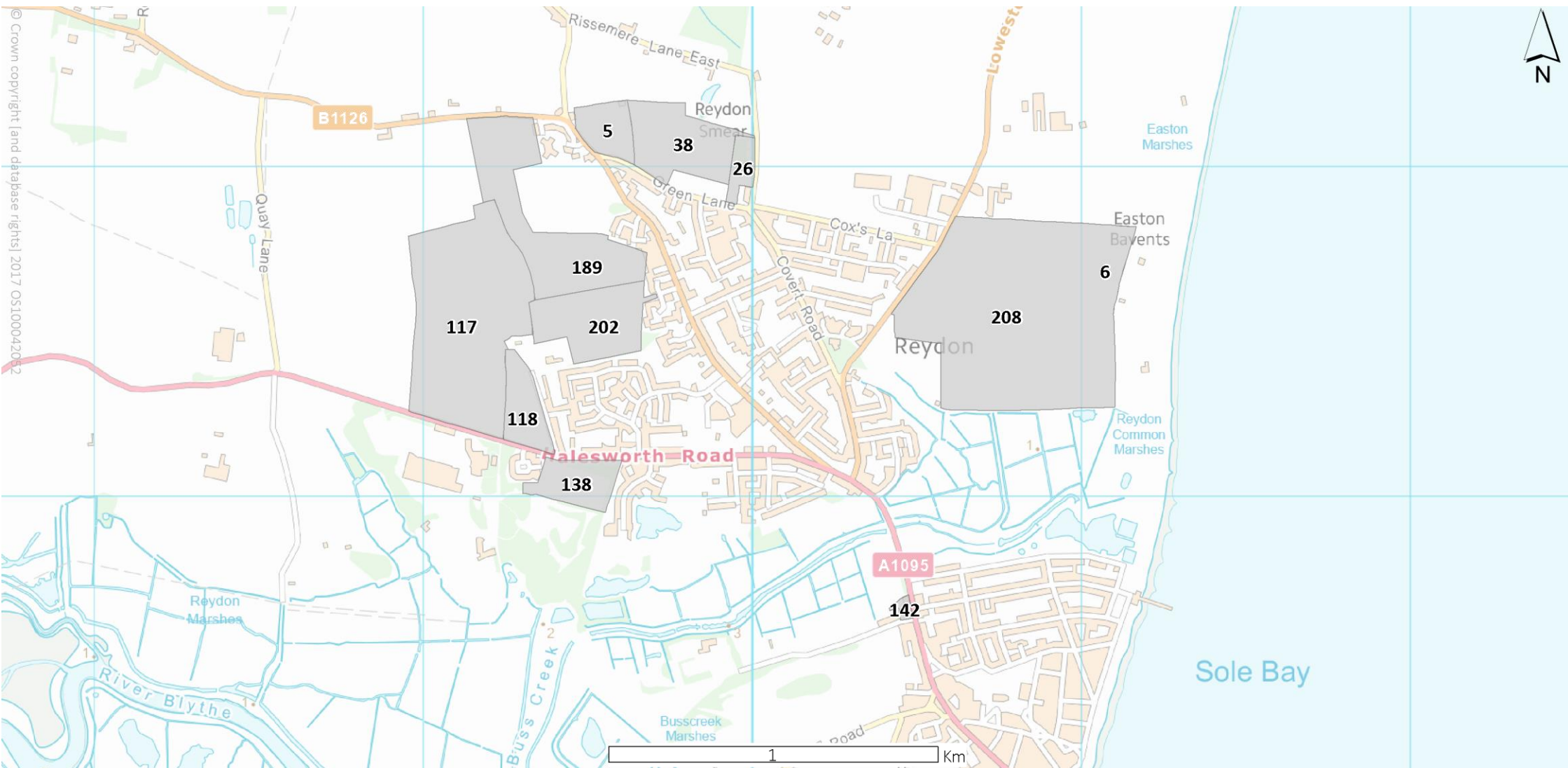
Site No.	Site Address	Site area	Suggested use	Reason Discounted
				Plan.
162	South of Wissett Road, Halesworth	0.20	Not specified	There is no evidence that this site is available for development. As such the site is not considered suitable for allocation in this Local Plan.
163	West of Roman Way, Halesworth	1.91	Not specified	The wider field in which this site sits has been separately submitted for consideration. This small part of the field is not considered available in absence of the larger site. The conclusions for the larger site are found under Site 203 which is allocated as WLP4.2.
177	Southwold Road / Blyford (B1123), Holton	1.56	Housing	This site is not considered suitable for allocation in this Local Plan. Development on this site would be isolated from existing settlements with poor access to services and facilities compared to other sites in Halesworth and Holton.

Bungay



Site No.	Site Address	Site area	Suggested use	Reason Discounted
37	Land at Dukes Bridge, Beccles Road, Bungay	1.58	Housing	This site is in flood zone 3a. There are alternative sites that are not at risk of flooding and therefore allocation of this site would be contrary to national planning policy. Impacts on biodiversity and open space also undermine the suitability of this site for development.
39	Land at Grove Farm, Mettingham	7.70	Housing	Due to the harmful impact in the landscape and the setting of the Broads this site is not considered suitable for development.
55	Land between Pilgrim's Way and Wingfield Street, Bungay	1.04	Housing	Much of the site is at risk of flooding leaving only 0.2 hectares sequentially preferable for development and safe access/egress would need to be addressed whilst safeguarding heritage assets and neighbour amenity. This level of development is considered too small for allocation in the Local Plan. In any case the site is within Settlement Boundary as defined by Policy WLP1.3 of the First Draft Local Plan. This, in principle will allow for development of housing on this site outside of the flood zone.
209	Land south of Mountbatten Road, Bungay	10.28	Housing	The site is considered less favourably to the sites allocated in the First Draft Local Plan for Bungay. These preferred sites cumulatively deliver more than sufficient housing for Bungay under the strategy outlined under Policy WLP1.1, therefore the development of this site would result in an unnecessary loss of undeveloped land. As such the site is not considered suitable for allocation in this Local Plan.

Southwold and Reydon

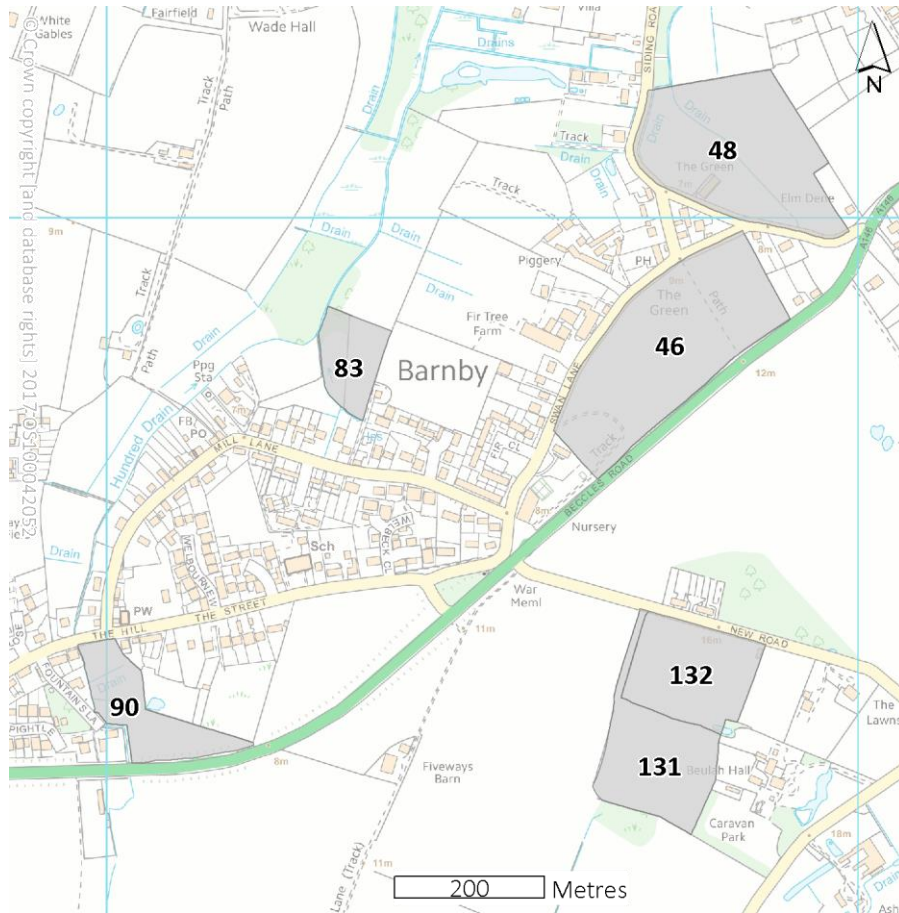


Site No.	Site Address	Site area	Suggested use	Reason Discounted
5	Brambles Drift, Green Lane, Reydon, Southwold	2.53	Housing	Development on this site is considered to have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site allocated to the west of Copperwheat Avenue in the First Draft Local Plan (Policy WLP6.1). It also has poorer access to services and facilities in Reydon and Southwold. The preferred site can deliver sufficient housing for the Southwold and Reydon area under the strategy outlined under Policy WLP1.1. As such this site is not considered suitable for allocation in this Local Plan.
6	Broadside Park Farm, Reydon, Southwold	2.95	Housing	This site is not suitable for development because of its significant negative effect upon the Area of Outstanding Natural Beauty and Heritage Coast, which could not be mitigated. In addition providing road access would not be viably possible and the site is potentially at risk from coastal erosion.
26	Jubilee, Green Lane, Reydon	1.22	Housing	Development of this site would form an unnatural incursion into the Area of Outstanding Natural Beauty. Additionally it would result in a loss of tourist accommodation. As such this site is not considered suitable for allocation in this Local Plan.
38	Land at Green Lane, Reydon	6.11	Mixed use	Development on this site is considered to have a greater material impact on the Area of Outstanding Natural Beauty than the preferred site allocated to the west of Copperwheat Avenue in the First Draft Local Plan (Policy WLP6.1). It also has poorer access to services and facilities in Reydon and Southwold. The preferred site can deliver sufficient housing for the Southwold and Reydon area under the strategy outlined under Policy WLP1.1. As such this site is not considered suitable for allocation in this Local Plan.
117	Land to the west of Laurel Farm Reydon, Reydon	19.80	Housing	This site is not considered suitable for development because of its significant impact on the Area of Outstanding Natural Beauty which would be difficult to adequately mitigate.
118	Land to the west of Laurel Farm, Reydon (primary area)	2.95	Housing	This site is not considered suitable for development as it would likely cause substantial harm to the setting of Gorse Lodge which would be very difficult to adequately mitigate.

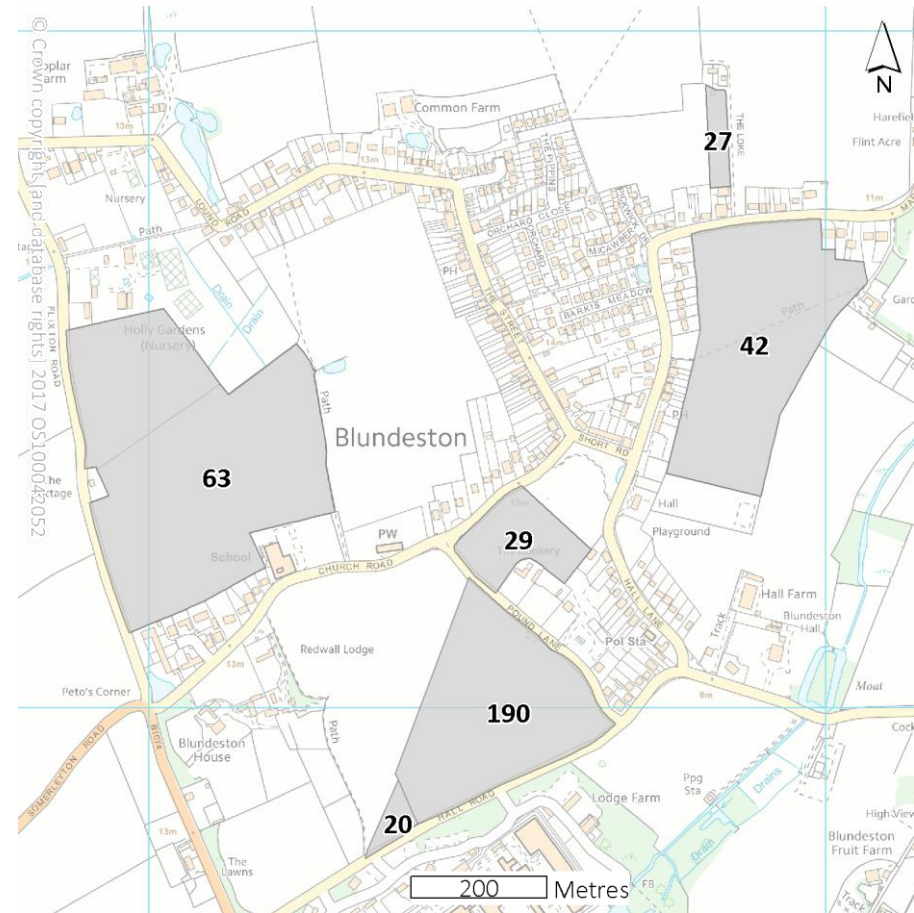
Site No.	Site Address	Site area	Suggested use	Reason Discounted
138	Saint Felix School (Land between St Georges Square and Lakeside Park Drive), Halesworth Road, Reydon	3.21	Housing	This site is not suitable for development due to the loss of playing field provision.
142	Southwold Police Station and former Fire Station site, Blyth Road, Southwold	0.29	Housing	This site is not suitable for allocation in the Local Plan. There are alternative sites that are not at risk of flooding and therefore allocation of this site would be contrary to national planning policy. Allocation of this site may be better considered as part of the Southwold Neighbourhood Plan.
189	Land south of Wangford Road, Reydon	10.87	Housing	Development in the south of the site would have a more limited impact on the landscape provided a landscaping scheme is implemented, existing trees and hedgerows are retained and the density of development is kept low. Development should also be limited to the southern part of the site, south of the playing fields. As such, the southern part of the site has been allocated by Policy WLP6.1 together with site 202 to the south for 250 dwellings in the First Draft Local Plan.
208	Broadside Park Farm, Reydon	33.57	Housing	This site is not suitable for development because of its significant negative effect upon the Area of Outstanding Natural Beauty and Heritage Coast, which could not be mitigated.

Rural sites

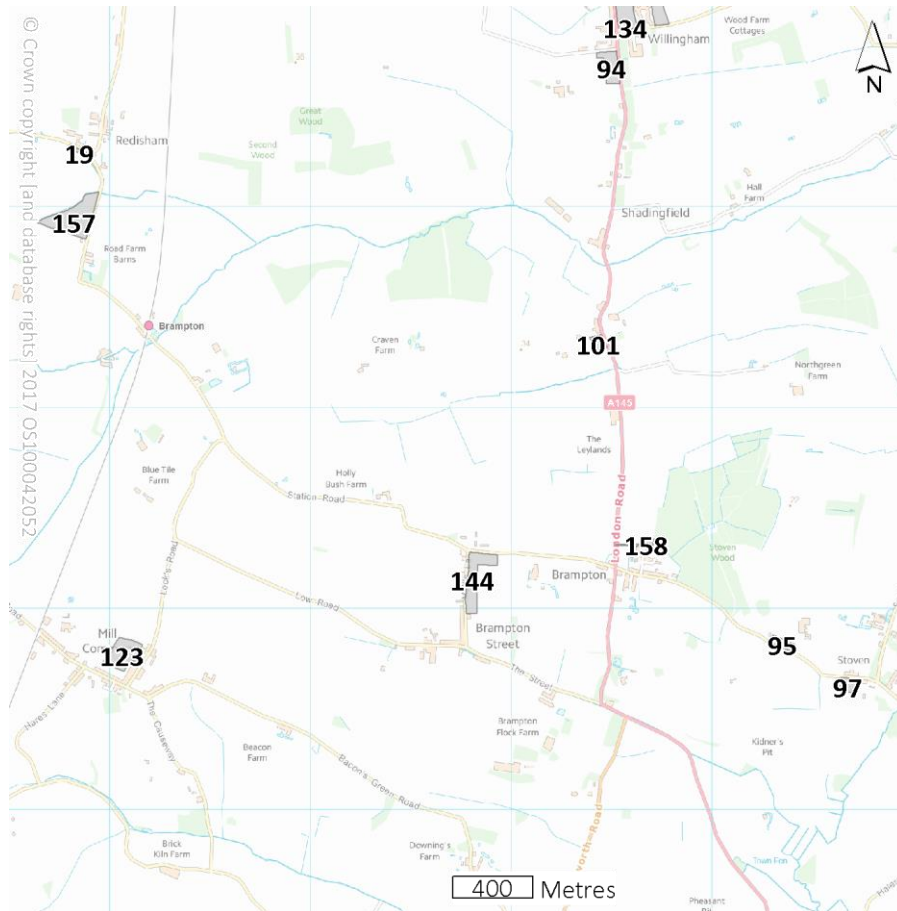
Barnby and North Cove



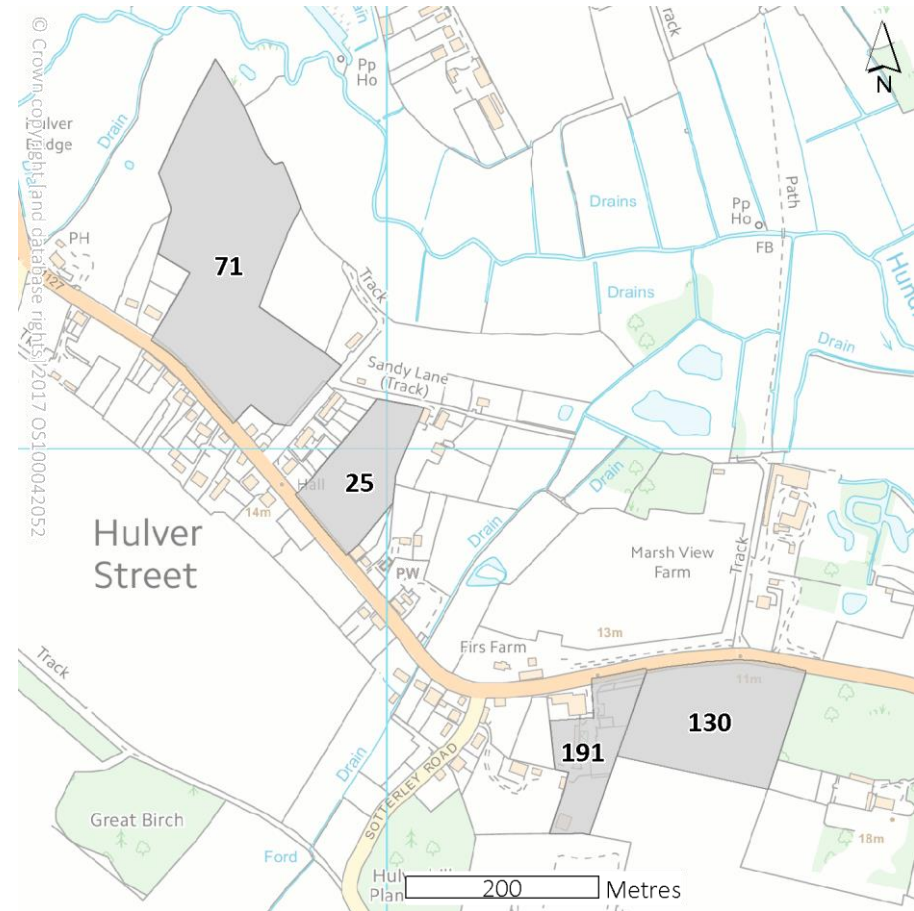
Blundeston



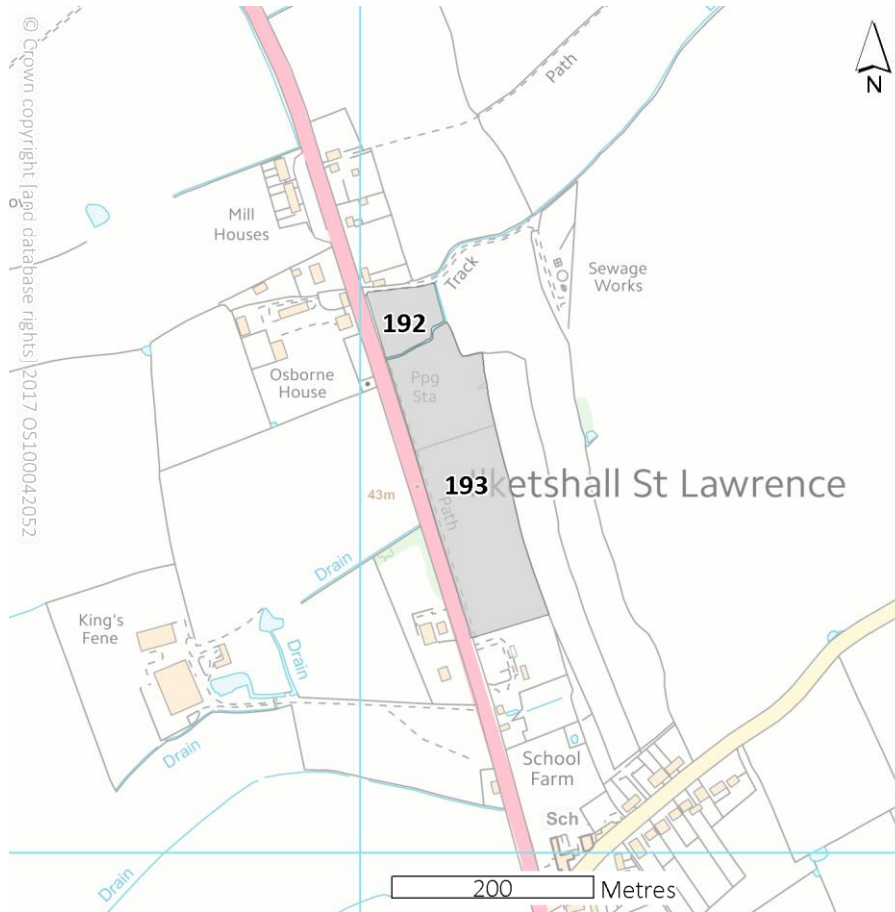
Brampton with Stoven



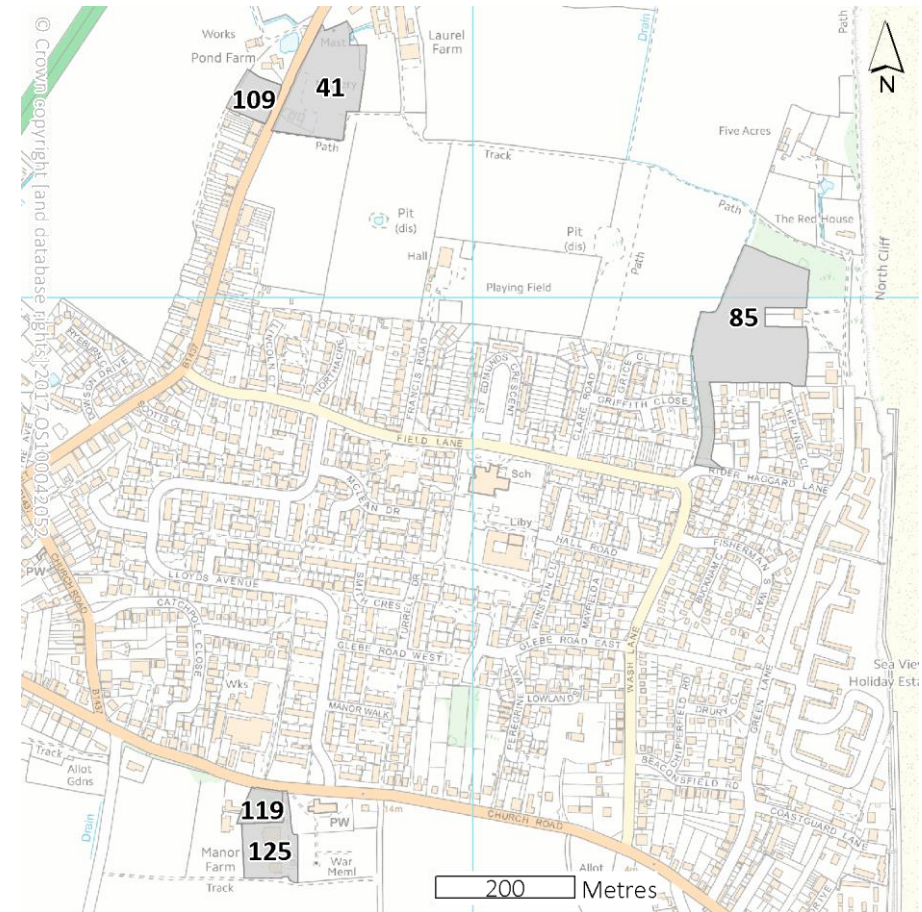
Hulver and Henstead



Ilketshall St Lawrence



Kessingland



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Hillside

Manor Farm

Manor House

Drain

75

167

Path

Track

Church Farm

Briar House

Church Lane

11m

Church Alley

PW

Hall

7m

195

Lothlingland Middle School

Lound Hall Nursing Home

Churchclose Wood

17m

Earth Lane

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Track

Path

Rector's Wood

The Old Rect

Great Wood

200 Metres

North
Lothling

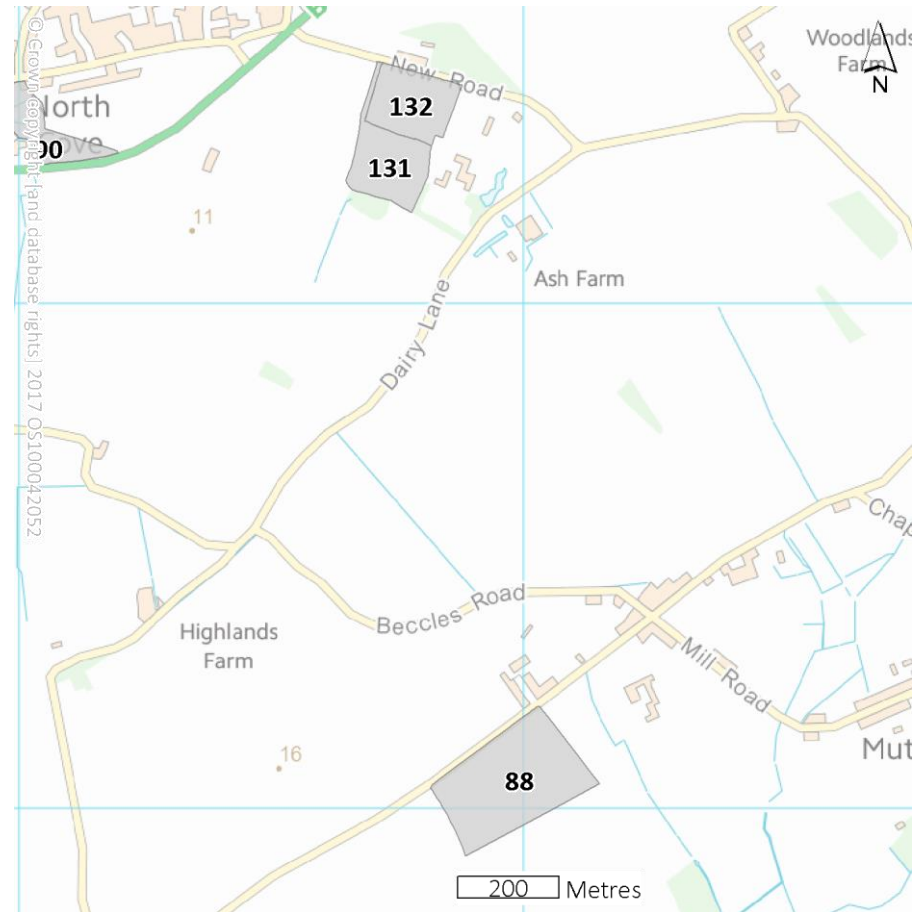
Cuckoo Green

Davmar

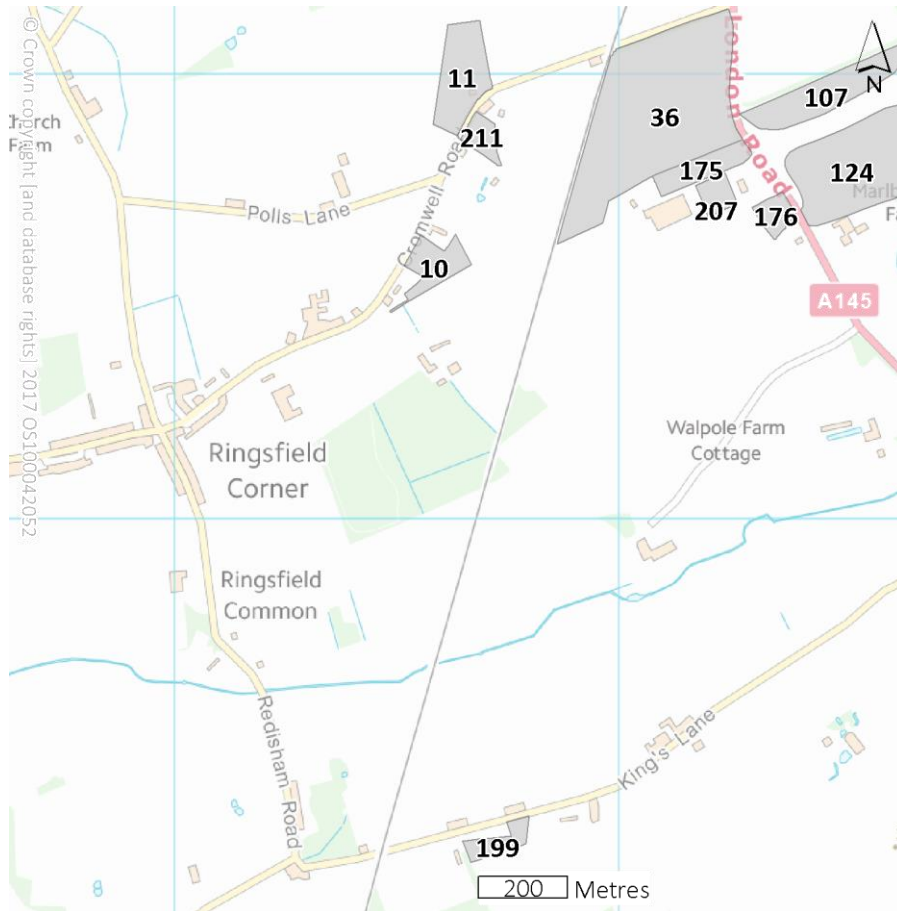
Cuckoo Green Farm

Cuckoo Green Cottages

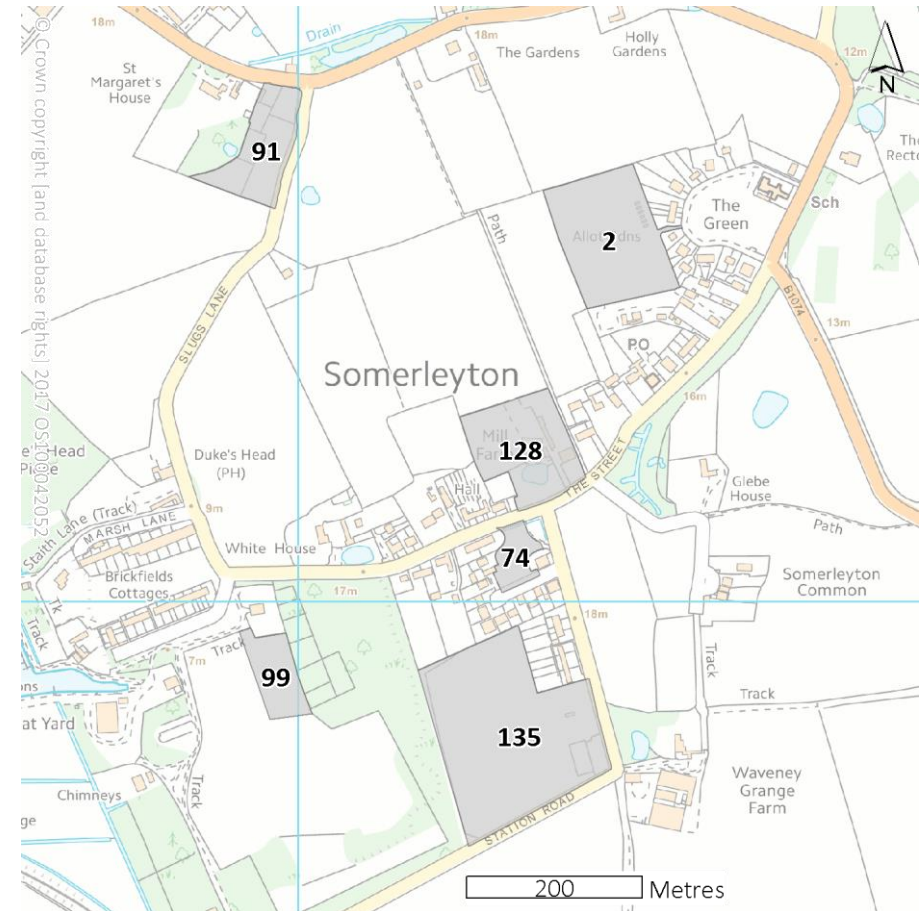
Path



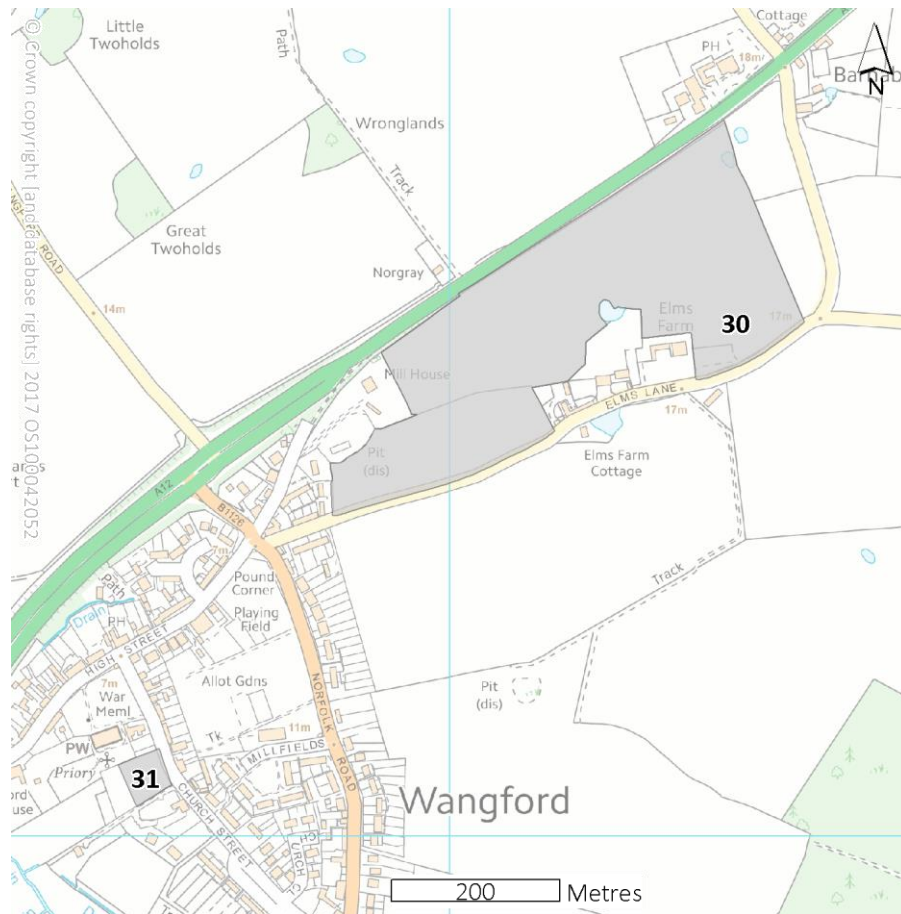
Ringsfield and Weston



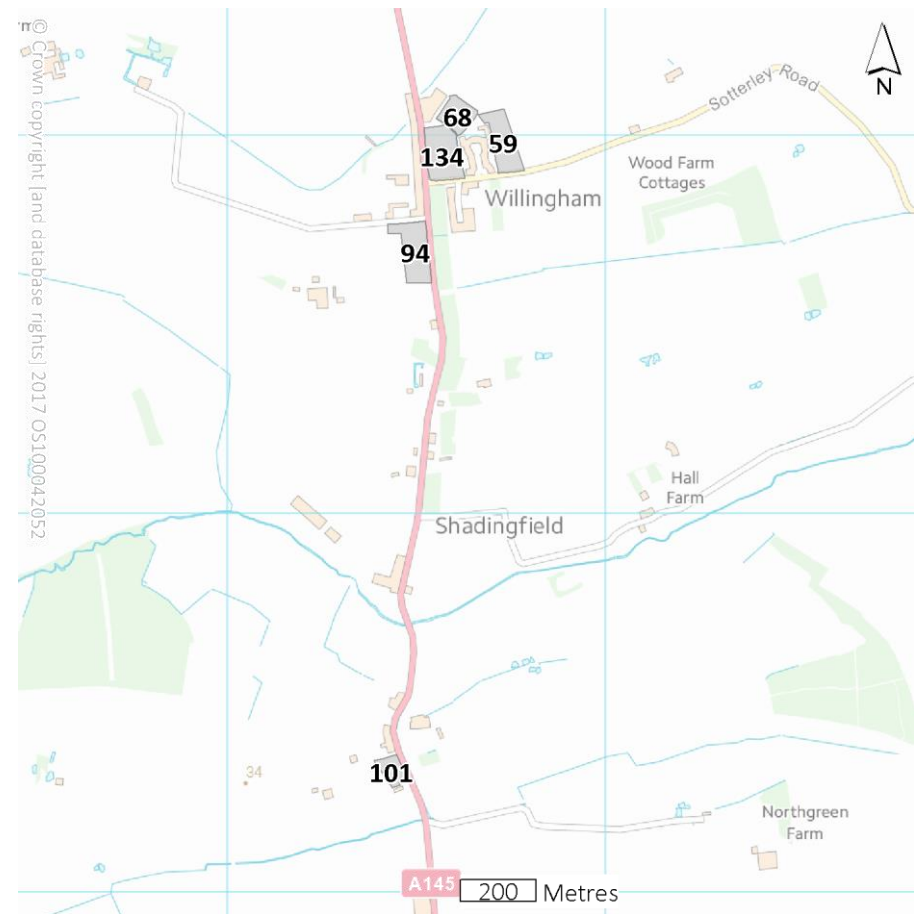
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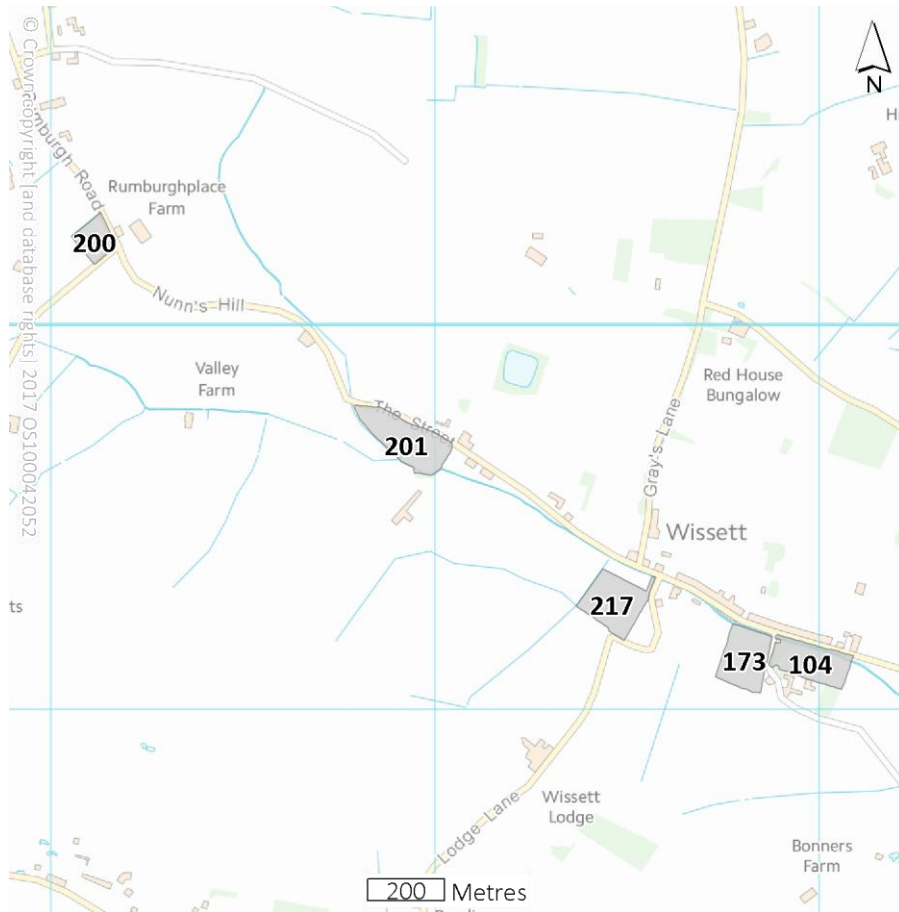
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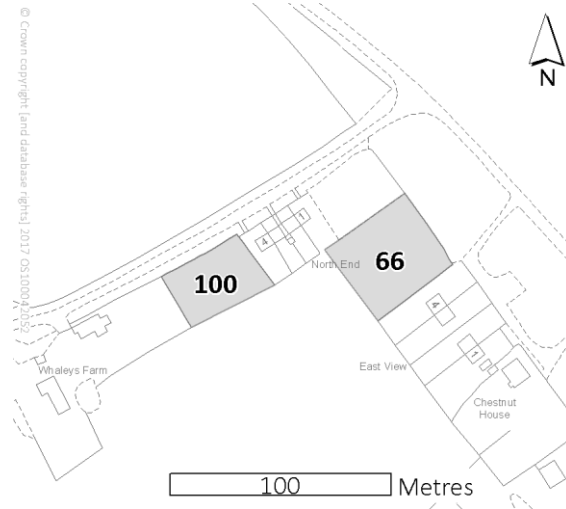
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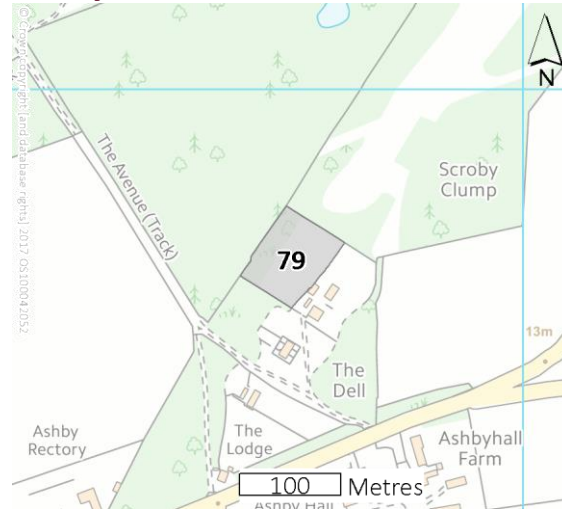
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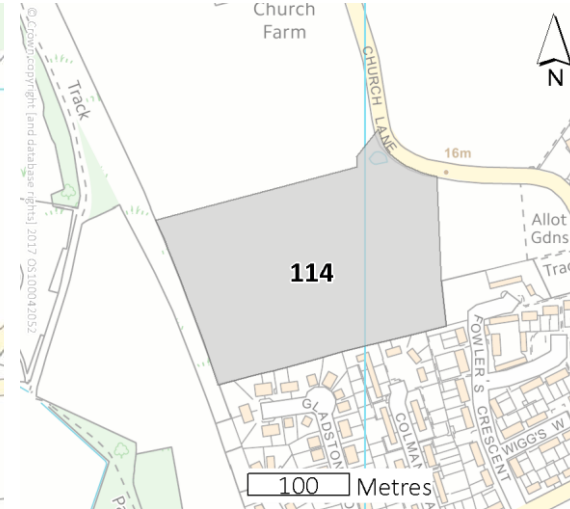
All Saints South Elmham



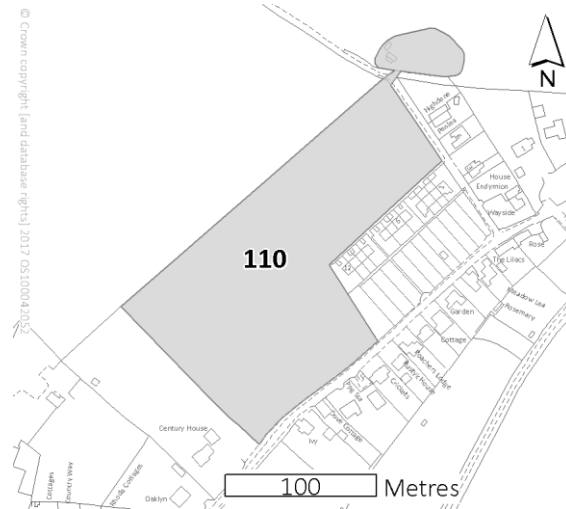
Ashby



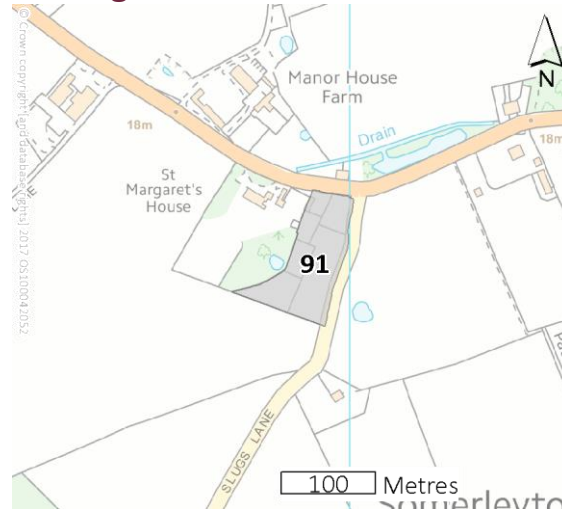
Corton



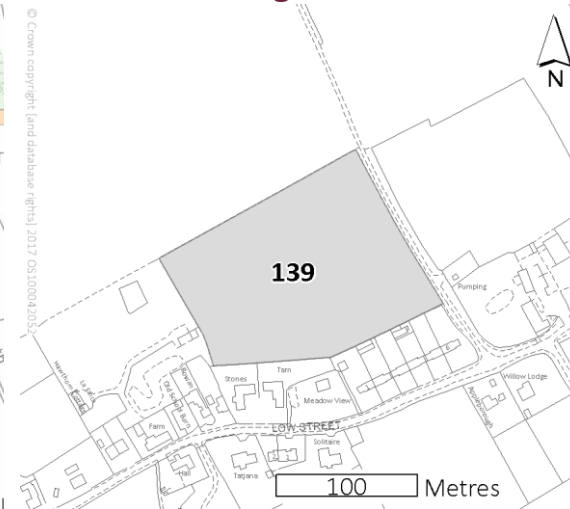
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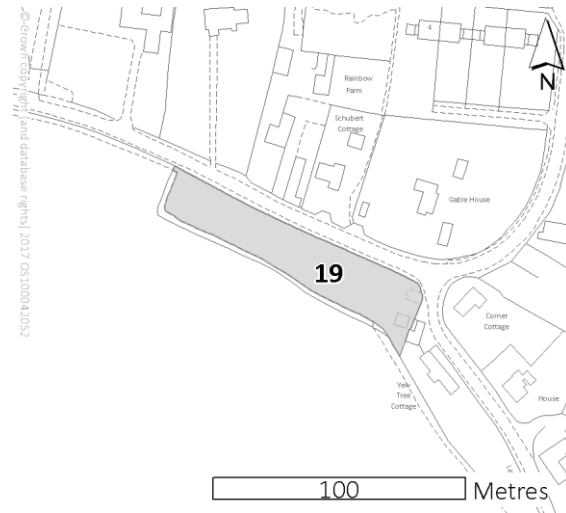
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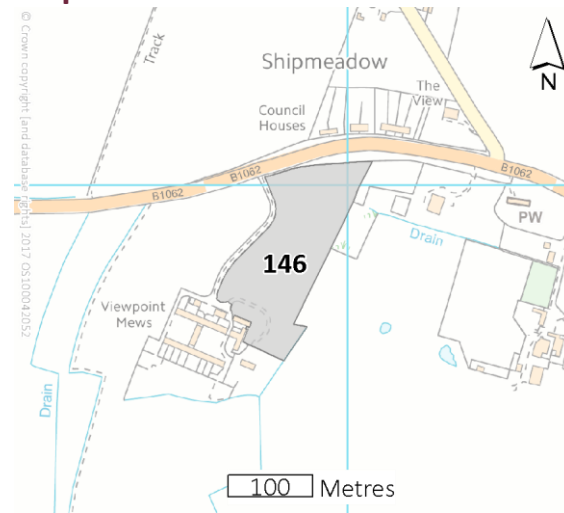
Ilketshall St Margaret



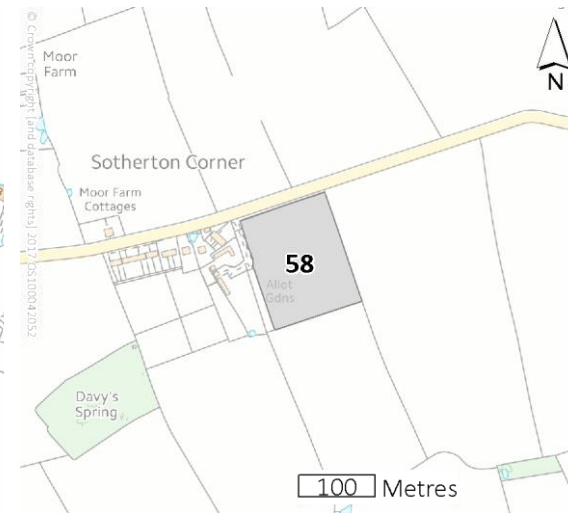
Redisham



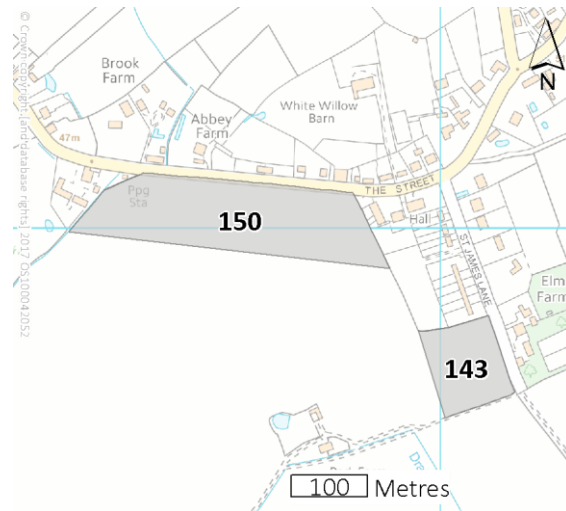
Shipmeadow



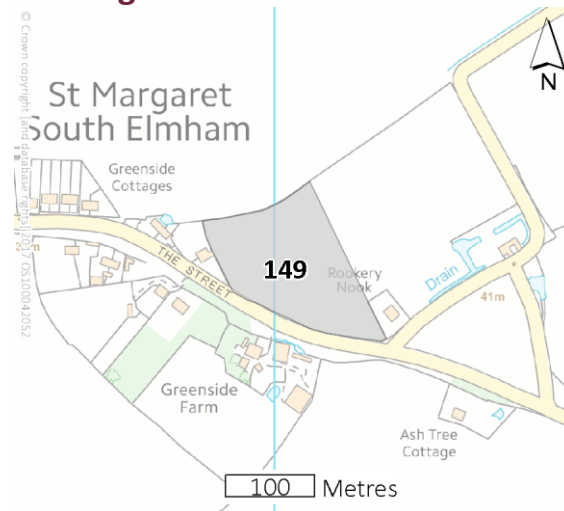
Sotherton



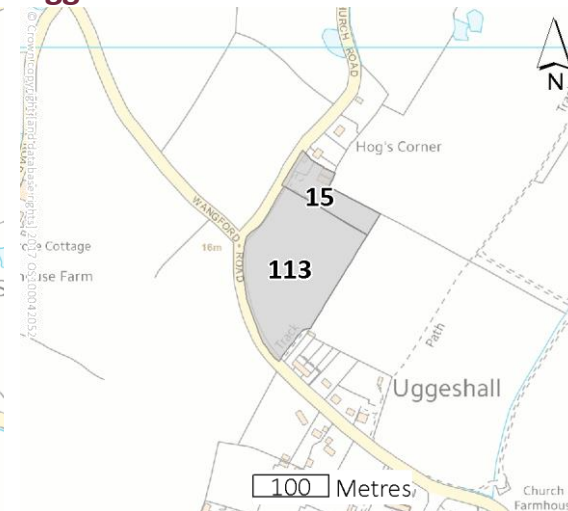
St James South Elmham



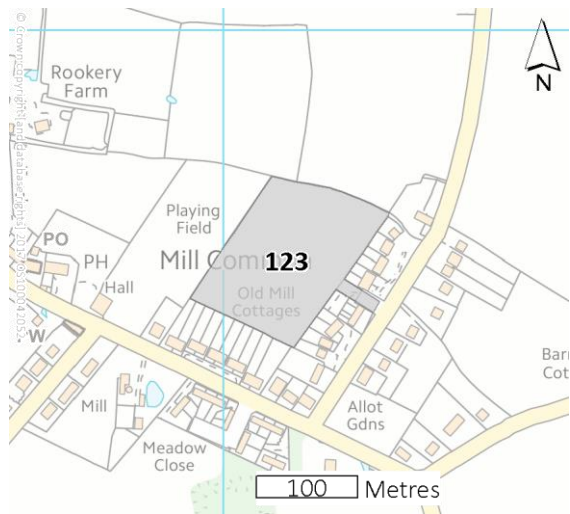
St Margaret South Elmham



Uggeshall



Westhall



Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
All Saints South Elmham	66	Land north of 1-4 East View, All Saints South Elmham	0.17	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation in the Local Plan.
All Saints South Elmham	100	Land south of 1-4 North End, All Saints South Elmham	0.11	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation as part of this Local Plan.
Ashby	79	Land off Blocka Road, Ashby Dell	0.55	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. This site is not considered suitable for allocation as part of this Local Plan.
Barnby and North Cove	46	Land at Swan Lane, Barnby	4.68	Housing	Development of this site would have a negative effect on the quality of the townscape by reducing the rural character of the area, however, quality design of low density could contribute towards mitigating this impact. The site has potential for archaeology to be found. The nearest listed building is located on the eastern side of the A146 and development should mitigate any impact. Potential development is likely to have an adverse impact on Swan Lane unless widened and this makes the site less preferable than other sites being considered in the village. This site is not considered suitable for allocation as part of this

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					Local Plan.
Barnby and North Cove	48	Land at The Green, Barnby	4.07	Housing	The site has a number of constraints and development could adversely affect the settlement. Parts of the site are at risk from surface water flooding and would need to be mitigated through sustainable drainage systems. The site has potential for archaeology to be found and a development to have an adverse impact on a Grade II listed building. Development of this site would have a negative effect on the quality of the landscape by reducing the rural character and extending into the open countryside. The area contributes towards the setting of the Broads and this could be adversely affected. For these reasons the site is not considered preferable for development compared to other sites being considered in the village. This site is not considered suitable for allocation as part of this Local Plan.
Barnby and North Cove	83	Land off Mill Lane, Barnby	0.92	Housing	The landowner has withdrawn this site from further consideration.
Barnby and North Cove	90	Land on The Hill, Barnby, Beccles	1.40	Housing	The site lies within the existing built up area and lies in the gap between Barnby and North Cove, however, will contribute towards the merging of the two settlements along the south side of The Street. There is an extant planning permission on the northern part of this site. The site is located within the catchment of the open

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					<p>space and play area located at Pinewood Gardens and the primary school is not far away. Access to these facilities is available along footways. The site is located along a signed cycle route, however, there is no infrastructure in place to support this.</p> <p>There is potential for archaeology to be found but this is relatively low and there is unlikely to be any impact on heritage assets with the nearest listed building being located west of the existing built up area.</p> <p>Development of this site is likely to have a limited impact on the quality of the landscape and rural character of the area as it is contained by existing development and the A146. The site consists of higher quality agricultural land compared to most other sites, however, its relationship with the existing built up area outweighs this negative attribute.</p> <p>The site is traversed by a small water way and is prone to surface water flooding. The volume of development could have an adverse impact on the site access and for these reasons the site is not considered to be a 'preferred option' to be taken forward in this Local Plan.</p>
Barnby and North Cove	132	Orchard Farm, New Road, Barnby	2.02	Housing	<p>The site is not well related to the existing village and is isolated in the open countryside. Development of this site would have a negative effect on the quality of the landscape by</p>

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					reducing the rural character and increase the sense of development in the area by creating a built up area with prominent settlement edges in the open countryside. Development on this site would result in the loss of Grade 2 agricultural land when other sites are available categorised as Grade 3. There is limited access to services and facilities in the area and access to the village is not supported with any infrastructure such as pavements. Overall, the location of the site and its availability do not outweigh the negative aspects of the site in comparison for others. This site is not considered suitable for allocation as part of this Local Plan.
Blundeston	20	Hall Road, Blundeston	0.34	Housing	This site is isolated from the main part of the village by agricultural fields all of which is classified as agricultural land. Listed buildings are located to the east and north and while there may be an adverse impact on the setting of these buildings the impact is unlikely to be significant. The former prison site to be redeveloped is adjacent to the south, however, the site is also poorly related to this area. Overall, the site will have an adverse impact on the landscape and character of the village compared to other sites being considered. This site is not considered suitable for allocation in this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
Blundeston	27	Land (off) The Loke, Blundeston, Lowestoft	0.43	Housing	The site is located on the northern edge of the village and is accessed by an unadopted lane. On its own the site is unsuitable for development as this would increase the prominence of the settlement in the open countryside and is not well related to the existing built up area. The site is isolated and the scale of development would not provide significant benefit for the community compared to other sites being considered. In isolation, the benefits of bringing this site forward are not sufficient to counter the potential impacts on the landscape. This site is not considered suitable for allocation as part of this Local Plan.
Blundeston	29	Land adjacent Millennium Green, Church Road, Blundeston	1.67	Housing	The site is well located with respect to the existing built up area and of an appropriate scale compared to other sites. Development of the site would result in the loss of high quality agricultural land. There are three listed buildings adjacent the site and any scheme would need to be of a high quality design that could mitigate any potential significant impacts that could arise. Additionally, the character of the Millennium Green would need to be protected. The site is accessible from Church Lane and Pound Lane. Existing footways along the former provide access to services and facilities in the village. The redevelopment of the former Blundeston Prison site will provide new housing during the early part of the plan

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					<p>period.</p> <p>The potential effect on listed buildings nearby could have an adverse impact on the character of the settlement and therefore the site is considered to be less preferable than other sites in the area. This site is not considered suitable for allocation as part of this Local Plan.</p>
Blundeston	42	Land at Market Lane, Blundeston	7.02	Housing	<p>The site is well located with respect to the village hall, playing fields and the public house, however, the scale of development could have an adverse impact on the townscape, character of the village and existing infrastructure. The scale of development is inappropriate and could adversely affect the village, particularly in conjunction with the redevelopment of the former Blundeston Prison site in the early part of the plan period. Development of the site would result in the loss of a significant amount of Grade 1 agricultural land compared to other sites considered. There is high potential to find archaeology on site. Footways exist along Market Lane which could serve a development, however, the roads are narrow and there is poor connectivity to Lowestoft for cyclists reducing the potential for sustainable forms of travel used. For a large-scale development this is compounded by the lack of a bus service.</p> <p>Development of the site could result in adverse impacts on the character of the village compared to other sites being considered. This</p>

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					site is not considered suitable for allocation as part of this Local Plan.
Blundeston	63	Land East of Flixton Road, Blundeston	12.10	Housing	The site is not well located with respect to the existing village and is likely to create an isolated residential area that encroaches into the open countryside and has prominent settlement edges. This could have an adverse impact on the character of the village and the landscape. The site is accessible from Flixton Road, however, there are no footways reducing accessibility to the village centre. There is a lack of cycle and walking facilities and public transport reduces the potential for this site to support new development. The scale of development is inappropriate and could adversely affect the village, particularly in conjunction with the redevelopment of the former Blundeston Prison site in the early part of the plan period. The scale of the site would also result in the loss of a significant amount of Grade 1 agricultural land compared to other sites being considered. There is high potential to find archaeology on site. This site is not considered suitable for allocation as part of this Local Plan.
Blundeston	190	Land off Hall Road, Blundeston	6.08	Housing	The site is not well related to the existing built up area and its scale would result in the loss of a significant amount of high quality agricultural land. The site is accessible from Hall Road and Pound Lane but there are limited footways to

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					connect the site to the facilities in the village and cycle connections to the employment areas in Lowestoft are poor. Adjacent the site are several listed buildings and there could be an adverse impact on the setting of and the character of the village by extending into the open countryside and creating a prominent settlement edge facing the existing built up area. For these reasons the site is not considered suitable for development. This site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	95	Land opposite 1-8 Wood End Cottages Southwold Road Stoven	0.44	Not specified	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	97	Land opposite Stoven Row Southwold Road Stoven	0.60	Not specified	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	144	Station Road and Moll's Lane, Brampton	2.04	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Brampton and Stoven	157	West of Redisham Road, Brampton	3.12	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					part of this Local Plan.
Brampton and Stoven	158	Wood Cottage, London Road, Brampton	0.29	Housing	The site has a capacity for less than five dwellings and has not been considered suitable for allocation as part of this allocation as part of this Local Plan.
Corton	114	Land to the south of Church Lane, Corton	4.45	Housing	The site is located adjacent the existing built up area and relates well to the village, however, some landscaping and screening would benefit the scheme and lessen the impact on the open countryside and the church to the north. Within Corton there is access to community facilities including a primary school, shop and a community hall with a playing field and an equipped play space with the latter not in a condition or located close enough to serve the allocation. Footways provide access to these. However, the primary school does not have capacity to provide new places to support any development. For this reason the site is not considered suitable to be allocated for development in this Local Plan.
Gisleham	110	Land to the north of Black Street, Gisleham	2.33	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Herringfleet	91	Land on the junction of St Olaves Road / Sluggs Lane, Herringfleet	0.80	Housing	The site is located within the Broads Executive area and has not been considered as an

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					allocation.
Hulver and Henstead	25	Hulver Street, Hulver	1.04	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Hulver and Henstead	71	Land north of Hulver Street, Henstead	3.86	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Hulver and Henstead	130	Old Rectory Poultry Unit, Benacre Road, Hulver Street, Henstead	1.87	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Hulver and Henstead	191	The Geranium Pot, Mariawood, Hulver Street, Hulver	0.88	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ilketshall St Lawrence	192	Opposite Osborne House Barn, Ilketshall St Lawrence	0.38	Housing	The site is located along the A144 and has good access to the transport network between Halesworth and Bungay. A limited bus service is available several hundred metres to the south. A primary school is located at Stone Street to the south, however, no formal footways connect the settlement with the facilities in the vicinity. The site within 400m of a water recycling works. There are no significant issues

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					related to infrastructure or landscape, however, the site does not relate well to other villages in the area and development would be out of keeping with the character of the rural landscape. The site is considered to be less preferable in terms of a sustainable location compared to other sites closer the settlement of Stone Street. The site is not considered suitable for allocation as part of this Local Plan.
Ilketshall St Lawrence	193	School Farm, Ilketshall St Lawrence	2.39	Housing	The site is located along the A144 and has good access to the transport network between Halesworth and Bungay. A limited bus service is available several hundred metres to the south. A primary school is located at Stone Street to the south, however, no formal footways connect the settlement with the facilities in the vicinity making it a less than sustainable location. The site is within 400m of a water recycling works. There are no significant issues related to infrastructure or landscape, however, the site does not relate well to other villages in the area and development would be out of keeping with the character of the rural landscape. The site is considered to be less preferable in terms of a sustainable location compared to other sites closer to the settlement of Stone Street. The site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
Ilketshall St Margaret	139	Shoe Devil Lane, Ilketshall St Margaret	1.82	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Kessingland	41	Land at London Road, Kessingland (former Ashley Nurseries site)	1.42	Housing	The site has access to a variety of community facilities and has good access to the road network. This is supplemented by a good bus service to Lowestoft. A Grade II listed building is located opposite and there is limited potential for archaeology to be found on site which should be addressed through a planning condition requiring an archaeological assessment. The site is brownfield, is well related to the built up area and is a natural extension to the village, however, it is located within the Strategic Gap. Impact on the landscape is low, however, consideration will need to be given to how this contributes towards the coalescence with Lowestoft. The site is brownfield land. This site has not been carried forward as an allocation as it has already been allocated in the adopted Kessingland Neighbourhood Plan for residential development.
Kessingland	85	Land off Rider Haggard Lane, Kessingland	2.66	Housing	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
Kessingland	109	Land to the North of 109 London Road, Kessingland	0.36	Housing	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Kessingland	119	Land to the west of St Edmunds Church, Kessingland	0.28	Housing	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Kessingland	125	Manor Farm Barns, Church Road, Kessingland	0.66	Housing	The adopted Kessingland Neighbourhood Plan contains housing allocations to be delivered during the plan period. Therefore, this site has not been carried forward as an allocation in this Local Plan.
Lound	75	Land North of Snakes Lane, The Street, Lound	0.41	Housing	The site lies on the northern fringe of the settlement and would result in the loss of Grade 1 agricultural land. There is potential for archaeology to be found on the site. North of the site is Mardle House which is listed. The building faces south and is separated from the main village which contributes to the character of the building and the village. There is potential for this character to be adversely affected. This site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
Lound	167	Land north of Church Lane, Lound	6.86	Housing	This is a large site development of this scale would be out of character for the village. There is access to amenity green space, a public house and the village hall, however there are no footways connecting to the site. There is no public transport to provide sustainable transport to Lowestoft and Great Yarmouth to support a development of this scale. The scale of the site would result in the loss of a significant amount of Grade 1 agricultural land compared to other sites in the area. Development could potentially have a significant adverse impact on the setting of the church. The site would also create a significant extension into the open countryside adversely affecting the character of the area. This site is not considered suitable for allocation as part of this Local Plan.
Lound	195	Lound Campus, Church Lane, Lound	6.88	Housing	Redevelopment would have an adverse impact on the rural nature of the area in the open countryside. This would likely create an exposed settlement edge having an adverse impact on the landscape. The scale of development is not in keeping with the character of the village and would result in the loss of a significant amount of high quality agricultural land and existing playing fields. The site is isolated from the village and there are no footways connecting people to local services and facilities contributing towards an unsustainable location.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					The site has been formerly used as a school and there are existing buildings on site. Whilst this has created a built up area in the countryside the same issue discussed above still apply and development is considered unsuitable. This site is not considered suitable for allocation as part of this Local Plan.
Mutford	88	Land on Hulver Road, Mutford	4.93	Housing	The site could provide a mix of housing tenures to meet housing need, however, the site is not well related to the existing built up area and development would extend the village into the open countryside. This could have an adverse impact on the landscape and character of the village. Mutford is accessed by a narrow road network and there are no services or facilities in the village itself, however, these can be accessed in South Lowestoft and Beccles. With no transport available private vehicles would be required and a scheme design should account for this. There is limited scope for development in this area and any development that does take place should be brought forward that relates to the existing built up area. For this reason the site is not considered appropriate. This site is not considered suitable for allocation as part of this Local Plan.
Mutford	131	Orchard Farm Rear Field, New Road, Mutford	2.11	Housing	The site is not well related to the existing village and is isolated in the open countryside. Development of this site would have a negative effect on the quality of the landscape by

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					reducing the rural character and increase the sense of human influence in the area by creating a built up area with prominent settlement edges in the open countryside. Development on this site would result in the loss of Grade 2 agricultural land when other sites are available categorised as Grade 3. There is limited access to services and facilities in the area and access to the village is not supported with any infrastructure such as pavements. Overall, the location of the site and its availability do not outweigh the negative aspects of the site in comparison for others. This site is not considered suitable to be carried forward as a preferred option in this Local Plan.
Redisham	19	Halesworth Road, Redisham	0.21	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ringsfield and Weston	10	Cromwell Road, Weston	1.16	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Ringsfield and Weston	11	Cromwell Road opposite 1 Rose Villa, Ringsfield	2.23	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
Ringsfield and Weston	199	Land south of King's Lane, Weston	0.65	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered for allocation as part of this Local Plan.
Ringsfield and Weston	211	East of Cromwell Road, Ringsfield	0.56	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Shipmeadow	146	The Hill, Shipmeadow	2.03	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	2	Allotment land, Somerleyton	1.60	Housing	The site is located adjacent the existing village and is an opportunity to provide a mix of housing tenures needed in the area. The site is currently used for allotments and development of the site would result in the loss of these community facilities having an adverse impact on the community. The allotments form part of the Conservation Area and development would have an adverse impact on this designation. There is also likely to be an impact on the landscape as the development would extend into the open countryside and create an exposed settlement edge. The site has access to a footway which connects to the village, however, vehicular access is through a narrow access road which cannot be widened

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					potentially creating issues in a sensitive area. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	74	Land north of Morton Peto Close, Somerleyton	0.27	Housing	The site is currently used as public open space and is located within the Conservation Area. Loss of the site would adversely affect the character of this area of the settlement and result in the loss of a community asset. Other sites being considered are preferable. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	99	Land south east of Brickfields, Somerleyton	0.47	Housing	The site is adjacent the built up area but does not reflect the built character of the settlement. The site is of rural character and development would have an adverse impact on this character. The site has low landscape sensitivity but it is important for its contribution towards the setting of the Broads. There is potential for archaeology to be found on site and this would require a planning condition to mitigate this. Other sites are considered to have less of an adverse impact on the character of the settlement therefore this site is not considered for development. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	128	Mill Farm, Somerleyton	1.19	Housing	There is good access to the road network and the railway station and existing services and facilities have capacity to support new development. There is a pond on site that could

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					have ecological value and development would result in the loss of Grade 2 agricultural land. The site is in the Conservation Area, a listed building is present and the site contributes towards the open character of this part of the settlement. Development of the site, or part of, is likely to have an adverse impact on the structures and the character of the village. For the reason the site is considered to be less favourable than other nearby sites. This site is not considered suitable for allocation as part of this Local Plan.
Somerleyton	135	Playing Field, Somerleyton	3.18	Mixed use	The site is the main recreation site for local residents. Development of the site would result in the loss of existing playing fields (cricket) and equipped play space. Replacement facilities will need to be provided in the village as no others are located in the vicinity. Development of the land would result in the loss of Grade 2 agricultural land, however, the site is not used for these purposes. Several listed buildings are located to the south east of the site with hedgerows and trees in between and there is potential for archaeology to be found on site. Reflecting the loss of facilities development of this site without replacement facilities in a better and more accessible location is not considered appropriate. This site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
Somerleyton	127 & 135	Mill Farm Fields & Playing Field, Somerleyton	3.03	Mixed use	This combination of site development and re-provision of community facilities has not been put forward in the First Draft Local Plan. Whilst relocation of facilities could help create a clearer focal point in the community opposite the open character afforded by Mill Farm and would link well with a replacement village hall in an accessible location, the existing provision is well established and it is considered this would place an unnecessary risk to these facilities. A proposal for bringing forward a development involving sites 127 and 135 to provide housing and relocate existing facilities is therefore not considered suitable for allocation in this Local Plan.
Sotherton	58	Land east of 17-25 Sotherton Corner, Sotherton	1.82	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
St James South Elmham	143	St James Lane, St James South Elmham	1.08	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
St James South Elmham	150	The Street, St James South Elmham	3.30	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
St Margaret South Elmham	149	The Street, St Margaret South Elmham	1.92	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Uggeshall	15	Firs Garage, Church Road, Uggeshall	0.50	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Uggeshall	113	Land to the north west of 1-4 Wangford Road, Uggeshall	2.12	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Wangford	30	Land adjacent to Elms Lane, Wangford	10.00	Housing	The site is located within the Area of Outstanding Natural Beauty and like much of the area has limited capacity for development without compromising the designation. The site is greenfield and is classified as a blend of Grade 2 and 3 agricultural land and its loss is not considered to be significant. The village has good access to the A12 towards Lowestoft (and south towards Ipswich), however, because of the proximity of the site to the busy road a scheme would need to be designed to mitigate the impact of noise. The site can be accessed from Elms Lane but this lane is narrow and there are no footways to access facilities such as the recreation area in the village. There are constraints related to existing infrastructure

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					<p>including the water recycling works and foul water network and underground infrastructure is present. The impact on these facilities can be addressed as part of any planning application in the future.</p> <p>There are listed buildings adjacent the site associated with the farm and potential impact on these would need to be considered as part of a heritage assessment. Reflecting the landscape sensitivity of the site and how it relates to the existing village development of the entire site would have an adverse impact on the character of the area. However, development of the area located on the south western part of the site defined by a boundary between the scrub area to the west and Elm Farmhouse to the east could be feasible.</p> <p>A small part of this site has been allocated under Policy WLP7.7 of the First Draft Local Plan Part of the site (0.89 hectares) for 16 dwellings (18 dwellings per hectare).</p>
Wangford	31	Land adjacent to Little Priory, Church Street, Wangford	0.25	Housing	Site does not have capacity to support five dwellings due to the potential to cause substantial harm to the setting of a listed building. Therefore, is not considered for allocation as part of this Local Plan.
Westhall	123	Lock's Road, Westhall	1.88	Housing	The site is well related to the existing built up area. There is good access to the site, and it is adjacent the village recreation area and

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					<p>reasonably contained within the wider landscape. The allocation is of a scale that reflects the size of the village and will provide a limited amount of new housing to support a rural community where little development has taken place in recent years.</p> <p>The site extends into the open countryside north of the village but is relatively contained within the landscape, however, screening should be provided on the north part of the site as part of a landscaping scheme to reduce impact on the surroundings. To improve natural surveillance and integrate the development into the village any proposals should provide a frontage where properties face onto the existing playing fields, equipped play area and village hall.</p> <p>This south part of the site has been allocated under Policy WLP7.21 of the First Draft Local for 12 dwellings (14 dwellings per hectare).</p>
Willingham	59	Land east of Chartres Piece, Willingham	1.01	Housing	<p>Located on the edge of the existing built up area the site backs onto the existing settlement and would result in a small extension of the settlement into the open countryside creating a prominent settlement edge. There are no issues with infrastructure and the site has good access to the road network and a limited bus service to Beccles where services and facilities are available.. This site is not considered suitable for allocation as part of this Local Plan,</p>

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					however, an amended site covering much of the same site that will have less of an impact on the landscape by making use of existing screening has been considered as site 220 which has been allocated as Policy WLP7.20 of the First Draft Local Plan.
Willingham	68	Land North of Chartres Piece, Willingham	0.64	Housing	The site is located adjacent the existing built up area and is contained within the landscape by the built up areas to the north west and south east. The water recycling centre (within 400m) is located to the north and consideration will need to be given if this could affect a development. Located adjacent the site is the playing field (and basic play facilities) with the village hall and public house located on the opposite side of the busy A145. Access to these facilities would require a footway through the existing playing field. A listed building is located immediately to the west of the site and development is likely to cause substantial harm to its setting which would be difficult to mitigate. There is no access to the site from existing roads and the site can only come forward if an access road is provided through the playing field. For this reason this site is isolation cannot be brought forward. This site is not considered suitable for allocation as part of this Local Plan.
Willingham	94	Land on the west side of London Road, Willingham	0.64	Housing	The site is located on the west of the A145 and would result in the extension of the settlement along the road network and away from the

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					existing focal point of the village. Development of the site could result in the creation of a prominent settlement edge which would need to be mitigated by a quality landscaping and screening scheme. Other sites in the village are considered to be more preferable because they would be more contained within the landscape and relate better to the existing village. This site is not considered suitable for allocation as part of this Local Plan.
Willingham	101	Land south of Hill Cottages, Shadingfield	0.41	Housing	The site is located along the A145 and has good access to the road network. There are no footways to connect the site to the village of Willingham St Mary or the limited bus service that is available. This lack of connectivity will have an adverse impact on people being able to access facilities in the village. The site is located near existing dwellings, however, this is a small cluster and is isolated from other settlement areas making it an unsustainable location. This site is not considered suitable for allocation as part of this Local Plan.
Willingham	134	Playing Field, Off A145 London Road, Willingham	1.21	Housing	The site is located within the existing settlement and is currently used as the playing field and equipped play area. The site is well contained within the landscape by the built up area and the A145, however, development of the site would result in the loss of community facilities. The site can be accessed from the A145 and Sotterley Road, however, the loss of

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					<p>playing fields would have an adverse impact on the community and for this reason development of the site is not supported. Consideration of using part of the site could be considered with a limited amount of development enabling access to site 68 could be considered as another option, although the development of site 68 would cause substantial harm to the setting of a listed building.</p> <p>This site is not considered suitable for allocation as part of this Local Plan.</p>
Willingham	68 with 134	Land North of Chartres Piece, Willingham	1.21	Housing	<p>Sites 68 and 134 are well contained within the landscape by the built up areas to the north west and south east. The water recycling centre (within 400m) has capacity and the foul water network requires improvement. There is good access to the road network to get to Beccles and a limited bus service is available. There is some potential for archaeological finds on the site.</p> <p>The impact on the listed buildings north of site 68 is considered to be potentially significant therefore these sites (combined) are not considered suitable to be allocated for development in the Local Plan.</p>
Wissett	104	Land south of The Street, Wissett	1.77	Housing	<p>The site is within flood zone 3 and given there are other suitable sites elsewhere in the District which are not within a flood zone residential development is not considered acceptable. This</p>

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					site is not considered suitable for allocation as part of this Local Plan.
Wissett	173	Street Field, Mill Road, Wissett	1.74	Housing	<p>The site is located south of the village and opposite the Conservation Area. The site is not contained within the landscape and the northern part of the site is within flood zone 3. Housing could be delivered on the south part of the site however, this would have a poor relationship to the built up area of the village.</p> <p>The site is not considered suitable for allocation in this Local Plan.</p>
Wissett	200	Corner of Rumburgh Road and Chediston Street, Wissett	0.82	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Wissett	201	Land opposite Box Farm, Wissett	2.21	Housing	The site is not located within or adjacent to a larger or smaller village in the rural area. The site is not considered suitable for allocation as part of this Local Plan.
Wissett	217	Lodge Lane, Wissett	1.94	Housing	The site is located south of the village and opposite the Conservation Area. The site is not contained within the landscape and the northern part of the site is within flood zone 3. Housing could be delivered on the south part of the site, however, this would likely cause substantial harm to the setting of the listed church.

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					The site is not considered suitable for allocation in this Local Plan.
Wrentham	213	Land east of London Road, Wrentham	2.70	Housing	<p>The site is located to the south of the village and is connected to the facilities by public footway along the A12. The site can be accessed by the A12 and connects into the strategic road network to Lowestoft and Ipswich. The site is exposed to the south with views from the A12 contributing towards the setting of the village and there is a listed building adjacent to the west with an outlook across the valley. The site is not served by any play facilities and the playing field to the north is primarily used by the football club and not set up for public use.</p> <p>The site is contained within the built up area with development on three sides and the site has high capacity to support new development without having a significant negative effect on the landscape. There is potentially an adverse impact on the landscape and heritage assets and any scheme will need to be well designed to provide a quality setting for the south boundary of Wrentham and the listed building located on the south side of the A12. The southern boundary of the site should have a soft frontage as this will be very exposed to the south and with views from the A12 and the Grade II listed building. A road access along the southern boundary of the site with dwellings</p>

Settlement	Site No.	Site Address	Site area (Ha)	Suggested use	Reason Discounted
					<p>facing onto it from the north and planting along the south side of this access could help mitigate the impact on the landscape and townscape. The land immediately to the south of the listed building should not be developed to reduce potential impact on the heritage asset. Existing hedgerows should be protected and enhanced where possible. If the site is taken forward any planning condition should be have an archaeological condition issued with it. The site is not considered suitable to be carried forward as a 'preferred option' as part of this Local Plan.</p>

Appendix 6 – Marketing Requirements

A number of policies in the Local Plan require evidence of marketing prior to allowing the redevelopment or change of use of a building or land. This section sets out the detailed requirements for marketing to justify there is no demand for the existing use and justify a change of use.

Length of Marketing

Prior to applying to change the use of a building protected under the relevant policies of the Local Plan the property should be marketed for a period of at least 12 months. Evidence from neighbouring Suffolk Coastal suggests that industrial properties are often on the market for longer than 12 months before being taken up. Given the importance of tourism to the local economy and the potential importance of community facilities to local communities a 12 month period is also considered appropriate for these uses as well.

Marketing Strategy

Before marketing begins a strategy should be prepared which sets out how the property will be marketed. Ideally this should be agreed with the Council prior to start of marketing. This will ensure the strategy meets the requirements set out in this section, and will avoid the need of a repeat of the marketing exercise should the Council deem the marketing not be up to standard.

The marketing strategy should contain the following detail:

- Background – this should cover why the property is being marketed.
- Location – this should include information on proximity to regional centres such as Norwich, Ipswich and Lowestoft, its links to transport networks and its general setting (i.e. business park / enterprise zone).
- Description – this should include details on floorspace, number of floors, layout and car parking and yard facilities.
- Planning – a summary of the existing planning use, history and restrictions.
- Marketing Recommendations and approach to advertisement – this should cover:
 - Basis of instruction - sole agent or joint agent etc.
 - Method of disposal - private treaty or informal/formal bids.
 - Advertisement option - sale boards, internet, PR, publications, mailing etc.

Expenditure on marketing - the budget for the marketing campaign should be proportionate to the anticipated return from the property. As a guide the budget should be about 3% of the anticipated return from the property. For example, a property with a guide rent of £15,000 per annum should have a marketing budget of about £450.

- Guide Price/Rent - this should be commensurate with the current market price for similar premises. It is expected that the value of the property will be derived from an expert RICS registered valuer or accredited member of RICS (Royal Institution of Chartered Surveyors).
- Guide Terms - these should be flexible and take into account prevailing market conditions. The length of leases should not be unduly restrictive.

The strategy should include a marketing matrix similar to the template below.

Marketing Initiative	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Marketing Board	£x.xx												
Marketing Particulars	£x.xx												
Local Newspaper	£x.xx												

The extent of marketing initiatives will vary based on the type of premises being advertised. However, as a minimum the following initiatives should be employed for all premises:

- Marketing Board – this could be a simple for sale board for small commercial premises, single tourist unit accommodation and community facilities. For larger commercial units and tourist accommodation sites larger boards giving details of the property including the guide price should be employed. Boards should be placed so they can be seen from the main road.
- Marketing Particulars – these should include the following information:
 - Internal and external photographs
 - Location
 - Description of accommodation
 - Terms (leasehold, freehold, long lease etc.)
 - Guide Price/Rent
 - Current Planning Status
 - Services and Utilities
 - EPC
 - Rateable value and business rates
 - VAT Status

- Legal and professional costs
- Viewing arrangements
- Contact information for the agent

For larger commercial units and tourist accommodation sites, which are more likely to have a regional or national audience, the particulars should be set out in a bespoke, well-designed brochure. Layouts of the building together with professional photos will be required.

- Advertisement in Press – for small commercial units, community facilities and single unit tourist accommodation, an advert should be placed and maintained in a local newspaper. For larger commercial units and tourist accommodation sites, specialist publications should also be used. Advertisements in both local and national publications should include a colour picture of the premises.
- Press Coverage – for larger commercial units and tourist accommodation sites, a press release should be given to local and regional press.
- Online advertisement – the premises should be published on the agent’s website as well as one national commercial property search engine. For very large commercial units and tourist accommodation parks a bespoke website for the property should be created.
- Targeted mailing – this involves the agent mailing their contacts or by purchasing a database of contacts.

Marketing Report

If following the 12 months of marketing there has been no success in selling or letting the unit a report on the marketing should be prepared and submitted with a planning application for redevelopment or change of use.

The Marketing Report should contain the following:

- The original marketing strategy (in accordance with the above).
- The duration and dates of the marketing campaign.
- Evidence that the marketing strategy was delivered – this should include photos of the marketing boards, copies of particulars, screenshots of online advertisements, copies of press articles and adverts.
- A full record of enquiries received throughout the course of the marketing campaign. This should record, the date of the enquiry, details of the company/individual, nature of the enquiry, if the property was inspected, details of any follow-up and reasons why the prospective occupier deemed the premises unsuitable. If any offers were rejected, the grounds on which the offers were rejected must be provided.

- If the record of enquiries indicates a lack of interest during the marketing campaign, the report should detail the measure undertaken to alter the strategy and to increase interest.

Appendix 7 – Landscape Character

Table 7 - Landscape Character – Source: Waveney Landscape Character Assessment (2008)

Landscape Character Area	Key characteristics and development considerations
Rural Wooded Valleys	
Waveney Wooded Valley	Mature woodland creates a landscape dark and of intimate and enclosed spatial scale that is characterised by a sparsely settled landscape with framed views. The road network traverses what is a tranquil and sparsely settled area which contributes towards the night time darkness in the area. Several historical features are present including parkland, Somerleyton Estate and the priory at St Olaves. The strategic objectives are to conserve and enhance estate landscape features, protect open views and conserve the wooded transition to the Broads.
Rural River Valleys	
Waveney Valley	Views are framed by dense woodland and contained by rising topography with occasional views across the Broads and drainage mills/pumps being a prominent feature. Ditches and tributaries create an interesting landscape mosaic with seasonal variation. Away from the market towns settlement is contained to isolated halls and farms. The landscape forms the setting for the Broads and acts as a transitional buffer zone. The strategic objective is to protect views of the wider Broadland landscape and enhance wetland habitats.
Blyth and Wang Valley	The landform is broad and shallow and defined by a network of tributaries and field boundary ditches and landscape structure is provided by hedgerows to create a rectangular field boundary network of intimate scale. Visual is provided by valley landform and woodland fringing the character area with open views towards Southwold and the marshes. The landscape is richly textured, intricate and colourful. The area is tranquil with sparse influence of settlement and there are dark skies. Strategic objectives are to conserve the lowland valley floodplain character, the intricate mosaic of wetland habitats, the remains of Henham Park and to protect the dark skies and uninterrupted skylines.
Coastal Broads and Marshes	
Covehithe and Benacre Coastal Broads	Topography is contained by low ridges forming low lying marshes. An unusual landscape with a clear sense of place created by thee open water pools and contained remote character. There is an absence of built development creating remote character with few restricted views, particularly along the coast and subtle skylines are important to give the Broads a sense of enclosure. The strategic objective is to conserve and enhance the remote character and biodiversity interest.
Dunes, Coastal Levels and Resorts	
Great Yarmouth Coastal Strip	The landform is flat with panoramic views stretching far along the coast. This has a backdrop of resort development. The landscape is ephemeral with evidence of erosion and flood protection measures. There is a strong sense of place created by wildlife associated with the coastline. The landscape contains simple horizons and big skies. The landscape is dynamic

	with changing light and tides. The strategic objective is to conserve and enhance remaining dunes, sands and coastal character. Open areas and views of the seascape and shoreline should be conserved, particularly between settlements.
Coastal Cliffs	
Pakefield to Benacre Coastal Cliffs	A low cliff and dune coastal landscape with local landform variation. Panoramic views are available from the cliff edge and the landscape is an exposed large-scale seascape and largely undeveloped with the exception of resort development around Kessingland. The coast is wild and windswept with a strong ephemeral visual character. Cliffs are dynamic in the context of erosion and are protected by the shingle bar. The primary objectives are to conserve and enhance the remote coastal character, biodiversity and to conserve the open gaps and coastal views between Kessingland and Lowestoft.
Southwold Coast	Primarily duneland with areas of scrub and coastal marsh. Panoramic views extend across the coastal marshes and from the Blyth Estuary back to the Southwold along with wooded backdrop created by the North Suffolk Sandlings which buffer the town. The lighthouse and St Edmund's Church create a distinctive backdrop. Coastal development is limited outside of the town. The coast is windswept and ephemeral in character and has a tranquil and remote character away from the built up area. The strategic objective is to conserve and enhance the wild and coastal character which is intrinsic to the Suffolk Coast and Heaths AONB. The traditional low key character of Southwold should be considered along with the understated resort development. Potential work to coastal defences should respect local character.
Settled Farmland	
Somerleyton Settled Farmland	The area consists of gently rolling farmland with trees around Somerleyton Estate creating a character of enclosed woodland. Distinctive field patterns and perception of the landscape varies from enclosed and intimate along country lanes to open on some areas of farmland. There are long views across the Broads and back with the area forming a low partially wooded skyline and church towers are prominent landmarks. Away from Somerleyton and Blundeston the sense of settlement is sparse creating a peaceful rural landscape. The strategic objectives are to conserve the peaceful landscape and sense of enclosure created by hedgerows and trees. The Somerleyton Estate provides a distinct character to the area and should be conserved along with views and low lying skyline associated with Broads.
Tributary Valley Farmland	
Blundeston Tributary Valley Farmland	Undulating landform characterised by tributaries in the valley and small farm woodlands and a network of hedgerows and ditches. Views are contained by rolling landform and wooded skylines which enclose a small to medium scale landscape. Views to the seascape are intermittent between Corton and Hopton-on-Sea and there is little coastal influence on the character. Settlement edges create an urban influence with tranquillity interrupted by the A12 corridor. Remnant parklands add to the historic character of the landscape. Strategic objectives are to conserve the landscape structure and enhance the field boundary hedgerow network. Open views should be conserved.
Waveney Valley Tributary Valley Farmland	There is a pattern of enclosed field boundaries created by hedgerows sparsely wooded areas which enable occasional views the Waveney Valley and the Broads. There is a visual influence of field boundary ditches and the area is fringed by settlement edges and Beccles and Lowestoft where skylines are simple with few vertical elements that are exposed to the Broads. The agricultural land cover has eroded the landscape structure. The landscape forms part of the setting for the Broads but the tranquillity is reduced by the A146 corridor. The strategic objectives are to contain the extent large settlement influence including the creation of exposed settlement edges, conserve the low lying skyline and wetland character along with the setting of the Broads.

Hundred Tributary Valley Farmland	Tributaries cut into the rolling landscape and along with woodland and hedgerows they create a small to medium scale landscape. The landscape is textured with a mosaic of different landscape elements. The area is sparsely settled but there are exposed settlement edges associated with Lowestoft and Kessingland. Tranquillity is reduced by the A12 corridor. Flint churches and historic halls form elements of wooded skylines. The strategic objectives are to conserve the textured landscape quality the network of tributaries. Sensitive panoramic woodland skylines should be conserved along with the setting and views to churches.
Mid Waveney Tributary Valley Farmland	Views in the landscape are framed the rolling landform and field boundary vegetation which create good inter-visibility. There are intermittent views over the Broads. Small patches of woodland often surround settlements fringing the valley. Hedgerows are distinctive and with ditches create a small to medium landscape. Isolated churches are a common feature. The area has a tranquil rural character. The strategic objectives are to conserve and enhance the network of waterways and function of the character area as a setting for the Broads.
Sconch Beck and Waveney Tributary Valley Farmland	The area is characterised by an undulating landform cut by minor tributaries. Views are of a strongly contained character. Landscape structure is provided by trees and hedgerows and largely intact. Variation in colour and perception quality is provided in areas of pasture and wet meadow which fringe the network of waterways. The sense of settlement is sparse creating a tranquil and remote character with isolated churches a feature in the skyline. Strategic objectives are to conserve and enhance the intimate and contained character created by landform and landscape structure. The sparsely settled character and limited influence should be conserved.
Blyth Tributary Valley Farmland	The landscape is characterised by a landform and hedgerows that act to limit inter-visibility with framed by views. Distant views of pylons increase the sense of human influence. Where landscape structure has been eroded there are often open views across the landscape. Historical elements include field patterns and the post mill at Holton along with the village. Strategic objectives are to conserve and enhance the network of waterways and connections with the adjacent landscape of the Blyth Valley. The very contained visual character of the area and low key influence of settlement should be conserved including the separation between settlements, notably Halesworth and Holton. Wooded settlement edges should be enhanced.
Blyth and Wang Tributary Valley Farmland	The area forms a backdrop to the adjacent river landscapes providing scale and contrast. Intermittent network of hedgerows, large oaks trees and wooded cover are features. Henham Park is the primary cultural feature. The landscape is quiet and rural forming a transition between the river valleys and high plateau areas. Away from the settlements and A-roads the area remains very tranquil. There are occasional views across the Blyth Valley marshes and wooded horizons are significant from the Wang Valley around Henham. This is a varied landscape and it is often to perceive the landscape as a single area. The strategic objectives are to conserve and enhance tributary valleys and the historic landscape pattern
Farmed Plateau Clayland	
Saints Plateau - West	Landform is gently undulating with distinct field patterns. Settlement is dispersed and creates a character that is remote with an intimate scale where field networks have not been eroded. There are a number of historic moated sites across the plateau. Skylines are simple and undisturbed and long panoramic views are often possible including overlooking of the Waveney Valley. Woodland along the crest of the adjacent tributary farmland character area forms the backdrop for these views. Views to church towers are prominent horizon elements. Small-scale settlement pattern contributes towards the perception of a rural landscape which is tranquil in character. The strategic objective is to conserve and enhance the historic landscape pattern, maintaining the tranquil, remote and rural character of the

	area and views to prominent features such as churches and wooded skylines.
Saints Plateau - East	The area has good network of historic field boundaries creating a small to medium scale landscape with hedgerows and oak trees creating a contained landscape and views. There are a number of historic sites across the area. Church towers provide focal points within small settlements and are prominent skyline features. Views are often framed with distant views available where landscape structure has been eroded. Settlement is low key in character and often remote but the sense of tranquillity is interrupted by powerlines and pylons. Strategic objectives are to conserve and enhance the small-scale landscape structure, retain the dispersed rural character including separation between settlements to maintain the tranquil character of the area. Views to prominent features such as church towners should be conserved. Further extension of settlements into the more open plateau areas from the valleys (Halesworth, Blyth Valley and Beccles, Waveney Valley) should be monitored.
Sotterley and Benacre Plateau	The landform is contained by woodland and field boundary vegetation. Skylines reflect historic and wooded parkland. Visual variety is created by created ancient woodland and plantations and views are often framed. Settlement is characterised by small-scale development and isolated farmsteads. The landscape has a simple composition creating an intimate scale with a remote and tranquil character. The strategic objective is to conserve and enhance field boundary patterns, the strong sense of place and landscape integrity created by the parklands and their landscape setting. The tranquil rural character should be considered.
Gisleham Plateau	Largely flat, the landscape is characterised by a historic enclosure landscape pattern in the east which creates visual interest and a larger open character in the west. Principle elements of the cultural landscape include the Gisleham church tower and moated Manor Farm. Glimpsed views to parts of the coast are possible but are largely screened by resort development. Wooded skylines are apparent at points creating a sense of containment. Where there are urban fringes this acts to reduces tranquillity while in the east the there is a sense of remoteness and tranquillity. Strategic objectives are to mitigate the influence of built development and retain the sense of separation between Lowestoft and Kessingland.
Estuarine Marsh	
Hundred River Marshes	A broad, flat valley with shallow valley sides of subtle definition. Panoramic views are available across the marshes to the low south facing ridge of Kessingland. Church towers are prominent. Cultural pattern is represented by halls and minor parklands. There is an intricate network of ditches, dykes and the meandering Hundred River masked by marshes and reeds. The variety of wetlands, reed beds, pasture and isolated wooded areas create a rich landscape texture. The landscape is sparsely settled and peaceful but tranquillity is interrupted by the A12 corridor the presence of resort development in the north east of the character area. The strategic objectives are to conserve and enhance the marshland character and mosaic of wetland habitats along with retaining the simple and uncluttered skylines. Areas where settlement is sparse and tranquil in character should be conserved including the dark skies at night which are a feature.
Pottersbridge Marshes	Topographic variation is subtle and the landscape is contained due to the density of marsh and reed vegetation. Features in adjacent character areas such as low wooded ridges, arable fields and tree lines contain the marshland and form the backdrop to views across it. The landscape is simple and windswept with a sense of wildness. Settlement is sparse. The strategic objective is to retain the wild character of the area, preserve the dark night time sky and enhance the mosaic of habitats.
Blyth Estuary	There are panoramic views across the marshes towards Southwold. Wooded areas provide the backdrop on the subtly rising farmland. Wide open skies and sense of place with long

	distance vistas punctuated by church towers, water towers, mills and the masts of sailboats is apparent. The lighthouse, church and water tower are key landmarks visible on the horizon. Subtle ridge lines which rise to the edge of the marshes are sensitive to change. This is a remote isolated and unsettled landscape with an absence of settlement and a strong sense of tranquillity. Suffolk estuaries such as this are known for their archaeological interest. Strategic objectives are to conserve the open expanse of the estuarine landscape, its long views, open skies and strong sense of remoteness and isolation. The ad hoc ramshackle character of the harbour should be considered.
Sandlings	
North Suffolk Sandlings	A landscape of subtle landform variation with fields defined by mixed enclosure hedgerows. Views are often framed by the density of field vegetation with tree lines forming prominent skyline elements with coastal broads visible from higher vantage points. The landscape is open near the coast and intimate further inland. The influence of the coast creates a dynamic landscape. Principle cultural features are the heathland and the church at Covehithe which is prominent within the landscape. The landscape has a varied mosaic of landscapes include heathland, scrub, plantations and pig farming. The area is sparsely settled and there is a sense of tranquillity with dark night skies and few lit settlement edges. Strategic objectives are to conserve and enhance the sparsely settled rural character and areas of where a remote and wild character exists. Tree lines should be preserved where they contribute towards the sense of place and views to the sea and coastal broads should be conserved.

Appendix 8 – Glossary

Article 4 directions

A legal direction which removes permitted development rights within designated areas. See <http://www.eastsuffolk.gov.uk/planning/design-and-conservation/conservation-areas/waveney-conservation-areas/article-4-directions/> for more information.

Active frontage

Ground floor building frontage that is in use, for example, as a restaurant or shop front.

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Amenity green space

A green area that enhances the setting of buildings and softens the urban fabric.

Ancient woodland

An area of woodland that has existed continuously since 1600.

Area of Outstanding Natural Beauty

An area designated at a national level because of its outstanding landscape quality. Development within these areas is tightly controlled. In Waveney the Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area.

Biodiversity action plans

Schemes that were introduced to protect the most endangered habitats and species.

Information on Suffolk Biodiversity Action Plan species (known as priority species and habitats) are found here:

<http://www.suffolkbis.org.uk/biodiversity/speciesandhabitats>

BREEAM

‘BRE Environmental Assessment Method’ is a sustainability assessment method for new buildings and infrastructure, designed to help use natural resources more efficiently. www.breeam.com/

Brownfield sites

Development site on previously developed land. Previously developed land is defined in the National Planning Policy Framework.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Building for Life 12

Building for Life 12 is a set of design criteria which can be used to assess the quality of design of a development proposal. It was developed by the Design Council.

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Coastal change management area (CCMA)

An area defined where coastal change is likely to occur over the next 100 years.

Coastal erosion vulnerability assessment

This assessment is applied to all proposals within the coastal change management area and 30 metres inland of the CCMA to demonstrate that the proposals will not result in an increased risk to life or property.

Community Infrastructure Levy (CIL)

This is a standard fee that is applied to new development to pay for infrastructure that supports new development within the District.

See

<http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/> for more information.

Concept statement

A high level planning document that provides a vision for the development of a particular site or area.

Conservation area

An area that is considered worthy of protection because of its architectural and historic interest.

Conservation area appraisal

A detailed study of the streets and buildings in a conservation area.

Countryside

Where the term 'Countryside' with a capital 'C' is used within the document, this refers to all land outside of the Settlement Boundaries defined in Policy WLP1.3.

Country park

A designated area of publicly accessible countryside that is often included as part of a new development.

County Wildlife Site

A site designated at the county level, which does not have statutory protection but is identified for its wildlife value.

Destination park

A large area of parkland to which people are prepared to travel.

Enterprise zone

An area where assistance is offered to new businesses. The Great Yarmouth and Lowestoft Enterprise Zone covers a number of sites within Waveney and Great Yarmouth areas.

Enabling development

A development which helps to finance other activities and uses on the same site. For example housing development can be used to finance industrial development.

Examination in public

A process for assessing the soundness of a local plan.

Exception site policies

These are policies which allow a certain type of development to take place where development would not normally be allowed. These types of development would normally produce environmental or social benefits that outweigh the issues caused by diverting from the normal planning policies. Exception sites have commonly been used for affordable housing in rural areas.

Functional economic area

A spatial area which functions as a distinct economic entity.

Garden Cities

Garden cities were a programme of new towns and suburbs progressed in the early 20th Century and are now gaining popularity once more for their sustainable approach to new development. Examples include Letchworth Garden City and Hampstead Garden Suburb. Locally, Ipswich Borough Council are planning for a Garden Suburb north of the town. The Town and Country Planning Association identify the following principles for garden city development:

- Capturing land value for the benefit of the community
- Strong vision, political support and commitment
- Long term stewardship of assets
- The majority of homes should be affordable
- A robust range of employment opportunities in the settlement itself, with a variety of jobs within easy commuting distance of homes
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country living to create healthy homes in vibrant communities.
- Development which enhances the natural environment.
- Strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems
- A strategic approach to Garden Cities

More information is available at

<http://www.tcpa.org.uk/pages/garden-cities.html>

Green Infrastructure Strategy

A comprehensive plan for the use of different types of green spaces and natural areas.

Green space

A natural or manmade space containing plants or grassland. This can include parks, woodlands, playing fields, areas of grassland and areas of biodiversity value.

Gypsies and Travellers

Gypsies are defined in national planning policy as 'persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

Heritage assets

An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value.

Heritage Coast

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

Heritage impact assessment

An assessment of the impact upon the historic environment caused by a proposed development.

Housing market area

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

Impact test

An assessment of the effects of an out of town retail (or other town centre use) development upon a town centre.

Landscape buffer

An area that separates two different land uses, for example, industrial and residential developments.

Legibility

The extent to which a development or built up area can be navigated by both residents and visitors.

Listed building

A building that is recognised and statutorily protected for its historic and architectural value.

Masterplan

A detailed plan which provides a template for the development of a site or area.

National Planning Policy

Most national planning policy is contained within the National Planning Policy Framework. Some policy is also contained within ministerial statements. National planning policy is supported by the National Planning Practice Guidance which gives further detail on how national policy should be implemented and interpreted.

Neighbourhood development orders

An optional planning document, which can be produced by a designated neighbourhood planning organisation, to grant planning permission for a particular type of development.

Neighbourhood plans

An optional plan, which can be produced by a designated neighbourhood organisation, to guide development within a neighbourhood or local area.

Objectively assessed need

An assessment of the amount of new housing and jobs that are likely to be needed within the District.

Open space

A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments, cemeteries and churchyards and green corridors.

Optional Technical Standards

These are a set of standards set by the Government which Council's can impose on development in their areas through the Local Plan. More information and details of the standards can be found here:
<http://planningguidance.communities.gov.uk/blog/guidance/housing-optional-technical-standards/>

Outline planning permission

This permission is granted at the early stage of a development to state that a proposal is acceptable in principle before any detailed design issues are considered.

Permitted Development Legislation

Some development can take place without the need for planning permission. These types of development are set out in a piece of legislation called the General Permitted Development Order.

Planning application condition

A condition attached to a planning permission to help mitigate the adverse effects of development.

Primary shopping frontages

These are town centre streets with the highest proportion of shop frontages. Nearly all units will be used for retail.

Retail leakage

This phrase refers to shoppers who travel to areas away from where they live to go shopping.

Second homes

A residential property which is not used as a main residence. These are often used as holiday homes.

Secondary shopping frontages

Streets within a town centre that contain retail units alongside other town centre uses.

Section 106 agreement

A legal agreement between the Council and a developer to finance the infrastructure needed to support a new development. These have been largely replaced by the Community Infrastructure Levy.

Settlement Boundaries

Lines around settlements defined under Policy WLP1.3 which dictate in principle where some types of development can take place.

Self build / custom build

This refers to where someone organises the design and build of their own home.

Sequential test

An assessment applied to an out of town retail application whereby the developer must demonstrate that there are no suitable alternative sites within or adjacent to the town centre.

Site of Special Scientific Interest

A site designated because of its high wildlife value and receives statutory protection. This includes both SACs and SPAs.

Shoreline management plans

These set out strategic policies for the management of different stretches of coastline and reconcile the interests of different stakeholders.

Special Area of Conservation (SAC)

This is an area designated under the European Habitats Directive to give special protection to plants, animals and habitats.

Special Protection Area (SPA)

This is an area identified as being of value for the feeding, breeding, migrating and wintering of threatened bird species. These sites are identified under the European Wild Birds Directive and receive enhanced protection.

Strategic housing market assessment

An assessment of housing need and demand within the District.

Supplementary planning document

A planning document that provides practical guidance to assist in the implementation of Local Plan policies.

Surface water flood risk

This is caused when rain water cannot be absorbed into the ground but instead flows over the surface.

Sustainable development

Sustainable development is a contested term and has many definitions and interpretations. The United Nations General Assembly defined sustainable development as “as meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The National Planning Policy Framework states that the majority of the document taken as a whole constitutes the Government’s view of what sustainable development in England means in practice for the planning system.

Town centre uses

These are use classes that are located within or adjacent to town centres. They include: retail (A1); financial and professional (A2); restaurants and cafes (A3); drinking establishments (A4); hot food takeaway (A5); assembly and leisure (D2).

Transport assessment

A thorough assessment of the transport impacts of a major development.

Transport statements

A briefer assessment of transport impacts used for a smaller development.

Travel plan

A long term management strategy document for a development that seeks to provide sustainable transport and is subject to regular review.

Use classes

Different categories of uses identified in the planning system by the Use Class Order (1987 as amended)
https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Write to us



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01502 562111

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This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

www.eastsuffolk.gov.uk/newwaveneylocalplan