

Waveney Local Plan



First Draft Plan, July 2017

Consultation period: 28 July to 22 September 2017

www.eastsuffolk.gov.uk/newwaveneylocalplan



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Appendices

The appendices to the First Draft Local Plan can be found in a separate document.

- Appendix 1 – Infrastructure and Delivery Framework
- Appendix 2 – Monitoring Framework
- Appendix 3 – Housing and Employment Land Summary and Trajectory
- Appendix 4 – Alternative Strategy and Policy Options
- Appendix 5 – Alternative Sites
- Appendix 6 – Marketing Requirements
- Appendix 7 – Glossary

Map book and policies map

A separate map book and policies map is also available.

Introduction

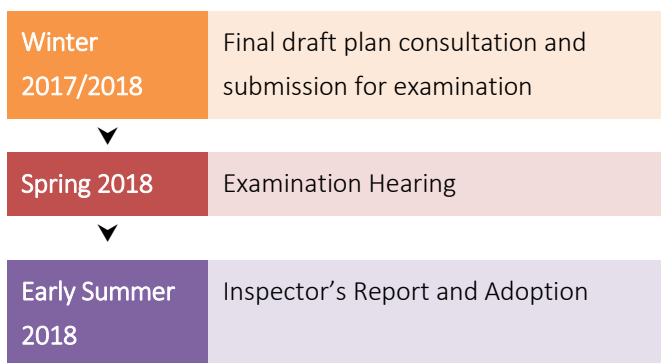
Waveney District Council is preparing a new Local Plan for the District (excluding the Broads Authority area). This document is a first draft of the new Local Plan and the Council is inviting comments on whether the preferred approach set out in this document is appropriate to facilitate and manage growth in the District. The Broads Authority are preparing their own Local Plan.

What is the Local Plan?

The Local Plan sets out the level of growth which needs to be planned in Waveney and identifies where that growth should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications in its area.

The new Local Plan for Waveney will cover the period 2014-2036.

Figure 1 - Timetable for the Local Plan



Last year the Council consulted on a number of different options for managing and facilitating growth across the District. The Council also consulted on a number of potential sites which could accommodate development over the next 20 years. The Council has taken into account all comments made during the consultation last year in formulating this First Draft Plan.



A new Local Plan is needed for a number of reasons:

- Changes in National Planning Legislation and Policy since the last Local Plan was prepared
- Need to identify locally derived growth targets for housing and economic development now that Regional Plans have been abolished
- The existing Local Plan (Core Strategy document) is now over five years old and the existing plan period (to 2021) is running out.

Consultation

This consultation document takes the form of what the final Local Plan will look like. Together with the comments received during last years consultation a significant amount of evidence has been collected to justify the proposals and policies in the First Draft Plan. However, it is just a first draft which sets out the Council's preferred approach and can change before the Council finalises its approach. Additionally, there are still some things which remain uncertain which need to be addressed before finalising the Local Plan.

Work still to be done:

- Assess the financial viability of proposals and policies in the plan to ensure they are deliverable
- Establish the most effective way of delivering infrastructure for each site
- Assess the impact of proposals on internationally protected habitats and identify necessary mitigation
- Identify specific mitigation for the highway network.

In addition to setting out the Council's preferred approach in this First Draft Local Plan, Appendices 4 and 5 set out a number of alternative approaches for different policies and alternative sites which could accommodate development needs. The appendix details why the Council doesn't think these alternatives are appropriate but we would welcome your thoughts on whether you think they are more appropriate than the policies and sites presented in the First Draft Plan. The Council would also welcome thoughts on whether there are any other alternative options which the Council hasn't yet considered.

The response we get to this consultation will help to shape the final draft version of the Local Plan which will be consulted on in late 2017 before being submitted to Government for independent examination.

How to use this consultation document

The Local Plan is unavoidably a long document. The document aims to tell a story by setting out the issues the District faces, a vision of what the District will be like in 2036 and a strategy consisting of policies and site allocations of how the District will get there. The document is split into the following sections:

Context

This section sets out some background on the District as it is today. It identifies many of the issues which the District and its towns and villages face.

1. Overall Strategy for Growth

This section identifies the vision for the District in 2036 and the objectives of the Local Plan. It sets out the scale of growth the Council needs to plan for and how that growth will be split between the towns of the District and the rural areas. It describes the high level approach to delivering infrastructure which will be needed to support growth. It also has two policies to help ensure the overall strategy is delivered.

2. Strategy for Lowestoft

This section identifies how the Council will facilitate growth in the Lowestoft area. A big part of the plan is providing a regeneration strategy for Central and Coastal Lowestoft to continue the success of the Lake Lothing and Outer Harbour Area Action Plan. This section also identifies a number of sites for development both within and on the edge of Lowestoft together with the infrastructure needed to support it.

3. Strategy for Beccles and Worlingham

This section identifies how the Council will facilitate growth in the Beccles and Worlingham area. It identifies a number of sites around the town for development together with the infrastructure needed to support it.

4. Strategy for Halesworth and Holton

This section identifies how the Council will facilitate growth in the Halesworth and Holton area. It identifies a number of sites around the town for development together with the infrastructure needed to support it.

5. Strategy for Bungay

This section identifies how the Council will facilitate growth in the Bungay area. It identifies a number of sites around the town for development together with the infrastructure needed to support it.

6. Strategy for Southwold and Reydon

This section identifies how the Council will facilitate growth in the Southwold and Reydon area. It identifies a site on the edge of Reydon for development together with the infrastructure needed to support it. The section also identifies a policy to manage development within Southwold Harbour.

7. Strategy for the Rural Areas

This section identifies a settlement hierarchy of the villages within the District and identifies which villages will grow over the next 20 years. The section also identifies specific sites for development in many of the District's villages.

8. District-Wide Planning Policies

This section identifies the planning policies which will manage development across the District. They cover topics including housing, employment, town centres, tourism, transport, community facilities, climate change, design and natural and built environment.

Appendices and Map Book

The appendices can be found in a separate booklet. A map book has also been prepared to provide a spatial representation of policies and proposals in the document.

Duty to Cooperate

The duty to cooperate is a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.

Waveney has engaged constructively with all partners to date in the preparation of this Local Plan and in the preparation of neighbouring authorities Local Plans. The Council's main strategic relationships are with Suffolk County Council, Great Yarmouth Borough Council, the Broads Authority, South Norfolk District Council and Suffolk Coastal District Council.



The Waveney District Council area is its own housing market area and functional economic area, therefore the Local Plan needs to meet all the needs for housing and economic development within the District boundary. The Council has worked with neighbouring authorities in concluding the boundaries of housing market areas and functional economic areas. At present it is considered that housing and economic needs can be met within the local housing market and functional economic areas which operate in the area. It should be noted that the Broads Authority Local Planning Authority Area overlaps with the Waveney District Council area. The Broads Authority crosses a number of housing market areas, however, it has identified an objectively assessed need for housing for each area of the Broads. For the Waveney area, the objectively assessed need for the Broads Authority area is 51 dwellings between 2012 and 2036. This figure forms part of the objectively assessed need for the Waveney District Area. Development within the Broads area in Waveney will meet this part of the need.

In terms of infrastructure provision the Council has worked constructively with infrastructure providers such as the local Clinical Commissioning Group and Suffolk County Council. This engagement will be ongoing during the preparation and implementation of the Local Plan.

For environmental matters the Council has worked closely with the Broads Authority on developing an evidence base on landscape and will continue to work with neighbouring authorities to assess the impact of policies and proposals on internationally protected habitat sites.

Neighbourhood Plans

Neighbourhood Plans are optional plans prepared by the community which set out the detailed planning policies and proposals for their specific area.

All the policies in the Local Plan are 'strategic policies'. This means that policies and proposals within Neighbourhood Plans should be in conformity with these policies. Some policies provide specific guidance for Neighbourhood Plans.



Sustainability Appraisal

Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging Local Plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives. A draft sustainability appraisal has been undertaken on all the different policy options and site options considered during the preparation of the First Draft Plan. The draft sustainability appraisal also considers the cumulative effect of the First Draft Plan on sustainability objectives.



Waveney Context



115,254
Population



37,000 hectares
In area



26km
Shoreline

Figure 2 - Waveney context



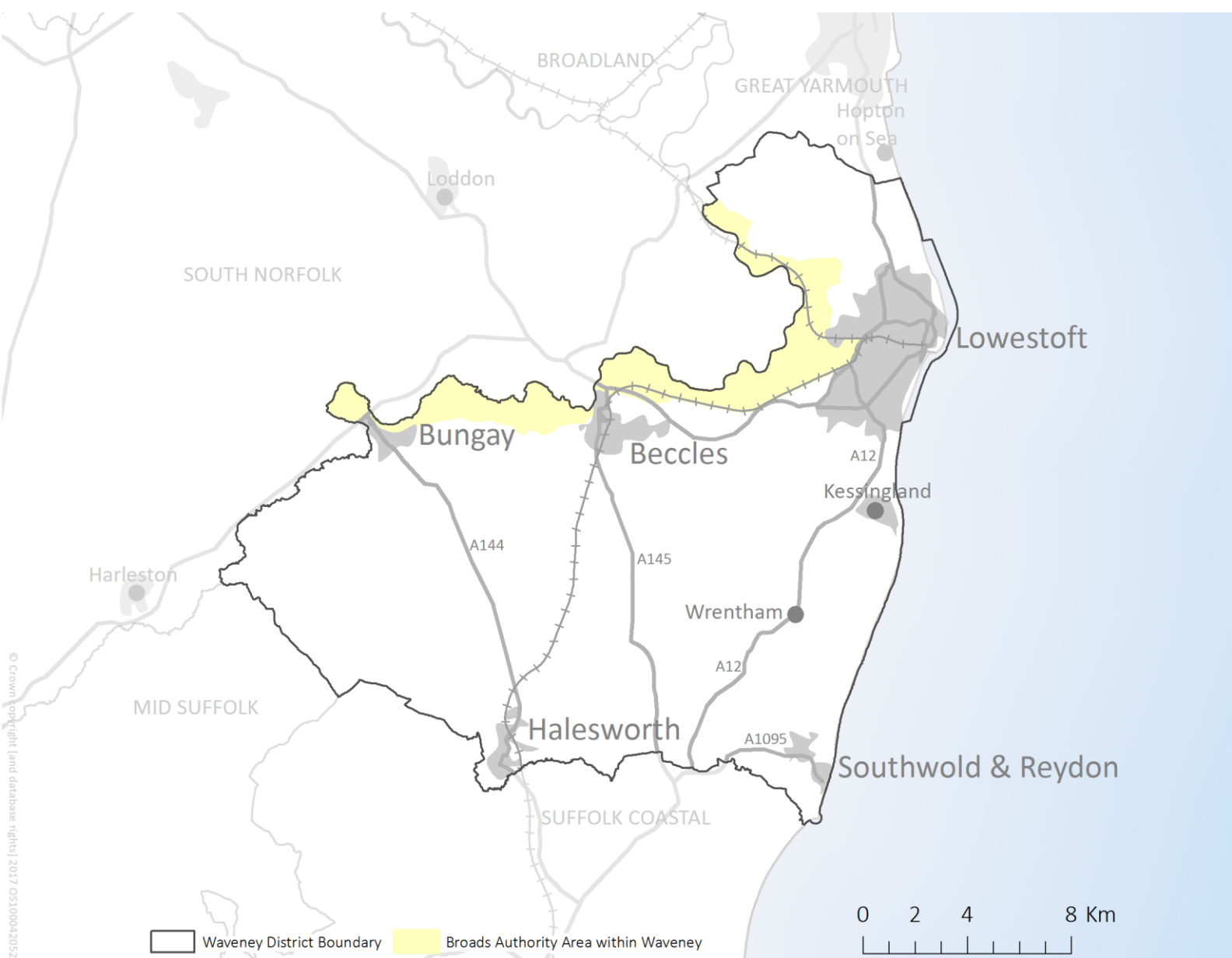
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Population source: Census 2011

Waveney is the most easterly District in England, located in the north east corner of Suffolk.

Lowestoft, situated in the north east of the District is the largest town accommodating approximately half of the District's population. The rural part of the District gains its identity from the four historic market towns of Beccles, Bungay, Halesworth and Southwold together with a number of villages and hamlets.

The District is served by two train lines, the East Suffolk line which connects Lowestoft, Beccles and Halesworth to Ipswich and the Wherry Line, which connects Lowestoft to Norwich. The A47 provides road connections to Great Yarmouth and onwards to Norwich and Peterborough and the A12 provides connections south to Ipswich and onward to London. The A146 provides links from Lowestoft to Beccles and onwards to Norwich. The A143 provides links to the west from Beccles to Bungay and onwards to Diss.

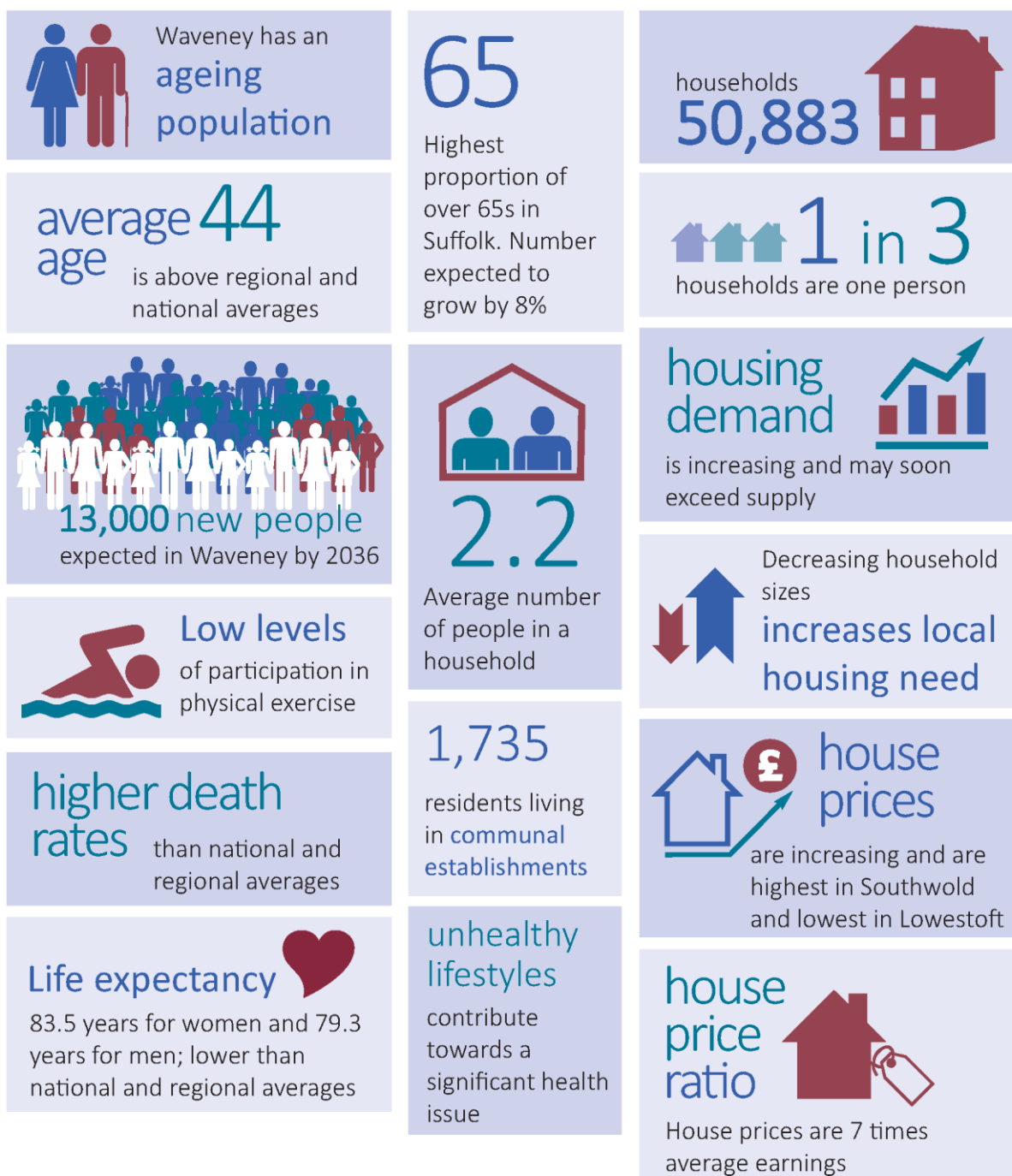
Figure 3 – Waveney District



District-wide Key Issues

Society Key Issues

- 1 Growing population and housing need
- 2 Affordability of housing
- 3 Low rates of exercise and high levels of obesity
- 4 Deprivation and below average earnings



GCSE level

attainment is low compared to Suffolk and national averages



11%
of Waveney residents have no qualifications, the second highest in the county

earnings below

Suffolk and national averages



Areas with high levels of deprivation



Levels have been decreasing

Unemployment

job seekers allowance

claimants is down to 1.5%



Good sense of
community

Decreasing
crime rate

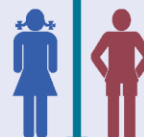


Low level
of crime



Good provision of
services and facilities

School



Some
rural areas
are far from
services and
facilities



Good range of
recreational
and other types of
open space

Under provision

or poor accessibility to some
types of open space

Environment Key Issues

1 Internationally and Nationally protected habitats and landscapes

2 Decreasing water quality

3 Rich historic built environment

4 Vulnerability to climate change

Waveney has a rich
natural and built environment



diverse
landscape character

The District includes almost 5,000 hectares of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty

Part of the District is within the unique landscape of the



Waveney and Blyth Valleys

A desirable place to
live, work and visit



Numerous
valuable landscape
character areas



Highly sensitive
to new development and other human factors

Part of the District is within the
Broads Authority



who are responsible for planning in that area

Rural river valleys and tributary farmland is particularly
sensitive to change

Majority of the District is
grade 3
agricultural land with pockets of grade 2 and 1 close to the main towns



The Local Plan must ensure that development
does not negatively impact on the Broads

The District has
woodland marshland rivers coastline hedges and fields

Wide range of
wildlife
which is the result of a unique combination of landscapes and habitat





1,602

Listed buildings

conservation
areas

14

(2 are in
the Broads
Authority)

0 sites of
6 biodiversity
2 value

including special protection
areas, special areas for
conservation, RAMSAR sites, site
of special scientific interest,
national nature reserves and
county wildlife sites

In the District, there are 29
scheduled
monuments

Historic parks
and gardens

3



Locally listed
buildings



Vulnerable to
the effects of
climate
change

good air
quality

although
sensitive points
in Lowestoft,
Beccles and
Bungay where
emissions from
traffic reduce
the quality of air



Carbon
emissions per
capita are
much lower in
Waveney than
Suffolk and
England
averages

Water quality in rivers is
decreasing
mainly due to
the run-off from
agriculture



Waveney is in a **water
stressed area**

with the Anglian region being
the driest in the country

Generally high
bathing water quality
which is
reflected in the
blue flag
designations



Approximately

3,900
properties



within an Environment Agency
flood zone

73% of properties in
the flood zone
are in Lowestoft



Approximately
239

properties are at risk from
coastal erosion in
the next 100 years

Economy Key Issues

- 1 Declining numbers of jobs in recent years
- 2 Huge potential for new jobs in offshore sector
- 3 Vulnerable town centres
- 4 Traffic congestion is an issue in some parts of the District



Historically Waveney's economy has been based on farming, printing, manufacturing, food processing, tourism and the offshore sector

Designation of Enterprise Zone status to a number of sites

Journey times



to key regional and national centres can be quite long

CORE

Lowestoft designated as a Centre for Offshore Renewable Engineering by the Government

The number of employee jobs has decreased by

1,500

over the past five years



Growing potential to support offshore energy sector

There has been an increase of out-commuting from the District



Major established employers of international repute

The largest sectors of employment are manufacturing retail and the public sector



Manufacturing and construction have seen the largest decline

The District's economy faces challenges

Coastal location, attractive countryside and proximity to the Broads



Proportion of jobs in
manufacturing
is much higher than regional
and national averages



Tourism
is an important
sector to the
economy



Waveney has 5 **town centres**
which act as a retail
destination for the
surrounding area

Proportion of jobs in
financial, professional
and **information**
technology sectors is
significantly below regional and
national averages



Lowestoft is the
main retail
destination and
occupies
roughly the
same level as
Great Yarmouth
in the regional
hierarchy of
retail centres

Lowestoft has
higher vacancy
rates although these are
on the edge of the
town centre

0-9
employees

The number of businesses
operating in the area has
steadily grown over the last
four years, primarily in smaller
sized businesses of 0 to 9
employees

Town centres in
the market
towns have
lower than
average vacancy
rates

3 out of 5



commute to work by car

Traffic congestion

is an issue, particularly around
the Lake Lothing Crossings in
Lowestoft



Jobs in the
accommodation
sector have been increasing
and is projected to increase
further



Walking to
work
is more popular
than most other
Suffolk
authorities

A higher proportion of people
commute by bike
than Suffolk and
national averages



Settlement Specific Key Issues

Key issues in Lowestoft, Carlton Colville, Oulton and Oulton Broad



Lowestoft, together with Carlton Colville, Oulton and Oulton Broad represent the largest built up area in the District with a combined **population of nearly 70,000 people**. The town, which is the most easterly in England, is sandwiched between the **North Sea** to the east and the **Broads National Park** to the west. The town is divided north and south by **Lake Lothing**. The town has good **connections to Great Yarmouth** to the north. Rail connections to **Norwich** are relatively good but to Ipswich and beyond are particularly poor with journeys taking around 90 minutes to get to Ipswich.

Most social problems in the District are more acute in Lowestoft, particularly the central areas. **Life expectancy is lower** in some of the central wards of Lowestoft than the rest of the District, and **death rates are higher**. The Normanston ward of Lowestoft has the highest proportion of the population which is **obese** in the District and is much higher than the national average. Nine neighbourhoods in the town are within the **10% most deprived** in the country and the Harbour and Kirkley wards have unemployment levels which are double the regional average.

Lowestoft benefits from a **rich natural and built environment**. The town has a significant number of heritage assets including the **historic High Street** and the **seafront area** of South Lowestoft. The town has good access to the **protected landscapes and habitats of the Broads** and is in close proximity to the protected habitats along the **Suffolk coast** to the south. The landscapes to the north and west of the town are particularly attractive and **sensitive to change**. There are pockets of **high grade agricultural land** to the north and south of the town. Large parts of central Lowestoft are at **risk from flooding**. The Council is working with partners to ensure the delivery of strategic **flood protection measures** to mitigate these risks. It is anticipated these measures will be complete by 2021.

Lowestoft's economy was traditionally based on fishing and manufacturing. These sectors have declined significantly in recent years. However, due to planned investments in **offshore renewables** in the southern North Sea, there is significant **potential for future jobs growth**. The town significantly benefits from the Port of Lowestoft from which many offshore companies operate as well as a small fishing fleet. The port is

directly opposite major continental ports and serves the busy sea routes between the UK and Europe. It is also the closest port to many of the **offshore wind farms** planned off the coast of East Anglia. The port covers 40 hectares of land and is comprised of a protected outer harbour and an inner harbour beyond the Bascule Bridge. The port handles around 100,000 tonnes of cargo each year. It is currently establishing itself as a **renewables centre of excellence** and is home to the construction and operation management bases of Galloper and East Anglia ONE offshore wind farms and is the **operation and maintenance base** for Greater Gabbard.

The town's economy benefits from its **strong links to Great Yarmouth**, which also profits from the offshore sector. **Tourism** is an important sector to the town, and its unique position between the Broads and the sandy beaches on the North Sea help attract **high numbers of tourists** each year. The town is quite self contained with 54% of working people living in the town also working in the town. However, an increasing number of residents are **commuting to Great Yarmouth** for work.

Traffic congestion is considered to be an issue which holds back economic growth. Particularly, there are issues at the two crossings of Lake Lothing. A **third crossing** over Lake Lothing is planned to be in place by 2022 to help alleviate traffic congestion in the town, improve connectivity and help deliver regeneration sites. There are also more localised issues of traffic congestion. Carlton Colville Primary School has a large catchment area and is located some distance from the main built up area of Carlton Colville. As such many parents **drive their children to school** which creates local congestion and road safety issues.

Lowestoft town centre acts as a day-to day shopping centre for residents of the town and the surrounding area. However, its **catchment is quite small**, given its coastal location and competition from nearby centres of Great Yarmouth and Norwich. The town centre has suffered in recent years with **higher levels of vacant shop units** and residents consider that the shopping offer could be better. It is expected that the third crossing over Lake Lothing will help reduce the effect of traffic in the town centre and the planned flood protection measures will encourage inward investment in the town centre nearer the Bascule Bridge. These projects will therefore help address some of the challenges the centre faces.



Key issues in Beccles and Worlingham



Beccles is the **largest market town** in the District. Beccles and Worlingham have grown over the years to form a single contiguous built up area with a combined **population of 13,868** (Beccles 10,123, Worlingham 3,745). The town sits close to the Norfolk and Suffolk border and is constrained by marshland associated with the **River Waveney** and the **Broads Authority** area to the north. Part of the town is within the Broads Authority area. As a result the town has expanded mostly southwards with some residential areas some distance from the town centre with **poor access to services and facilities** and open space. The town has **good links to Lowestoft and Norwich** and is connected by train to Lowestoft and Ipswich.

Beccles does not suffer from many of the social issues that Lowestoft does. However, there are neighbourhoods in the town which are some of the most deprived in the District. The town provides a **good range of services** to meet everyday needs and acts as a service centre for the surrounding rural community. Beccles benefits from a **rich historic environment** and is in close proximity to valuable natural assets. There are some pockets of **high grade agricultural** land around the town. The landscape to the west and north of the town is more **sensitive to development**.

Beccles and Worlingham are **well served by employment premises**. The main employment area is disconnected from the town at Ellough. There is currently no public transport provision to the Ellough employment areas and walking and cycling access is also poor. A **southern relief road** is under construction which will take HGV traffic away from the town centre and this may **improve pedestrian and cycle links** to the employment area. The road is expected to be completed in 2018. There are **electricity capacity issues** to the east of the town which are limiting the potential for further development at the industrial areas at Ellough. Due to its location on the Broads, **tourism** is an important part of the Beccles economy.

At present most working people in Beccles and Worlingham **do not work in the town** (or in the Ellough employment area). A third of people commute to other local authority areas including South Norfolk, Norwich and Great Yarmouth. 10% travel to Lowestoft. **Traffic congestion** is an issue for some parts of the town, such as around Ingate, and in this location there is a risk it could contribute to air quality problems.

Beccles **town centre has performed well** in recent years and has an increasing number of national multiple stores and independent stores and low vacancy rates.

Key issues in Bungay



Bungay is located in the northwest corner of the District on the Norfolk and Suffolk border. It is surrounded by the **River Waveney** to the north, east and west and the landscape rises quite steeply to the south out of the valley. The River Waveney and marshland to the east of the town is part of the **Broads Authority** area. As a result of its geography, Bungay has been forced to grow in a southward direction.

The town has a **population of 5,127**. It benefits from a **small town centre** and has provision of a number of **key services and facilities**. It is very close to the Norfolk villages of Earsham and Ditchingham and acts as their local service and employment centre. The town also acts as a service centre to a number of smaller villages in the northwest of the Waveney District.

The town benefits from a **rich historic environment** with a Norman era castle near the town centre and many fine examples of Georgian buildings in the town centre. The character of the town is further enhanced by the **large areas of grazing land** and open areas within and around the town. The **flood zone** associated with the River Waveney affects some parts of the town and constrains development to the north, east and west. The landscape to the south of the town is attractive and **sensitive to new development**.

The main employer of the town is Clays Printers and this is reflected by the high numbers of people in the town employed in **manufacturing**. In addition there are some smaller employment premises within the town. To address the limited number of employment premises in the town, planning permission has recently been given for 3 hectares of employment land to the south of the town. The delivery of this land will be supported by the development of 150 homes.

Currently most working **people who live in Bungay do not work in the town**. 41% commute to other local authority areas (nearly half to South Norfolk, Broadland and Norwich). Of the 23% which work elsewhere in Waveney the majority work in Beccles and the rural areas.

Key issues in Halesworth and Holton



Halesworth is located on the southern boundary of the District on a tributary of the River Blyth. Halesworth serves as a small market town with a **population of 4,726**. To the east of Halesworth is Holton with a **population of 823**. The village depends on Halesworth for most services and facilities and the gradual expansion of the town has led to an almost contiguous built up area between the two settlements. The town provides services for nearby villages including some within Suffolk Coastal District, including Chediston, Walpole and Wenhaston.

The average age of the population is above local and regional averages. Whilst the town benefits from provision of **most essential services and facilities**, there is **no secondary education provision** in the town. Children of secondary education age have to travel to Bungay or Beccles.

A small part of the central area of the town is at **risk from flooding**. The floodplain from the River Blyth tributaries covers large parts of the farmland to the west of the town. The landscape around the town is a mix of **rural river valleys** and **tributary farmland** character which is **sensitive to new development**. Some of the farmland surrounding the town is **high grade agricultural land**.

Only 32% of working people in Halesworth work in the town. 14% work in Suffolk Coastal and 14% work in Beccles. However, **self-containment could potentially be higher** as there are a similar number of people employed in the town as there are working people living in the town (i.e. many of the jobs in the town are taken by people commuting in to the town from elsewhere).

Key issues in Southwold and Reydon



Southwold and Reydon are located on the coast approximately 20 kilometres south of Lowestoft. The **population of Southwold is 1,098** and **Reydon is 2,582**. Southwold is surrounded by marshland to the north, west and south. This has effectively constrained the growth of the town. Southwold acts as an important tourism destination and as such has a **vibrant town centre** with a good range of shops and services. However, the increasing presence of national retailers is changing the character of the town. Reydon is where most of the local population reside.

Southwold and Reydon have the **highest house prices** in the District. In Southwold, 35% of dwellings are **second homes** or **holiday homes** which contributes to the high house prices. The population of Southwold has an **average age of 60** which is much older than other parts of the District. Whilst between the two settlements **most everyday services** are accommodated, Southwold and Reydon do not benefit from any **secondary education provision**.

Southwold and Reydon are set in an **attractive natural environment** and are wholly within the Suffolk Coast and Heaths **Area of Outstanding Natural Beauty**. Southwold is also within the **Suffolk Heritage Coast**. The marshland to the south of Southwold is designated as a **Site of Specific Scientific Interest** and there are numerous **County Wildlife Sites** around the two settlements.

Southwold also benefits from a **rich historic environment**, including the grand **Georgian buildings** around the numerous greens to **Southwold Harbour**.

Tourism is an important sector for Southwold. A third of working residents are employed in either accommodation and food services or retail. Whilst 53% of working people who live in Southwold and Reydon also work in Southwold and Reydon, there are more jobs in the two settlements than working people who live there. Additionally the majority of workers in Southwold and Reydon commute into the two settlements from elsewhere. This could indicate that **many people who work in the town cannot afford to live in the town** or Reydon. 20% of residents in Southwold and Reydon **work from home**, which is double the District average.

Key issues in rural areas



The rural area in Waveney is characterised by a **small number of larger villages** and numerous **small villages** and hamlets. **Kessingland**, located on the coast between Lowestoft and Southwold, is the District's largest village with a **population of 4,327**. Kessingland have recently prepared a Neighbourhood Plan which sets out the vision and planning policies for their community over the next 15 years.

Outside of Kessingland, **Barnby and North Cove, Blundeston, Corton, Wrentham and Wangford** are the largest villages with reasonable **provision of everyday services and facilities**. The village of **Somerleyton**, although much smaller, also has a **good range of services and facilities**. There are numerous other **smaller villages** which have some level of service provision and these include **Brampton, Homersfield, Ilketshall St. Lawrence, Lound, Mutford, Ringsfield, Rumburgh, Shadingfield and Willingham, Westhall and Wissett**. Elsewhere, the rural areas are characterised by small dispersed hamlets with limited services and facilities.

Access to primary schools can be an issue in the rural areas, with many children, including in some larger villages such as Wrentham, having to **take the bus to primary school** in nearby villages or towns.

In recent years, many rural settlements have **lost services and facilities** and have very **limited access to basic services and facilities**. The rural areas are generally **less deprived** than neighbourhoods in Lowestoft and the market towns. The rural areas have the highest proportion of those employed in managerial, professional and associate professional positions compared to the market towns and Lowestoft. **House prices are higher** in the rural areas than the District average.

There are **limited employment opportunities** in the rural areas and most residents depend on nearby towns for employment. However, there is some evidence of reverse commuting where people employed in rural industries are living in towns.

Broadband is essential for economic development and remains poor in the rural areas. Speeds tend to be slow with maximum speeds rarely exceeding 10mbps and **many areas struggling to achieve speeds of 3mbps**.

Section 1

Overall Spatial Strategy



1 Overall Spatial Strategy

Vision and Objectives

- 1.1 The vision for Waveney in 2036 for this Local Plan is based on the short term vision contained within the Council's Business Plan – the East Suffolk Business Plan – and also on the long term need to tackle the issues detailed in the previous section. It also takes into account the comments made by stakeholders and the public through consultation to date on the Local Plan.

Vision

By 2036 the quality of life for everyone growing up in, living in, working in, and visiting Waveney will have been sustainably improved. Waveney will have a healthy economy, a healthy population and a healthy environment. The District will have experienced significant levels of growth, but this growth will not have breached environmental limits and will have been supported by adequate infrastructure.

Waveney will have a stronger, more diverse economy benefiting from the growth of offshore renewable energy. The stronger economy will have reduced deprivation and increased local earnings. Tourism will remain an important year-round part of the District's economy and visitor numbers and overnight stays will have increased. Waveney's town centres will be vibrant and meet the needs of local residents, businesses and visitors alike.

There will be sufficient housing of the right types and tenures to meet the needs of the population and people moving to the District. The health of the population will have been improved through increased opportunities for people to participate in active lifestyles.

Waveney's valuable built and natural environment will have been protected, maintained and enhanced including the protected landscapes of the Broads National Park and the Area of Outstanding Natural Beauty. The delivery of key recommendations in the Council's Green Infrastructure Strategy will have ensured improvements to open space and ecological networks will have benefited the health of the population as well as that of wildlife habitats. The high quality design of new developments will be noticeable to those living in and visiting the area and new development will have respected the rich historic assets of the District.

Climate change emissions per capita will have decreased as people choose more sustainable methods to commute to work and for leisure purposes due to the District's settlements becoming more self-sufficient. More properties will benefit from protection from flooding, and coastal communities will continue to adapt to coastal change. The District will continue to have clean air and the water quality of the District's rivers will not have worsened.

■ Lowestoft, Carlton Colville, Oulton and Oulton Broad

Lowestoft will be a clean, attractive and vibrant town with an enhanced economy and reduced deprivation. Lowestoft, along with nearby Great Yarmouth will be important centres in the construction, operation and maintenance of offshore renewable projects. The Port of Lowestoft will be an offshore renewables centre of excellence supporting the employment of a significant number of people.

The town will benefit from improved infrastructure, including a third crossing over Lake Lothing and strategic flood risk protection, both of which are essential to allow the town to continue to grow and thrive. The population will be healthier with new opportunities for participating in sport through the creation of a sports and leisure complex at Oakes Farm, Carlton Colville and high quality open spaces within new developments. The town will have accommodated the majority of the District's growth and will have expanded in size with well designed, sustainable extensions to the urban area which have their own identity.

The town centre will be more vibrant with a viable retail offer together with improved leisure offer including a greater number of cafes, pubs and restaurants. The derelict central areas around Lake Lothing will have been successfully regenerated providing a significant number of homes in close proximity to the town centre and employment areas. The town's tourist offer will have been maintained and improved through improvements along the coast, including the creation of a destination park at the East of England Park, celebrating the most easterly point of the country. The sensitive landscapes and habitats which surround the town will have been preserved and enhanced through new developments.

■ Beccles and Worlingham

Beccles will have continued to fulfil its role as the largest market town in the District serving its local population including Worlingham and the surrounding smaller towns and villages in Waveney and South Norfolk such as Ringsfield, Gillingham and Toft Monks. Beccles, together with Worlingham will have grown at a rate similar to that experienced over the last 20 years and the larger population will support and improve the town centre and services and facilities in the town to the benefit of residents and tourists alike. New development will have been supported by good infrastructure and services including a country park.

The sensitive natural environment to the north of the town will have been protected. The separate identities of the two settlements will also have been preserved. New development will be of an exceptional quality of design including greener environments serving both exiting and new residents. The delivery of the Southern Relief Road will have opened up new opportunities for growth and will have diverted heavy goods traffic from the sensitive town centre. Additionally, access to the Ellough employment area by modes other than the car will have been improved.

■ Bungay

Bungay will have continued to act as a service centre in the north west of the District supporting the large villages of Ditchingham and Earsham in South Norfolk as well as smaller villages in Waveney. It will have a larger number of employment premises which will help make the town more self-sufficient and will have experienced modest levels of housing growth which will have helped support the town centre. The open areas within the town will have been protected, as will the sensitive landscapes outside of the town.

■ Halesworth and Holton

Halesworth will provide a more significant role as a service centre to the south of the District benefiting surrounding villages in Waveney and Suffolk Coastal such as Wissett, Walpole and Wenham. Together with Holton, it will be the second largest market town in the District after Beccles and Worlingham. The historic town centre will be vibrant and will have been supported by new housing and retail development. The town will have enhanced sports and leisure facilities following the completion of the Halesworth Campus and improved facilities at Dairy Hill and will have additional health facilities and an enhanced employment offer, all of which will have helped attract younger people and families to the town. The separate identities of Halesworth and Holton and the sensitive landscape surrounding them will have been protected.

■ Southwold and Reydon

Southwold will continue to prosper as a unique historic town and tourist destination. Reydon will continue to function as part of the Southwold and Reydon area, providing local services and some employment development. New housing growth in the area will have provided homes with a range of tenure and will have made homes more affordable for those working in the area. The sensitive built and natural environment of the area will have been protected from and enhanced by new development.

■ Rural Areas

Through allowing more growth than in recent years, settlements in the rural areas will become more sustainable and more vibrant. Through the provision of a wide range of types and tenures of housing, new homes will be more affordable in the rural areas, allowing people with a local connection or those who work in the rural areas to live in the rural areas. New housing will also help support existing services and facilities in the rural areas such as small rural schools and pubs. New development in rural villages will have increased the coverage of high-speed broadband.

1.2 The objectives to deliver this vision are:

Objectives

- **1** To improve health, wellbeing and education opportunities for the population
- **2** To meet the housing requirements of the whole community (both urban and rural) including those wishing to move into the area.
- **3** To enhance and protect the natural and built environment
- **4** To reduce contributions to climate change and mitigate the effects and conserve natural resources
- **5** To achieve sustained and resilient economic growth in towns and rural areas
- **6** To enhance the viability and vitality of town centres and service provision in villages
- **7** To significantly improve the quality of urban design across the District
- **8** To improve the quality and provision of all types of infrastructure.



Scale and Location of Growth



New homes

9,019



New jobs

5,000



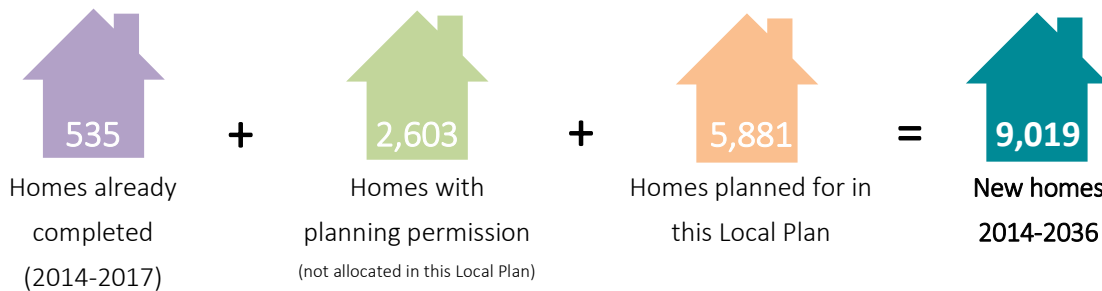
New retail development

13,260m²

Scale of Growth

- 1.3 Waveney is an attractive place to live and work and more people migrate into the District from elsewhere in the UK than leave. Additionally, households in Waveney are getting smaller, so even with no population growth there is a need for more housing. If we don't plan to meet the housing needs arising from these two factors, there is a risk that needs won't be met, resulting in a situation where demand continues to outweigh supply. This will push up house prices making it more difficult for younger people to enter the housing market. By not planning for this growth there is also a greater risk that housing developments could be built in inappropriate locations.
- 1.4 If we do not plan to meet the business growth needs in the District, there is a risk that investment will be targeted elsewhere, meaning workers in Waveney will increasingly need to travel further afield for work. If the Council does not plan for the needs of new retail development there is a risk that the vitality and viability of our town centres will decline.
- 1.5 The National Planning Policy Framework requires Local Plans to meet 'objectively assessed needs' for housing and economic development. An 'objectively assessed need' is a technical calculation of how many houses and jobs are needed in an area over a period of time.
- 1.6 The Council has commissioned and produced a series of evidence documents which assess the amount of growth needed for housing and economic development. The key studies are:
- Strategic Housing Market Assessment (PBA, 2017)
 - Employment Land Needs Assessment (NLP, 2016) and Employment Land Needs update (Waveney District Council, 2017).
 - Retail and Leisure Needs Assessment (Carter Jonas, 2016)
- 1.7 The Strategic Housing Market Assessment (2017) identifies an objectively assessed need for 8,223 new homes over the plan period, which equates to 374 per year. The study has calculated this based on demographic projections (based on trends over the period 2010-2015). Of the 374 new homes needed annually, 208 need to be affordable to meet local need. However, it is unlikely that this proportion of affordable housing could be viably delivered.

Figure 4 - Total housing growth 2014-2036



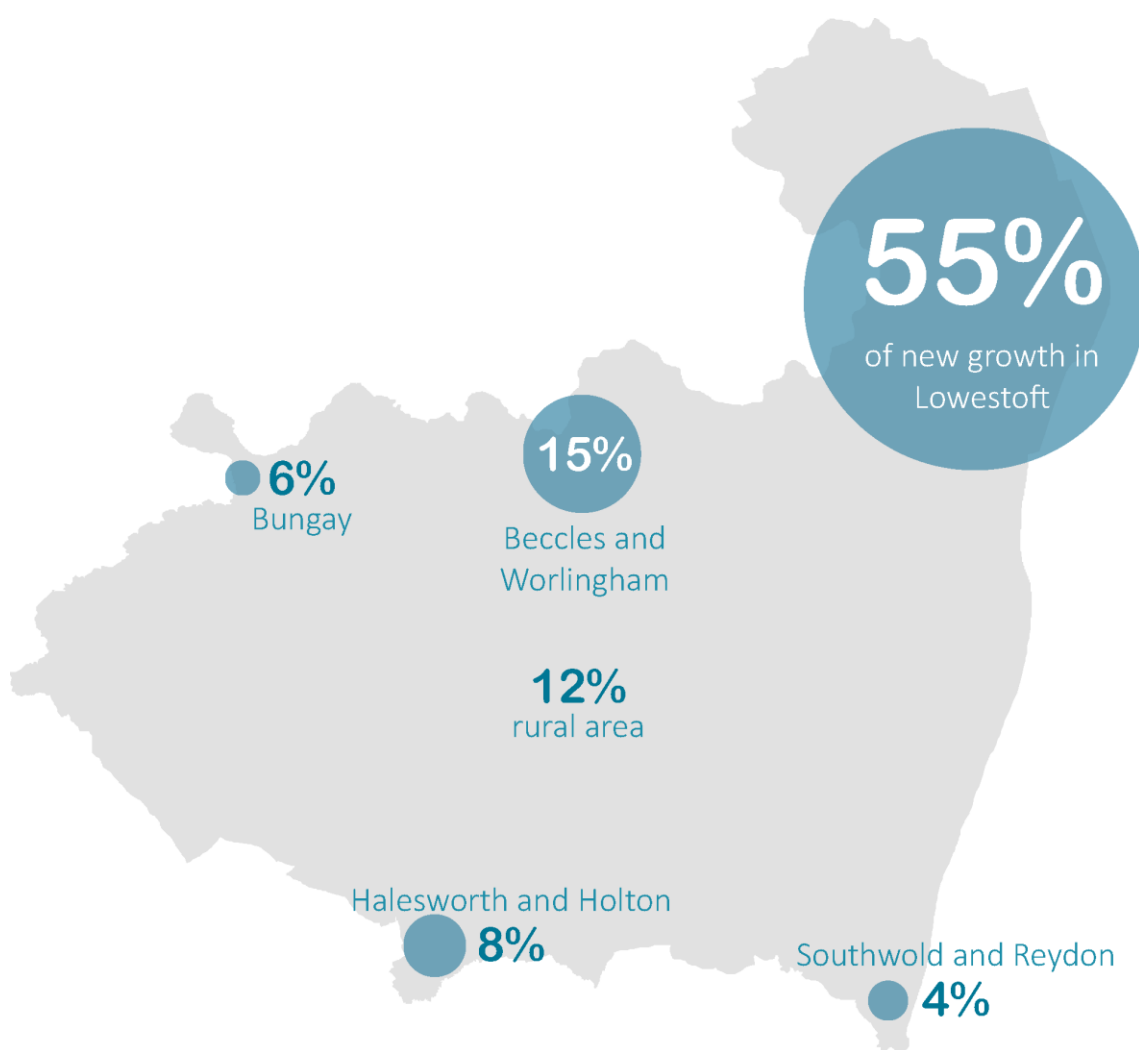
- 1.8 As of April 2017, 3,138 homes have been completed or have permission and are expected to complete within the plan period. This gives a residual need of 5,085 new homes that need to be planned for in this Local Plan. Policy WLP1.1 makes clear that housing targets are minimums.
- 1.9 Allocations for housing in this Local Plan exceed the minimum level of housing needed. The over allocation will help enable more affordable homes to delivered, particularly given the significant need referred to above. An over-allocation also provides confidence that the overall objectively assessed need will be met even if some allocated sites fail to come forward. In addition there will be further development which comes forward on sites not identified in the plan. These sites will either be within the Settlement Boundaries defined by Policy WLP1.3 or through the exceptions provided by Policies WLP8.6, WLP8.7, WLP8.8 or WLP8.11 or on Neighbourhood Plan allocations.
- 1.10 The Strategic Housing Market Assessment also identifies a need for 905 additional spaces in care homes and nursing homes over the plan period.
- 1.11 The Employment Land Needs update (WDC, 2017) identified a growth of 5,000 new jobs over the period 2014-2036 in Waveney. This was based on a December 2016 model by Experian adjusted to take into account the likely impact on local employment from growth in the offshore wind sector. As well as jobs in the offshore sector, most jobs growth will be sectors such as health and social care, tourism, retail and construction.
- 1.12 Around 500 net new jobs will be in sectors requiring new employment premises such as office, factories and warehouses (falling under use classes B1, B2 and B8 of the use classes order). Considering the jobs forecast and the past trends in take up of employment land, the study identifies a need for 43 hectares of new employment land development (use classes B1, B2 and B8).
- 1.13 Some employment land development has already taken place and some has the benefit of planning permission. Between 2014 and 2017 there was a loss of 1.63 hectares of employment land, however, a further 2.8 hectares has planning permission. Like housing, this Local Plan has allocated more employment land than is needed. It is not expected that the majority of land on the larger allocations in South Lowestoft and Ellough will be developed within the lifetime of the Local Plan. However, it is expected there will be some development on these sites. Like housing, it is necessary to allocate slightly more land than is required to provide choice and flexibility and in case some sites do not come forward.

- 1.14 The Retail and Leisure Needs Assessment (2016) estimates that by 2032, there will be a need for at least another 2,197sqm of food store development and 11,063sqm of non-food types of retail development (non-food need takes into account an existing commitment of 3,085sqm). However, the study states that forecasts of need beyond five years need to be treated with caution due to the uncertainties in expenditure growth forecasts and market share beyond this time-frame.
- 1.15 The study forecasts need based on population growth and forecasts of expenditure on food and non-food products. It takes into account the amount of shopping undertaken on the internet and the leakage to other centres such as Norwich.
- 1.16 In the five year period there is no need for new non-food retail and only a need for 850sqm of food store development. Since the study was completed planning permission has been given for a large out of centre retail warehouse complex in South Lowestoft comprising 4,090sqm of non-food retail and an Aldi food store of 1,155sqm. Planning permission has also been given for a replacement Lidl store in North Lowestoft providing a gain of 111sqm of food floorspace and 27sqm of non-food floorspace (which has recently completed). These commitments mean that there is a remaining need for 6,946sqm of non-food over the plan period and 1,564sqm for food store retail development over the plan period (deep discounter floorspace such as that provided by Aldi and Lidl does not have the same expenditure per sqm as other superstores, therefore only counts approximately half towards the convenience need). The study also identifies the need for more restaurants and cafes, hotels, gyms and a new multiplex cinema to support a growing population.



Location of Growth

Figure 5 – Distribution of new housing



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Table 1 - Total housing growth 2014-2036 by settlement

Settlement	Total housing growth 2014-2036
Lowestoft with Carlton Colville, Oulton and Oulton Broad (including parts of Corton and Gisleham bordering the built up area.	4,991
Beccles and Worlingham	1,473
Bungay	527
Halesworth and Holton	740
Southwold and Reydon	325
Rural areas	963
Total	9,019

See Appendix 3 – Housing and Employment Land Summary and Trajectory for detailed figures

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- 1.17 National planning policy states that development should be distributed in a way which reduces the need to travel, promotes regeneration of brownfield sites, promotes and retains existing services and supports rural areas. When considering how development is distributed, it is also necessary to consider the effects on existing infrastructure and the environment of how development is distributed.
- 1.18 The distribution of growth strategy detailed in Policy WLP1.1 aims to ensure the vision for the Local Plan is delivered alongside the requirements of the National Planning Policy Framework.
- 1.19 By allocating just over half of future development to Lowestoft, the strategy reflects the role of Lowestoft as the largest town in the District and its potential for future economic growth. It enables a continuing focus on regeneration of the central areas of the town whilst allowing for some sustainable extensions for the town. With the majority of development allocated to the largest settlement, the need for travel should be minimised. This strategy also recognises Lowestoft Town Centre as the main town centre within the District catering for the town's needs and some of the needs of the rest of the District.
- 1.20 The strategy allows for reasonable levels of development in the market towns. All of Waveney's market towns have good employment opportunities, a good range of services and facilities and attractive town centres making them sustainable locations for growth. Beccles and Worlingham as the second largest built-up area in Waveney is allocated a greater proportion of growth. This growth will help support and enhance the services and facilities in the town and support the town centre as the second largest retail centre within the District. Halesworth and Holton are also allocated higher proportions of growth reflecting Halesworth's status as a market town with good transport links, provision of employment facilities, shops and other services and facilities. Bungay and Southwold and Reydon are proposed to take more modest levels of growth, reflecting the environmental constraints to growth around the towns.
- 1.21 Importantly, the strategy reflects the need to support the numerous villages across Waveney. The strategy therefore allocates a more significant level of growth to villages than has been experienced in previous Local Plans. This reflects the fact that the sustainability circumstances of villages has changed with more people being able to work from home and using the internet for services such as shopping and banking. It also reflects the fact that without development, the population of villages will decline due to the trend of increasingly smaller households. More significant levels of development will allow people with a local connection or those who work in the rural areas to live in the rural areas. New housing should also help support existing services and facilities in the rural areas such as small rural schools and pubs and help extend super-fast broadband into these areas.
- 1.22 Employment land development (use classes B1, B2 and B8) and retail and leisure development is concentrated on the towns with a distribution reflecting the housing growth. This enables some balance between jobs and homes and homes and retail provision. Employment land growth has been skewed towards Lowestoft and Beccles where the Employment Land Needs Assessment identified the greatest potential demand for growth. The distribution for retail growth also reflects the advice on distribution contained within the Retail and Leisure Needs Assessment. This balance will help to reduce the need to travel and therefore create more sustainable patterns of development.
- 1.23 Appendix 3 of this Local Plan summarises the amount of housing for each settlement expected to be delivered over the plan period and when it will be delivered. Appendix 3 also details the amount of employment land allocated in each area.

Policy WLP1.1 – Scale and Location of Growth

In the period 2014 to 2036, the Council will:

- Make provision for the delivery of a minimum 8,223 dwellings in Waveney.
- Maximise opportunities for economic growth, with the aim of achieving a minimum of 5,000 additional jobs in Waveney.

To deliver this, make provision for:

- 43ha of employment land for B1/B2/B8 uses.
- 2,200m² (net) of convenience (food) and 11,000m² (net) of comparison (non-food) retail floorspace.

In order to sustainably deliver the growth targets set out above, new residential development will be distributed across the District approximately as follows:

- Lowestoft (including Carlton Colville, Oulton, Oulton Broad, and the parts of Gisleham and Corton bordering the built up area) - **55%** of housing growth
- Beccles and Worlingham - **15%** of housing growth
- Halesworth and Holton - **8%** of housing growth
- Bungay - **6%** of housing growth
- Southwold and Reydon - **4%** of housing growth
- Rural Area - **12%** of housing growth (See Policy WLP7.1 for more detail on the distribution across rural villages)

Employment land development will be focused mainly in Lowestoft and Beccles and distributed approximately as follows:

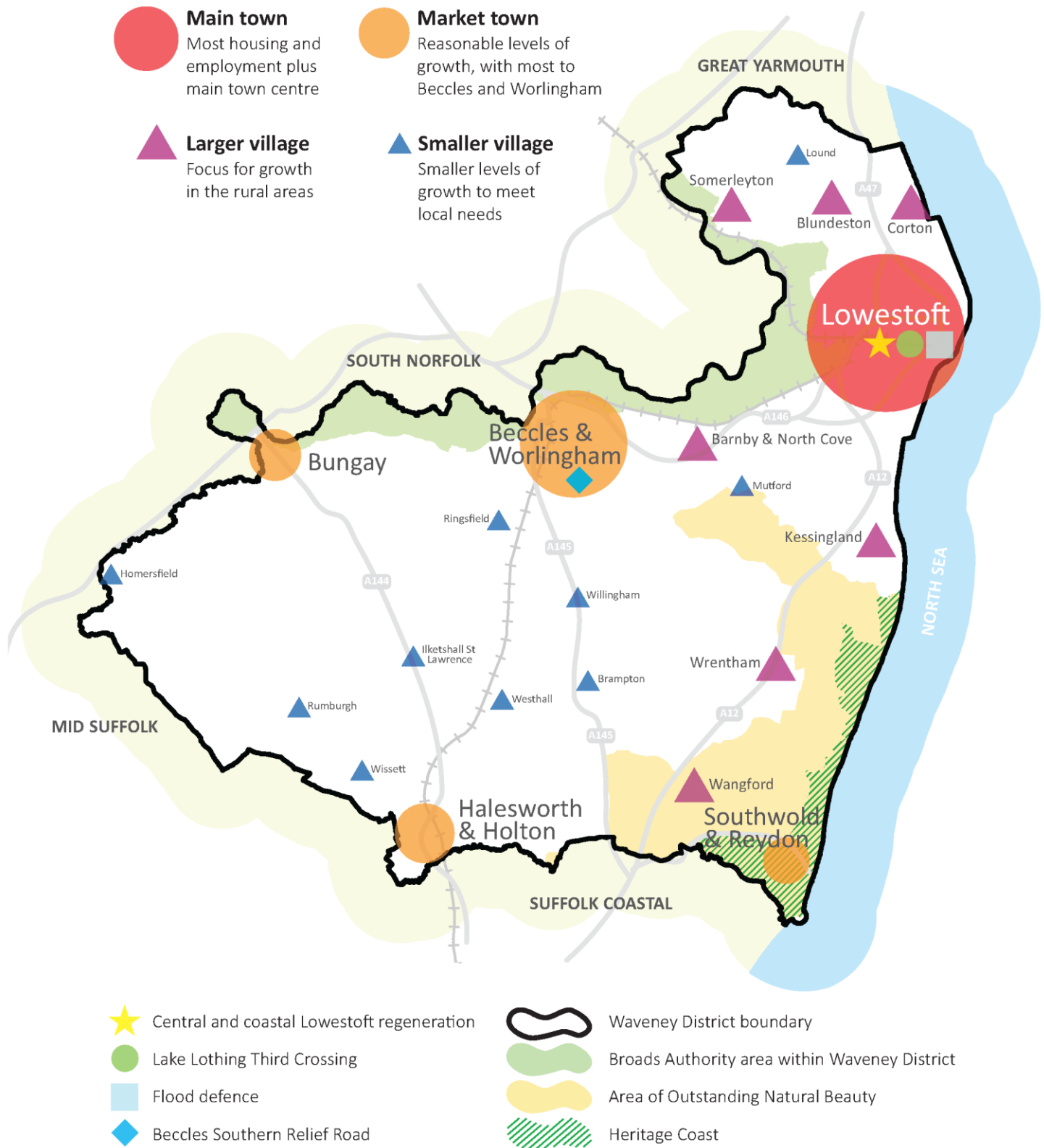
- Lowestoft (including Carlton Colville, Oulton, Oulton Broad, and the parts of Gisleham, Corton bordering the built up area) - **60%** of employment land development
- Beccles - **25%** of employment land development
- Other Market Towns and Rural Areas - **15%** of employment land development

60-70% of retail and leisure development will be focused in Lowestoft Town Centre as the District's main town centre. Beccles as the next largest town should accommodate approximately 15% of retail and leisure development. The remaining proportion of development should come from the other Market Towns commensurate with the level of housing and employment growth.

Provision has been made in this Local Plan through site allocations and policies to deliver this scale and strategic distribution of growth. Neighbourhood Plans can allocate additional growth to meet local needs at a scale which does not undermine the overall distribution strategy.

Key Diagram

Figure 6 - Key Diagram



Presumption in Favour of Sustainable Development and Settlement Boundaries

- 1.24 Central to local planning is delivery of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development 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 sets 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.
- 1.25 The National Planning Policy Framework states that paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.
- 1.26 The Council considers that the strategy, policies and site allocations set out in this Local Plan will achieve sustainable development in Waveney.
- 1.27 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This means that Local Plans should seek opportunities to meet development needs of the area and should have sufficient flexibility to adapt to change unless the adverse impacts of doing so would outweigh the benefits when assessed against the policies in the Framework or specific policies in the Framework suggest that development should be restricted. For decision making, the Framework states that development which accords with the Local Plan should be approved without delay and where the Local Plan is absent, silent or relevant policies are out-of-date, granting permission unless the adverse impacts of doing so would outweigh the benefits when assessed against the policies in the Framework or specific policies in the Framework suggest that development should be restricted.



Policy WLP1.2 - Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved wherever possible without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, planning permission will be granted unless:

- The proposal would undermine the achievement of the vision and objectives set out in this Local Plan;
- The adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against national planning policy; or
- Specific national planning policies indicate that development should be restricted.

- 1.28 This Local Plan makes provision for more than enough development to meet needs over the plan period and therefore satisfies the presumption in favour of sustainable development for plan making. In order for the vision and strategy to be successful, it is necessary that the Local Plan controls and limits development in certain locations. The Local Plan also needs to give clear signals to developers, the community and infrastructure providers about where development will take place and where it will not take place. Furthermore, to meet objectives on preserving natural resources and the countryside, the Local Plan must ensure undeveloped land in the countryside is not unnecessarily lost to development in excess of the needs accommodated by the Local Plan. Settlement boundaries are a useful and positive tool in meeting these objectives.
- 1.29 Settlement boundaries define the built up area of settlements, and subject to the other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable. They therefore allow for flexibility in the Local Plan by potentially allowing more development than is planned for by the allocation of specific sites, at the same time as avoiding the loss of further undeveloped land in the countryside and further urban sprawl. 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 wouldn't otherwise be viable if they were competing for land with market housing.
- 1.30 Policy WLP1.3 defines settlement boundaries and restricts the development of new residential, employment and retail uses outside of settlement boundaries.

Policy WLP1.3 - Settlement Boundaries

Settlement boundaries are defined on the Policies Map. Land which is outside of settlement boundaries and allocations in the Local Plan and Neighbourhood Plans is considered as the Countryside.

New residential¹, employment² and town centre³ development will not be permitted in the Countryside except where specific Policies in this Local Plan indicate otherwise.

Neighbourhood Plans can make minor adjustments to settlement boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall distribution strategy outlined in Policy WLP1.1 and would not be contrary to the other Policies of this Local Plan.

Neighbourhood Development Orders can permit development outside of settlement boundaries providing that the overall distribution strategy outlined in Policy WLP1.1 is not undermined and the development would not be contrary to the other Policies of this Local Plan.



1.1 _____

¹New residential development falling within use classes C2, C3, and C4 of the [Town and Country Planning \(Use Classes\) Order 1987](#) (as amended) For the avoidance of doubt this does not include dwellings restricted by condition for use as holiday lets.

² Uses falling within use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

³ Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts and culture (including (theatres, museums, galleries and concert halls, hotels and conference facilities).

Infrastructure

- 1.31 The provision of new and improved infrastructure is essential to ensure the growth planned in the District is sustainable. Infrastructure includes a wide range of facilities and services including schools, medical facilities, community facilities, open space, roads, railways, cycle paths and flood defences.
- 1.32 New growth can place extra pressure on existing infrastructure and create a need for new services and facilities.
- 1.33 The Council has produced a number of evidence bases to support the Local Plan, including:
- Draft infrastructure study which assessed what infrastructure is needed to support the growth outlined in the Local Plan.
 - Waveney Water Cycle Study (2017) outlines the water infrastructure needs to support development.
 - Waveney Local Plan Suffolk County Transport Model Forecast Model Report (2017) identifies areas of the network where transport mitigation measures may be needed to accommodate growth.
 - Waveney Open Space Needs Assessment (2015) and the Green Infrastructure Strategy (2015) outline needs for open space and green infrastructure across the District.
- 1.34 The infrastructure needs identified for each town and village are outlined in the section of the Local Plan relevant to that settlement. Appendix 1 of this document provides a summary of all the infrastructure needed in the District.



- 1.35 There are three strategic pieces of infrastructure which are expected to be delivered during the plan period. These are the Lake Lothing Third Crossing, the Lowestoft Flood Risk Management Project and the Beccles Southern Relief Road. The Lake Lothing Third Crossing will link the A12 via Waveney Drive on the south side of Lake Lothing, to Denmark Road and Peto Way on the north side of Lake Lothing. It is expected to cost nearly £92 million of which £73 million has been secured from the Department for Transport. The Lowestoft Flood Risk Management Project involves reducing flood risk in central Lowestoft through a range of measures. The Beccles Southern Relief Road is now under construction and is intended to improve the centre of Beccles by diverting heavy goods vehicles and commercial traffic away from the centre, and improve connections to the Ellough industrial estates, enhancing the potential for business growth.
- 1.36 Outside of the District there are plans to upgrade the A12 including a bypass of the four villages of Marlesford, Little Glemham, Stratford St Andrew and Farnham. This project will increase accessibility to Waveney from Ipswich and help support the development of Sizewell C. Also outside the District there are plans to make significant improvement to the A47 which links Lowestoft to Peterborough via Great Yarmouth and Norwich. Some of these works include improvement to junctions in Great Yarmouth. The Council will work with partners to ensure the delivery of these key projects both inside and outside of the District and ensure that following completion they are a success and bring significant benefits to the District.
- 1.37 New development has a responsibility to contribute towards the cost of new infrastructure. Infrastructure is often funded by developers either through section 106 planning obligations or the Community Infrastructure Levy. Section 106 planning obligations are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes money to fund infrastructure to meet the need that development generates. The Community Infrastructure Levy is a standard per sqm charge on most types of new development which the Council pools together to deliver necessary infrastructure.
- 1.38 Waveney has had a Community Infrastructure Levy in place since August 2013, and is currently the main way in which the Council collects funds from development. The rates of the Levy are set out in the Council's Charging Schedule. Larger sites in the Lake Lothing area, such as the Kirkley Waterfront and Sustainable Urban Neighbourhood site have a zero Levy rate and here the Council will negotiate bespoke section 106 agreements to deliver the infrastructure on site. The Government is currently reviewing whether to retain the levy. However, it is likely that some sort of standard charge similar to the levy will continue in to the future.
- 1.39 On this basis the Council intends to retain the Levy for most infrastructure funding. The Council may however, need to review the Levy, particularly with respect to the larger sites allocated within the Local Plan which will provide infrastructure on site, as a section 106 agreement may be a preferable approach for at least some of the infrastructure needed.
- 1.40 Policy WLP1.4 sets out the strategic approach to infrastructure delivery across the District. The policy seeks to ensure that developments will be well supported by new and improved infrastructure.

- 1.41 Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision. Therefore, most infrastructure provision will take place outside of development sites. This infrastructure will be best funded by the Community Infrastructure Levy or any replacement.
- 1.42 Housing sites of 1 hectare or more are generally large enough to provide useable open space on site. The provision of new open space on site increases the opportunities and accessibility for play, physical activity and recreation which contributes significantly towards the health and well-being of the population.
- 1.43 Other on-site infrastructure is only likely to be necessary in much larger developments where a new primary school may be needed for example. However, there may be specific local needs where smaller development can enable the delivery of locally needed infrastructure on site. Examples could include new community centres or village halls.
- 1.44 Sustainable transport infrastructure and considerations are dealt with specifically under Policy WLP8.21.
- 1.45 Effective telecommunications, including broadband and mobile phone signals are essential for economic development. However, coverage remains poor in some areas, particularly outside of the towns. In these locations speeds tend to be slow with maximum speeds rarely exceeding 10mbps and many areas struggling to achieve speeds of 3mbps. New development, particularly in the rural areas, presents an opportunity, to improve telecommunications. Policy WLP1.4 below sets out a proactive approach to improving telecommunications infrastructure and requires all new development to provide the fastest possible broadband to premises within the development.



Policy WLP1.4 – Infrastructure

The Council will work with partners including, Suffolk County Council, Parish and Town Council's, Highways England, Environment Agency, Anglian Water and the Great Yarmouth and Waveney Clinical Commissioning Group to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure. The Council will work with partners to ensure the timely delivery and the success of:

- The Lake Lothing Third Crossing
- The Lowestoft Flood Risk Management Project
- The Beccles Southern Relief Road
- A12 improvements between Lowestoft and Ipswich
- A47 improvements between Lowestoft and Peterborough

Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute towards infrastructure provision to meet the needs generated.

Off-site infrastructure will generally be funded by the Community Infrastructure Levy or any replacement.

Open space should be provided on residential development sites of 1 hectare or more in size and be based on the needs identified in the Waveney Green Infrastructure Strategy and Open Space Needs Assessment.

New primary schools should be provided on sites where there is no capacity within local catchment schools and there is no potential to expand the local schools to accommodate the pupils arising from the development.

Development will not be permitted where it would have a significant effect on the capacity of existing infrastructure which cannot be mitigated. Specifically, developers should ensure there is capacity in the water recycling centre and the wastewater network. Where there is no capacity in the water recycling centre, development may need to be phased in order to allow improvement works to take place.

The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. If a fibre connection cannot currently be provided, infrastructure within the site should be designed to allow for fibre provision in the future.

Section 2

Strategy for Lowestoft



2 Strategy for Lowestoft

- 2.1 Lowestoft is expected to accommodate the majority of the District's development over the next 20 years. The key focus of the Local Plan is to continue the promotion of regeneration in Central Lowestoft and expand it to include coastal areas of the town. Regeneration in Central and Coastal Lowestoft will deliver a significant amount of new housing as well as new economic development including new industry, retail and leisure. However, there will be a need for the town to expand outwards to accommodate new housing and employment land development.

New homes in Lowestoft	Total
Homes Built 2014-2017	355
Existing Housing Commitments ⁴	1,594
Homes allocated in Local Plan expected to be delivered in plan period	3,042
Total Growth 2014-2036	4,991

- 2.2 In total, land has been allocated in this Local Plan for almost 4,000 new homes in Lowestoft. This is in addition to the 1,594 which currently have planning permission. However, not all of the 4,000 homes allocated will be delivered within the plan period. Over the plan period in total it is expected that Lowestoft will grow by 4,991 new homes. Lowestoft is expected to take the largest share of new jobs created over the next 20 years. The Local Plan allocates 38.5 hectares of new employment land. However, it is unlikely that all of this employment land will be delivered within the plan period.
- 2.3 When looking at the physical expansion of the town there are a number of constraints to growth. The town can only grow on a north-south axis due to the North Sea to the east and the Broads to the west. The northern and particularly the southern extremes of the town are now some distance from the town centre and therefore there are limits on how much further the town can grow sustainably outwards. As such new development needs to be of a scale which can deliver new services and facilities. A further issue is to manage and limit to coalescence of the town with surrounding villages such as Blundeston, Corton, Hopton (in Norfolk) and Kessingland to ensure each settlement retains its individual identity.
- 2.4 A further constraint is that much of the land surrounding Lowestoft is high grade agricultural land. Much of the land to the south of the town being the highest grade, Grade 1 agricultural land. The landscape to much of the north of the town is also particularly sensitive to development, with the exception of the sites allocated for development below.
- 2.5 Considering the above, the focus for development on the edge of the town is to deliver a mix of strategic scale developments and a number of smaller scale housing and employment developments to support the town.
- 2.6 A strategic new development to the north of the town will deliver a significant amount of new housing over the longer term, supported by essential community facilities. The site will also deliver employment land where the demand is greatest due to the sub-regional linkages with Great Yarmouth. To the south of

1.1

⁴ 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.

the town another strategic development is proposed which will deliver a new, more centrally located primary school for Carlton Colville, parking for the existing primary school in the short term, a country park and a community centre to address local needs.

Infrastructure Needs

- 2.7 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

Transport

- Lake Lothing Third Crossing
- Denmark Road Improvements
- Improvements to Bloodmoor Roundabout and other junctions to increase capacity and reduce congestion
- Servicing and Access improvements to Enterprise Zones
- Other traffic management and pinch-point works following completion of the Third Crossing
- Pedestrian and Cycle Bridge over Lake Lothing at Brooke Peninsula (including new bridge over railway line to Normanston Park)
- Safety improvements to the A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)
- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to Lowestoft Station.

Education

- New 1.5 form entry primary school on the Kirkley Waterfront and Sustainable Urban Neighbourhood site (Policy WLP2.4)
- New 2 form entry primary school on the North Lowestoft Garden Village site (Policy WLP2.12)
- New 1 form entry primary school on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.15)
- Extensions to existing primary schools in North Lowestoft to accommodate 85 pupils

Health Care

- New medical centre on Woods Meadow, Oulton to serve all developments in North Lowestoft
- Extensions to High Street Surgery and Rosedale Surgeries to accommodate growth in North and South Lowestoft

Community Facilities

- Improvements to library provision
- New community centre on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.15)

Green Infrastructure

- New youth and mini football pitches including full sized 3G pitch at Oakes Farm (Policy WLP2.18)
- Compact athletics facility and 400m grass track at Oakes Farm (Policy WLP2.18)
- Four new tennis and netball courts at Oakes Farm (Policy WLP2.18)
- New allotments in South Lowestoft on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.15)
- Improvements to tennis courts and bowling greens
- New changing facility at Normanston Park
- New parks and play spaces on all development allocations

Flood Risk

- Lowestoft Flood Risk Management Project – including flood mitigation at Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.15)

Utilities

- Localised improvements to the sewerage network

Central and Coastal Lowestoft Regeneration

- 2.8 Lowestoft has long been identified as a priority area for regeneration. As discussed above the town faces significant challenges with issues relating to poor economic performance, and high levels of deprivation. These issues are at their most acute within the central parts of the town. It is these parts of the town which also have the greatest potential for positive transformation.
- 2.9 Central and Coastal Lowestoft benefits from the town centre, port, the beach and Broads, extensive areas of waterfront and good public transport links. It also benefits from substantial redevelopment opportunities on former industrial sites which are currently underutilised or derelict. Central Lowestoft will also experience significant change over this plan period with the planned Third Crossing over Lake Lothing and strategic flood protection measures.
- 2.10 To address the need for regeneration the last Local Plan included an Area Action Plan (2012) for the Lake Lothing and Outer Harbour area of Central Lowestoft. This development plan document provided a spatial policy framework for revitalisation of the area. It included specific policies to manage and support development of the area, together with specific site allocations for the development of different parts of the area. The plan set out to provide 1,585 new homes, new industry and new retail and leisure facilities.
- 2.11 Progress has been made on many of the allocations in the Area Action Plan. Planning permissions have been granted for 1,181 new homes on the Kirkley Waterfront and Sustainable Urban Neighbourhood site. New offices have been constructed on Riverside Road. Existing engineering businesses have expanded in the PowerPark and East Anglia ONE and Galloper windfarms have announced investment in the town.
- 2.12 However, there is still more work to be done. This Local Plan replaces the Area Action Plan in its entirety. However, it carries forward many of the proposals in order ensure a planned approach to the regeneration of Central Lowestoft is achieved. This Local Plan also widens the scope by considering how the existing regeneration proposals fit with the wider part of Central Lowestoft including the town centre and the coast from North Denes to South Beach.



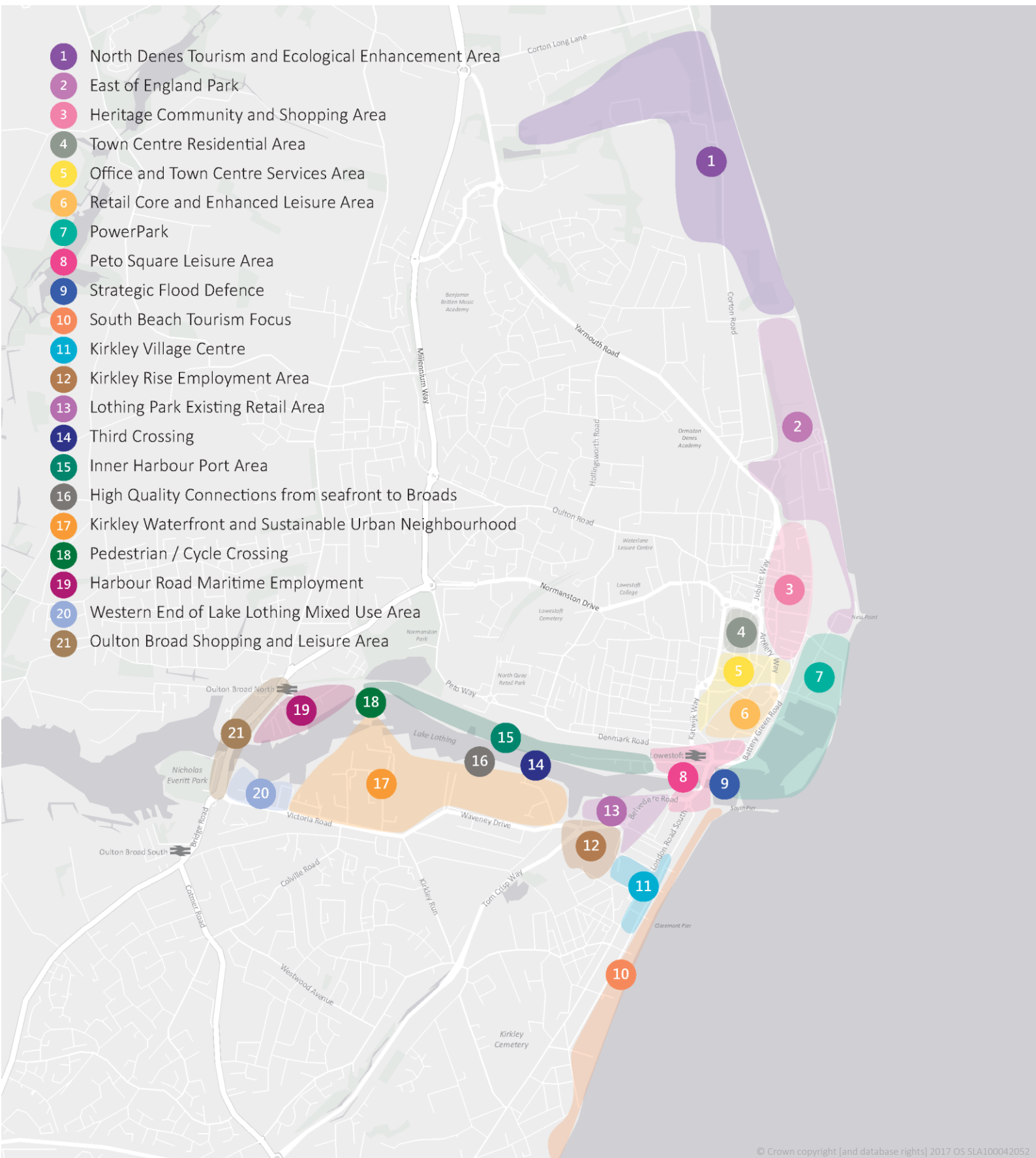
Objectives for central and coastal Lowestoft

- **1** Improve connections and permeability within the area. Including ensuring the third crossing supports connections through central Lowestoft and to the town centre, creating better pedestrian and cycle connections between the Broads, East of England Park and North Denes and South Beach through to Pakefield.
- **2** Create a better relationship to the waterfront, particularly along the south-side of Lake Lothing.
- **3** Support Lowestoft Port and capitalise on the growth of offshore renewables and offshore related engineering.
- **4** Enhance the vitality and viability of Lowestoft Town Centre.
- **5** Bring back underutilised and derelict land into positive use.
- **6** Enhance the tourism offer of the area.
- **7** Enhance the quality of design and the public realm.
- **8** Deliver new housing in an accessible location bringing a better mix of tenures and types of housing to the area.
- **9** Reduce the need to travel by car.
- **10** Improve the natural, historic and built environmental quality of the area.

2.13 To deliver these high level objectives, the plan and table below identify the main themed opportunity areas, the links between them and the overall spatial objectives for those areas. For some areas specific site allocations are identified, many of these are rolled forward from the Lake Lothing and Outer Harbour Area Action Plan. It is expected that development proposals should be broadly in line with the spatial objectives for each themed opportunity area. Any Neighbourhood Plans and Neighbourhood Development Orders prepared in Lowestoft or Oulton Broad, provide an opportunity to add further detail to these high level objectives and identify further specific development proposals to deliver them. A strategy for the town centre area (including the following themed areas; Retail Core and Enhanced Leisure Area, Peto Square Leisure Area, Heritage and Community Shopping Area, Office and Town Centre Service Area and Town Centre Residential Area) is also being prepared which will provide further detail including land-use and non-planning measures to help improve the vitality and viability of the town centre. Planning measures identified in the masterplan could be adopted through a Neighbourhood Plan or a Supplementary Planning Document.

2.14 For some areas there are specific proposals and policies in this Local Plan which will help deliver these spatial objectives. Figure 7 below shows sites proposed for allocation in Central Lowestoft. These specific allocations together with other site specific designations are covered in this section under Policies WLP2.2 to WLP2.11. Policy WLP8.1/8.2/8.4 on housing, Policy WLP8.12 Existing Employment Areas, Policies WLP8.15, WLP8.16 and WLP8.17 on tourism, Policy WLP8.18/8.19 on town centres, Policy WLP8.23 Protection of Open Space, Policy WLP8.37 Conservation Areas also help deliver the objectives for Central and Coastal Lowestoft.

Figure 7 - Central Lowestoft strategy



1 | North Denes Tourism and Ecological Area

Enhance the tourism offer, protect and enhance the existing open space and protect and enhance the sensitive biodiversity habitats around Gunton Warren.

2 | East of England Parks

Enhance the open space comprising the East of England Park, Ness Point and the links between the parks.

3 | Heritage and Community Shopping Area

Enhance the heritage experience and support the existing shops, cafes and restaurants which support the local population. Links between the High Street, the Scores and the East of England Park will also be enhanced.

4 | Town Centre Residential Area

Support further residential development which will help support the shops and services provided by the town centre. Lowestoft hospital will be developed for residential uses whilst securing conservation of heritage assets within the site.

5 | Office and Town Centre Services Area

Retain and support the office and service function of the area.

6 | Retail Core and Enhanced Leisure Area

Expand and enhance the retail and leisure offer including multiplex cinema and restaurants.

7 | PowerPark

Continue to promote the creation of a cluster of businesses in the offshore renewables, engineering and oil and gas sectors.

8 | Peto Square Leisure Area

Promote growth of leisure uses such as public houses and restaurants.

10 | South Beach Tourism Focus

Support proposals which enhance the tourism offer and ensure that the seafront remains an attractive high-quality environment for residents and tourists alike.

11 | Kirkley Village Centre

Protect and enhance the existing retail area and expand the provision of restaurants and cafes to cater for local people and tourists alike. Enhance the links to the seafront, so the area can benefit more from tourists.

12 | Kirkley Rise Employment Area

Retain employment uses in either the existing buildings or through redevelopment.

13 | Lothing Park Existing Retail Area

Continue to improve the appearance of this key gateway to the town to encourage greater movement between this area and the town centre.

15 | Inner Harbour Port Area

Protect and support the enhancement of port related activities, particularly those which support the growing offshore renewables and engineering sectors.

17 | Kirkley Waterfront and Sustainable Urban Neighbourhood

It is expected that this area will deliver 1,400 new homes, community facilities, new employment premises including better public access to the waterfront. The site will benefit from a third river crossing and pedestrian/cycle crossing.

19 | Harbour Road Maritime Employment Area

Protect existing premises in employment use and support the development of new employment premises connected to maritime industries.

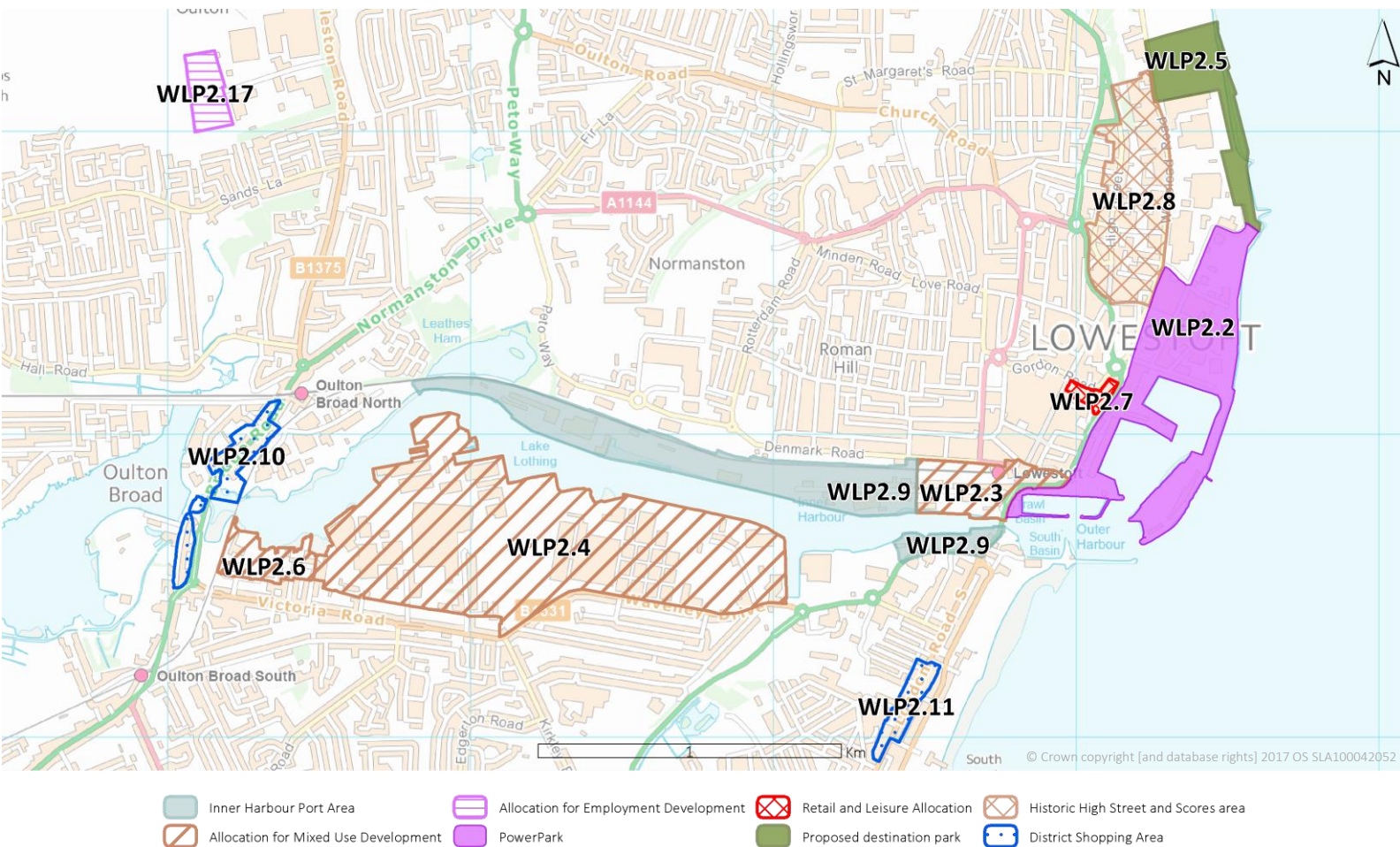
20 | Western End of Lake Lothing

Create a more mixed-use area, including new employment and tourism uses associated with maritime activities and new residential development.

21 | Oulton Broad Shopping and Leisure Area

Protect and enhance the existing retail and leisure offer in Oulton Broad. Specific proposals include the redevelopment of Oswald's Boatyard for a residential, library and cafe development.

Figure 8 - Central and coastal Lowestoft allocations and designations



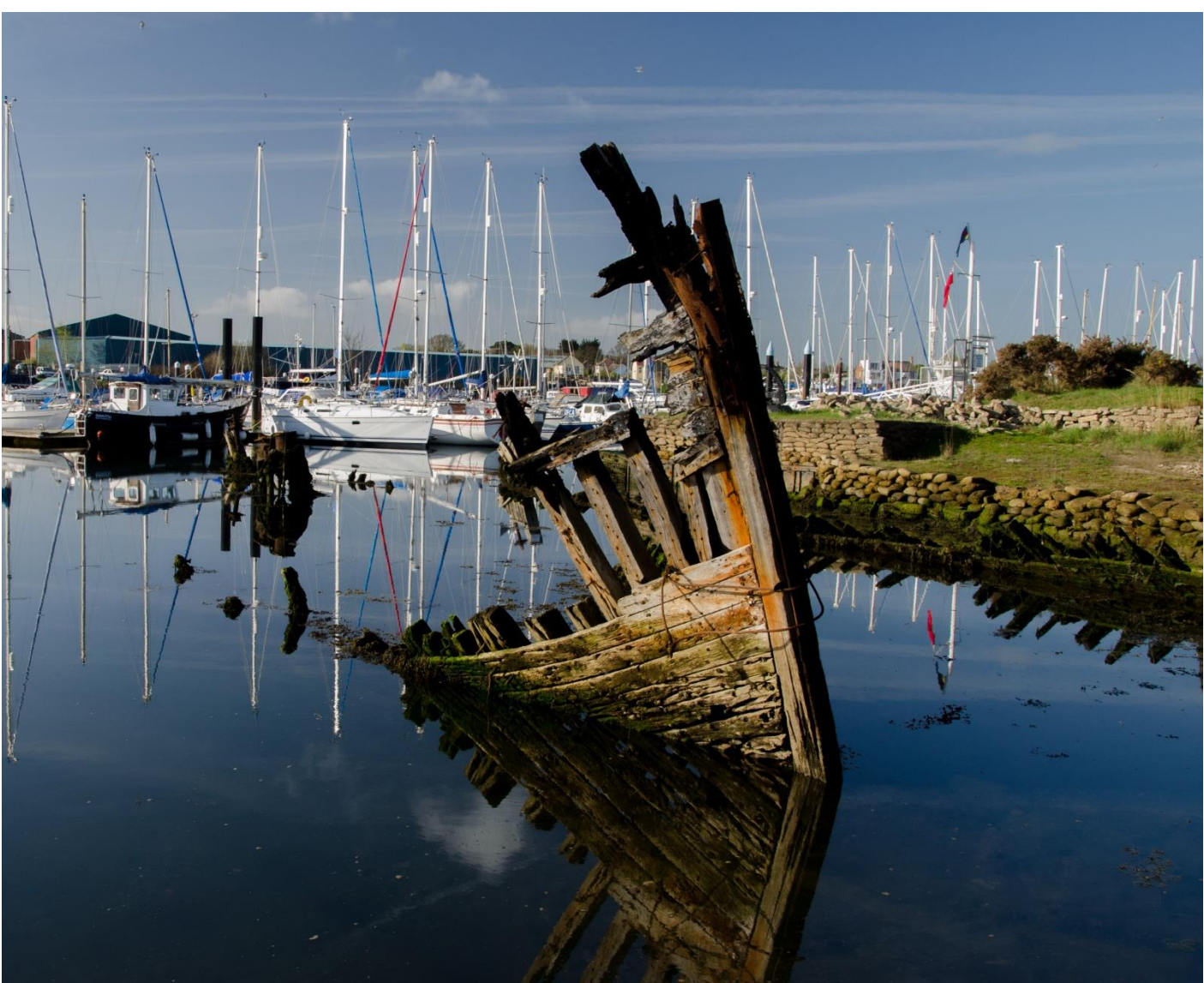
2.15 Large parts of the area around Lake Lothing are at risk from flooding. The National Planning Policy Framework states that Local Plans should use a sequential test to steer new development to areas with lowest probability of flooding. However, the Framework also states that if it is not consistent with wider sustainability objectives to do this, development can be allocated in areas at risk from flooding, providing the exception test is passed which ensures development is safe from flooding for its lifetime. It is considered that the sustainability benefits of regenerating Central Lowestoft outweigh the potential flood risk of this area. The Core Strategy (2009) and the Lake Lothing and Outer Harbour Area Action Plan (2012) applied the sequential test and exceptions test to the regeneration of Lake Lothing and justified the delivery of 1,500 homes, employment, retail and leisure development in this location. It is considered that the roll forward of these regeneration objectives into this Local Plan also meet those requirements. A Strategic Flood Risk Assessment is currently being undertaken which will provide up to date information on the risk in the area. Individual proposals on regeneration sites will need to follow the sequential approach within the site and be subject to a site-specific flood risk assessment and accompanied by a flood evacuation plan which will demonstrate the development will remain safe in the event of a flood.

Policy WLP2.1 – Central and Coastal Lowestoft Regeneration

The Council will work with partners including Suffolk County Council, Lowestoft Town Council, Oulton Broad Parish Council, Associated British Ports, The Environment Agency, Network Rail, landowners and local businesses to deliver the objectives for Central and Coastal Lowestoft and the specific objectives identified for the main themed opportunity areas.

Proposals for development within Lowestoft and Oulton Broad should contribute to the objectives for Central and Coastal Lowestoft and the specific objectives identified for the main themed opportunity areas. Proposals for development within main themed opportunity areas should be in conformity with the objectives for that area.

Neighbourhood Plans, Area Action Plans or Supplementary Planning Documents should be prepared to add further detail to the objectives and specific proposals in this Local Plan.



PowerPark

Employment development

- 2.16 There is huge potential for growth in Waveney associated with the development of offshore wind farms. The East Anglia Array which is located just off the coast of Lowestoft will be one of the largest wind farms in the world with a capacity of up to 7GW. The first phase of this scheme has consent and the Outer Harbour which forms part of the PowerPark has been chosen as the construction management and operations and maintenance base for the phase. The second phase is now being considered for consent and four further phases are being progressed to planning. In total it is estimated that at least 1,500 new direct and indirect jobs will be created in Waveney as a result of these developments.
- 2.17 In addition to offshore wind, there are also opportunities for growth from other offshore related sectors, including oil and gas and other offshore renewables.
- 2.18 The PowerPark Demand and Need Report (BVG Associates, 2009) identifies that the PowerPark is well placed to capitalise on growth in the offshore energy sector. The study advises that a mix of energy sectors including offshore wind, offshore research and development, and marine engineering will deliver the maximum economic and employment benefit from the PowerPark. Responding to this, the Area Action Plan identified the site as the main focus for a cluster of offshore related businesses. This Local Plan continues this approach.
- 2.19 The PowerPark is already home to a number of offshore related companies including Greater Gabbard Wind Farm, East Anglia Offshore Wind and Sembmarine SLP. The PowerPark is also home to OrbisEnergy which provides office space for businesses focused on the energy sector. The objective for this site is to further enhance this cluster through new development and redevelopment and re-use of existing premises within the site. There is limited vacant land available within the site for new development, so most development will involve the redevelopment or re-use of existing premises. The Council has prepared a relocation strategy and will continue to support and facilitate existing businesses operating in the area that are not in the energy sector to relocate to other areas within the town. Additional employment land has been allocated by Policies WLP2.12 and WLP2.17 in North Lowestoft which could accommodate businesses wishing to relocate.



Policy WLP2.2 – PowerPark

Land comprising the PowerPark (23.37 hectares) as defined on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8) and port related development. Associated and ancillary uses necessary to support the offshore energy and engineering sectors will also be permitted.

Proposals involving the redevelopment or change of use of existing premises, to uses not falling within the uses allocated in the paragraph above will not be permitted.

The Council will work with Suffolk County Council, Associated British Ports, the Environment Agency and landowners to:

- Improve the general appearance of the site through improvements to the public realm, landscaping improvements and on-site branding.
- Improve cycle and pedestrian connectivity to and through the site and ensure sufficient car parking is available.
- Provide wayfinding and orientation facilities including signposting to the town centre, the Scores, the historic High Street, the East of England Park and Ness Point.
- Improve the visibility and appearance of the waterfront. This should include improvements to the current fencing treatment and ensure proposed flood walls are attractive and allow for visibility of the waterfront.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- Appropriate provision should be made for cyclists including covered secure cycle parking and showering facilities for employees.
- Development should mitigate any impact on the Outer Harbour Kittiwake Colony and Ness Point County Wildlife Site.
- Proposals should respect the cultural heritage of the area and ensure buildings which are non-designated heritage assets are retained as part of any redevelopment.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning application.

Peto Square

Mixed use including restaurants, drinking establishments and leisure uses

- 2.20 The area around Station Square to the north of the Bascule Bridge provides a key gateway to the town with a historic townscape which benefits from a Conservation Area and a number of listed and locally listed buildings including the Customs House, the Tuttles Building and the Railway Station.
- 2.21 The area contains a number of secondary town centre related service, retail and catering businesses but suffers from the effects of through traffic on the A47/A12. It is expected that the effects of traffic in this location will be reduced once the planned third vehicular crossing is in place. The delivery of the third crossing is therefore essential to improving the general amenity and therefore the attractiveness of this area and the town centre as a whole to the market.
- 2.22 The Lake Lothing and Outer Harbour Area Action Plan proposed this area to be the focus of new retail development in the town. However, this involved longer term proposals to move the station. This now looks unlikely to be achieved and the overall need for retail development across the District is now smaller than previously forecasted. However, there is still potential for significant improvements to be made in this location and potential for new development which will support the town centre and complement the existing cluster of leisure uses in the locality. The Retail and Leisure Needs Assessment (2016) states that Peto Square has the potential to accommodate significant new retail, leisure and mixed use development over the medium to long term.
- 2.23 The planned strategic flood defence measures which form part of the Lowestoft Flood Risk Management Project will have the effect of protecting this site from flooding in the 1 in 1,000 year event. As such there may be scope over the plan period for development defined by national planning policy as 'more vulnerable' such as hotels, drinking establishments and houses to take place in this area.
- 2.24 Policy WLP2.3 continues to allocate the area around Station Square and the Custom House for leisure and retail uses. Providing flood risk issues are overcome the policy recognises the potential for hotel development and residential development in this area. The main objectives of the policy are to support and enhance the town centre, improve the general appearance of the area and protect the areas valuable heritage. There is uncertainty at present as to the amount of development which could be accommodated on this site and when it could be delivered. As such any development delivered on the site will be in addition to the targets set out in Policy WLP1.1.



- 2.25 To guide development in this sensitive location a development brief in the form of a Supplementary Planning Document or as part of a Neighbourhood Plan will be prepared.

Policy WLP2.3 – Peto Square

Land comprising Peto Square (6.8 hectares) as defined on the Policies Map is allocated for mixed-use development including restaurants (use class A3), drinking establishments (use class A4) leisure uses (use class D2) and retail (use class A1).

Once strategic flood defence measures are in place residential and hotel development will be supported on this site as part of mixed use developments.

The Council will work with Suffolk County Council, Associated British Ports, Network Rail, the Environment Agency, landowners and local businesses to:

- Reduce the impact of traffic on the site as part of the measures associated with the third vehicular crossing of Lake Lothing.
- Improve the visibility and appearance of the waterfront. This should include improvements to the current fencing and ensure proposed flood walls are attractive and allow for visibility of the waterfront.
- Improve facilities and the appearance of the railway station, including bringing vacant parts of the station back in to use.
- Improve pedestrian and cycle links to the seafront.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- The Custom House and surrounding area should be sympathetically brought back into active use. The space between the Custom House and the waterfront should be developed as a high quality public space.
- Development should preserve and enhance the character of the Conservation Area.
- New public realm treatments should be consistent with the existing areas of public realm at Royal Plain and Station Square.
- Development should facilitate improved pedestrian connections through the site.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning application.

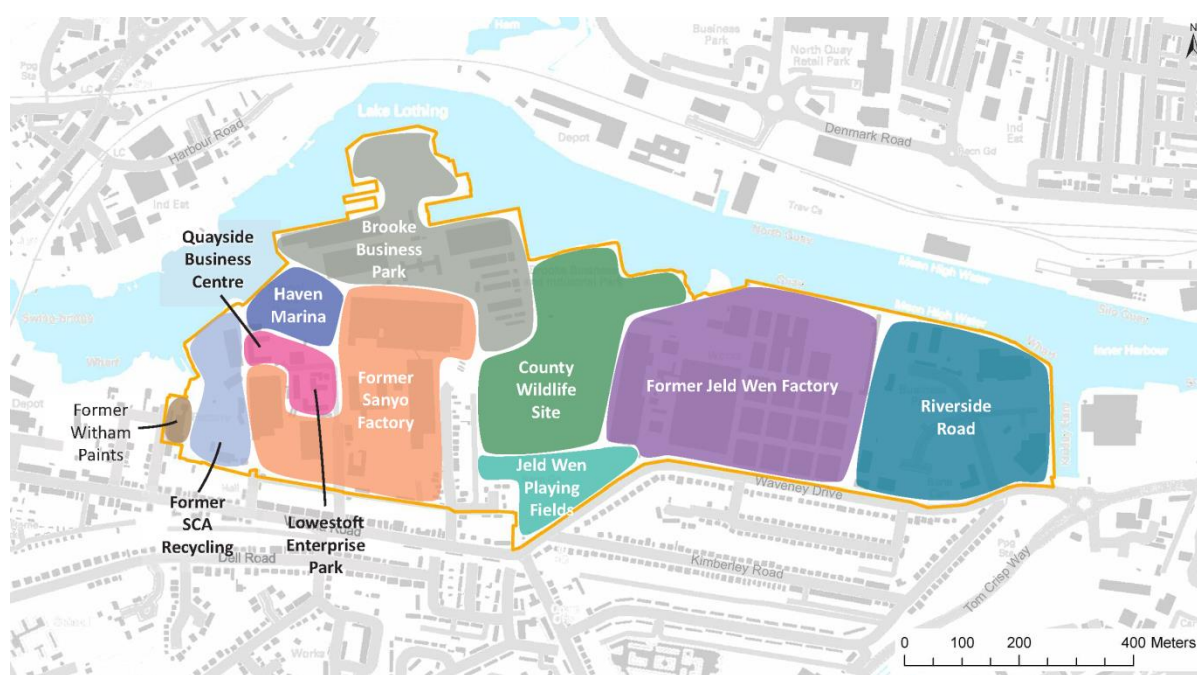
A Neighbourhood Plan or Supplementary Planning Document should be prepared to provide further detail on how the site should be developed.

Kirkley Waterfront and Sustainable Urban Neighbourhood

Mixed use including residential development, employment development, primary school, playing field and local retail centre

- 2.26 Kirkley Waterfront and the proposed Sustainable Urban Neighbourhood comprise predominantly underutilised or underused brownfield land on the south bank of Lake Lothing between Riverside Road and Stanley Road. The site was originally allocated in the Lake Lothing and Outer Harbour Area Action Plan for 1,380 new homes and associated community uses and new employment development.
- 2.27 The site covers some 60 hectares. The map below shows the different parts of the site.

Figure 9 - Kirkley Waterfront and Sustainable Urban Neighbourhood site



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- 2.28 Much progress has already been made towards the regeneration of this area. Outline planning permission has been granted for 1,180 new homes, together with new retail, and leisure facilities, a playing field and a primary school. In the Riverside Road area, new offices have been constructed for Essex and Suffolk Water and Waveney District Council and Suffolk County Council. However, the Jeld Wen Factory site remains underutilised and a long lease on the site means it may not be available for redevelopment until the early 2020s. As such Policy WLP2.4 continues to allocate this area for mixed use development, with the objective of achieving a comprehensive approach to the delivery of 1,380 new homes and new employment development.
- 2.29 The planned third vehicular crossing of Lake Lothing will traverse the eastern part of the site providing better north-south connections and further helping to stimulate regeneration in the area. A pedestrian and cycle bridge at Brooke Peninsula connecting to Normanston Park is also proposed which will further help reduce the need to travel by car. This pedestrian and cycle bridge will provide the site with access to a

multi-functional open space at Normanston Park which reduces the amount of open space which is needed on the site and enhance its deliverability. The regeneration of the site is also likely to significantly benefit from the planned strategic flood defence measures for Lake Lothing.

- 2.30 Most of the residential development on the site should be provided in the west of the site including on the former Sanyo site, the Brooke Business Park and Jeld Wen Playing Fields, the former SCA Recycling Site, and the former Witham Paints Factory site. This area generally has less probability of flooding. This part of the site is currently accessed from School Road and Heath Road. These roads are not considered suitable for accommodating the entire amount of residential development on the site. A new access road is required through the site from Waveney Drive to service these developments. The construction of this access road will likely result in the loss of a small area of the Brooke Yachts and Jeld Wen Mosaic County Wildlife Site. Parts of the County Wildlife Site support good populations of common lizard, however, much of the site is of poorer quality and heavily overgrown limiting its habitat value for lizards. The area of County Wildlife Site likely to be lost to accommodate the access road is largely overgrown. To mitigate this impact the remaining County Wildlife Site area should be enhanced to support an increased level of biodiversity and enhanced habitat for common lizards.
- 2.31 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and a proportion of extra care and/or sheltered dwellings. The development should be designed, utilising dementia friendly design principles (see Policy WLP8.29 on Design).
- 2.32 New employment development on the site should be focused along the waterfront of the former Jeld Wen Factory site. This area has a higher risk of flooding and is therefore less suitable for residential development. The waterfront is also valuable for employment development which could support the offshore wind and engineering sectors and supplement the proposals at the PowerPark. There are a small number of existing businesses operating out of Brooke Business Park. The outline planning permission for this site promotes residential development over much of the Brooke Business Park. The Council will support existing businesses to help them relocate. The Council will also support and require the continued use of the slipways at Brooke Peninsula by local people and businesses as part of the development.
- 2.33 The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.
- 2.34 A Development Brief for the site has been adopted as a Supplementary Planning Document. The brief provides further detail to guide the development of the site and planning applications for development on the site should be in accordance with the guidance and the outline masterplan detailed in the brief. The Development Brief will be kept under review and may be amended in line with Policy WLP2.4 to take into account changing circumstances. This review could take place through a revised Supplementary Planning Document or as part of a Neighbourhood Plan.

Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood

Land comprising the Kirkley Waterfront and Sustainable Urban Neighbourhood (59.76 hectares) as defined on the Policies Map is allocated for mixed use development including;

- 1,380 new dwellings
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings.
- 1.5 form entry primary school
- Playing field
- Local retail centre comprising a convenience store, cafes and other local services
- Marina facilities
- 7.5 hectares of employment development (falling under use classes B1, B2 and B8) and port related development.

Residential development should be predominantly located to the west of the site including on the former Sanyo site, the Brooke Business Park and Jeld Wen Playing Fields, the former SCA Recycling Site, and the former Witham Paints Factory site.

The primary school, playing field and local centre should be located centrally within the residential development around the main access road.

New employment development/redevelopment (falling under use classes B1, B2 and B8) and port related development should be focused on the waterfront area of the former Jeld Wen Factory Site. Proposals involving the redevelopment or change of use of existing employment premises on Riverside Road, Lowestoft Enterprise Park, and Quayside Business Centre, falling within Use Classes B1, B2 or B8, for uses not falling within Use Classes B1, B2 or B8 will only be permitted where:

- Marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix 6; and
- The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- The site should be configured around a legible street pattern which incorporates key views of the waterfront and provides good walking and cycling environments.
- Residential development should be designed to densities of between 40 and 90 dwellings per hectare.
- A central transport node with sheltered bus waiting facilities should be provided within the site close to the proposed primary school.
- Development should provide active frontages along Waveney Drive.

- Employment development should consider neighbouring residential uses and appropriate landscaping and buffers should be employed to avoid amenity issues.
- Development should provide a continuous east-west waterfront pedestrian and cycle route across the site. Appropriate signage and wayfinding measures should be provided to help navigation between the seafront and the Broads. The waterfront path should include a multifunctional hard surfaced public space.
- A new access road from the Jeld Wen Playing Fields is required to serve the majority of the residential development.
- A network of children's play areas totalling 1800sqm should be provided in accessible, well-overlooked locations throughout the residential parts of the site.
- Development should facilitate the enhancement of the Brooke Yachts and Jeld Wen Mosaic County Wildlife Site to mitigate the loss of part of the site which is needed to facilitate the construction of the access road.
- Development should support and enhance ecological networks throughout the site.
- Slipways on the Brooke Peninsula should be retained and made available for use by the public and businesses.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
 - Development on the site should also be in conformity with the guidance and the outline masterplan detailed in the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief. Revisions may be made to the Development Brief through a revised Supplementary Planning Document or as part of a Neighbourhood Plan.



East of England Park

Destination park

- 2.35 Lowestoft is home to Britain's most easterly point, Ness Point. However, the point has poor connections and is surrounded by impermeable industrial land. There is existing open space to the north of Ness Point which is connected to Ness Point by the promenade and has heritage value with a collection of historic fishing net drying racks. However, this space is underutilised and poorly maintained.



- 2.36 The Area Action Plan recognised the potential to create a major new contemporary park adjacent to the seafront walkway to celebrate the eastern most point of Britain and to provide a new cultural/events space for Lowestoft and connect to the existing, quality, public areas around the Ravine and to the historic High Street by way of the Scores. Policy WLP2.5 seeks to continue the approach of the Area Action Plan in revitalising this area and making it a destination park and tourist destination.

Since the preparation of the Area Action Plan, engagement has taken place with the local community to further help shape proposals for the area. In April 2017 it was announced that £1 million funding had been secured to help deliver the park through the Coastal Communities Fund.

Policy WLP2.5 – East of England Park

Land comprising the East of England Park (7.87 hectares) is allocated as a destination park together with supporting uses, including;

- A pavilion/café/orientation facilities at Ness Point
- Landmark structure/sculpture to celebrate the most easterly point
- Play facilities

The site should be developed in accordance with the following site specific criteria:

- Protect and incorporate the historic net drying racks into improvements to the open space.
- Provide landscaping and public art to soften the visual impact of the Birds Eye Factory.
- New steps and ramps should be provided from the open space on to the promenade.
- High quality lighting, sculptures and banners should animate the seafront.
- Provide signage and wayfinding measures to integrate the park with the wider town.
- Integrate landscaping with the North Denes Caravan Park.

Proposals should be accompanied by a careful assessment of the impact on the historic setting of the Scores and the High Street.

Western End of Lake Lothing

Residential development, marine-focused employment development and tourism

- 2.37 The Western End of Lake Lothing refers to the area to the south west of Lake Lothing between Stanley Road and South Elmham Terrace. The area is currently characterised by small scale industrial uses and under-utilised land. There is limited public access to the area and the waterfront in this location.
- 2.38 Much of the site is already developed, so most new development will involve redevelopment of existing buildings. Access to the site is currently a constraint, and further intensification of development off South Elmham Terrace is unlikely to be suitable unless improvements to visibility splays are improved. There is an opportunity through redevelopment to provide better access from Crompton Road and Stanley Road.
- 2.39 The Lake Lothing and Outer Harbour Area Action Plan allocated this site for mixed use development including waterfront tourism, small scale residential development of 57 homes and employment development. Since the adoption of the Area Action Plan planning permission has been given for 44 homes off South Elmham Terrace. However, the development of these homes is conditional on improvements to South Elmham Terrace. Policy WLP2.6 continues to allocate this area of land for 57 homes, together with improved waterfront employment premises and waterfront tourist uses.
- 2.40 A Concept Statement for the site has been adopted as a Supplementary Planning Document. The document provides further detail to guide development of the site and planning applications should be in accordance with the guidance and the outline masterplan. The Concept Statement will be kept under review and may be amended in line with Policy WLP2.6 to take into account changing circumstances. This review could take place through a revised Supplementary Planning Document or as part of a Neighbourhood Plan.

Policy WLP2.6 - Western End of Lake Lothing

Land comprising the Western End of Lake Lothing (3.83 hectares) as defined on the Policies Map is allocated for mixed-use development including; 57 dwellings, marine focused employment, and tourism uses.

New development and redevelopment within the site should be developed in accordance with the following site specific criteria:

- Development should maximise the potential of the waterfront position.
- Development should allow for public views of and access to the waterfront.
- Development should provide a central area of open space comprising a local equipped area for play which is well overlooked.
- Development should be planned in accordance with the sequential approach to flood risk within the site, with more vulnerable development focused on the parts of the site with the least flood risk.
- All new development will be subject to a site specific flood risk assessment. A flood evacuation plan and details of mitigation measures to the satisfaction of the Council's Emergency Planners must be submitted with any planning application.

Former Battery Green Car Park

Retail and leisure development



- 2.41 The Battery Green Car Park occupies a prominent site facing on to the A12 at Battery Green Road. The former car park has recently closed due to serious structural deterioration and low demand from visitors.
- 2.42 The site, which sits within the town centre, offers a prime site for redevelopment for town centre uses. The 2.3 hectare site could accommodate a number of the development needs identified in the Retail and Leisure Needs Assessment including new comparison and convenience retail, leisure uses such as a cinema and a town centre hotel. Development of this type on this site will have a significant positive impact on the vitality and viability of Lowestoft Town Centre. At this stage the exact mix and level of development has not been established. Policy WLP2.7 therefore allocates the site for a mix of potential town centre uses. There may also be potential for residential development (falling within either use classes C2 or C3) as part of a mixed use scheme. However, this use should be ancillary and any planning application for the site which includes residential uses must be supported by information which demonstrates there will be no significant impacts on residential amenity from industrial and port related activities taking place on the adjacent PowerPark site.
- 2.43 Given the prominent location of the site, redevelopment will need to be carefully planned and designed. It will be particularly important to establish visible links and connections to the main pedestrianised London Road North and the Marina street. This will ensure the wider town centre will benefit from the development from linked trips. An active frontage should be provided along Gordon Road to ensure the street provides a welcoming link between the town centre, the development and employment uses on the PowerPark. Large blank walls should be avoided adjacent to public thoroughfares to ensure the development is attractive from main public viewpoints.

Policy WLP2.7 – Former Battery Green Car Park

The Former Battery Green Car Park (0.87 hectares) as identified on the Policies Map is allocated for a comprehensive redevelopment of town centre uses including retail and leisure development falling within Use Classes A1, A2, A3, A4, C1 and D2.

The site should be developed in accordance with the following site specific criteria:

- New development should be designed to highest possible architectural standard and create a landmark building for the town. Blank walls should be avoided adjacent to public viewpoints.
- Visual links and connections should be provided to London Road North and the Marina street.
- An active frontage should be provided along Gordon Road.

Historic High Street and Scores

- 2.44 The historic High Street and Scores form some of the oldest parts of Lowestoft. The area is part of the North Lowestoft Conservation Area and exhibits numerous historic buildings, many of which are listed. However, the quality of the historic environment is under threat from insensitive development, poorly maintained buildings and a lack of investment.
- 2.45 The area sits within one of the most deprived in Lowestoft and is within the 10% most deprived in the country. The area suffers from numerous social problems including anti-social behaviour, shorter life expectancy and low levels of employment and education.
- 2.46 The area currently has a number of purposes. The southern end of the High Street around the Triangle Market is part of Lowestoft Town Centre and provides a secondary shopping area and a leisure focus with a number of cafes, restaurants and pubs. The area of the High Street to the north of Rant Score has more of a local shopping centre character, providing day to day provision to the surrounding residential properties. However, there are a number of unique shops and a couple of pubs and a restaurant which serve a wider population and visitors to the area.
- 2.47 The Scores have a more mixed residential and employment purpose.
- 2.48 As detailed above the objectives for this area are for heritage led-regeneration which enhances the heritage experience of this area and support the existing shops, cafes and restaurants. The Council aims for the area to have a strong heritage narrative with improved connectivity between the town centre, the High Street and the East of England Parks including Ness Point.
- 2.49 The southern end of the High Street around the Triangle Market is identified as part of the town centre under Policy WLP8.18. To this end proposals in this part of the High Street should be in conformity with Policy WLP8.19 relating to the vitality and viability of town centres. The Retail and Leisure Study (2016) identifies the potential to expand and enhance the Triangle Market to support this part of the town centre.
- 2.50 Retail and service provision in the northern part of the High Street outside of the Town Centre area defined by Policy WLP8.18 should receive some protection in order for it to continue to fulfil a role of a local shopping centre. However, due to the higher number of vacancies in this part of the High Street a more flexible approach is needed which will allow for conversion to open market residential properties to avoid vacant shop frontages further deteriorating.
- 2.51 To achieve a better mix of tenures in the area and to encourage investment which will help improve the appearance of the area, the Council will proactively support new open market residential development within the Historic High Street and Scores area.



- 2.52 Proposals for development within the area should be in accordance with Policy WLP8.37 on Conservation Areas and have regard to the North Lowestoft Conservation Area Appraisal. Historic shop fronts are a key part of the character of the Conservation Area and these should be retained and enhanced as part of development. Guidance on shop front design is found in the Built Heritage and Design Supplementary Planning Document.

Policy WLP2.8 – Historic High Street and Scores Area

The Historic High Street and Scores Area is defined on the Policies Map.

The Historic High Street and Scores should be conserved and enhanced to complement the town centre, provide local shopping services and facilities and support local tourism and links between the town centre and the East of England Park.

Proposals to enhance and expand the Triangle Market will be supported.

New development should enhance connections and legibility between the High Street and the East of England Park and provide environmental improvements.

Changes to shop fronts should respect the historic character of the area and have regard to the guidance within the Built Heritage and Design Supplementary Planning Document.

New open market housing of exceptional design quality will be supported in the historic High Street and Scores area where it does not individually or cumulatively, have a significant adverse impact on the historic character, appearance, retail function, viability and vitality of the area. Conversion of ground floor premises in A class uses to open market housing will only be permitted where the original shop front is retained and enhanced.

Within the High Street frontage outside of the area which falls within Lowestoft Town Centre as defined by Policy WLP8.18, proposals for change of use of ground floor A1 retail premises to uses A2, A3, A4 and A5 will only be permitted when there would be, either individually or cumulatively, no significant adverse impact on the character, appearance, retail function, viability and vitality of the centre. Within this area proposals for change of use of ground floor premises from A use classes to non A class uses other than open market housing as indicated above will not be permitted.

Inner Harbour Port Area

2.53 The Port of Lowestoft, currently owned by Associated British Ports, is an important regional and local asset. The Port services traffic to and from Northern Europe, Scandinavia and the Baltic States. The Port has experienced a significant increase in traffic in recent years and offers a wide range of facilities for container, bulk and general cargo handling. Increasingly it is also servicing the emerging offshore renewables sector as well as the established oil and gas sector.



2.54 The Inner Harbour Port Area as defined on the Policies Map covers the part of the Port of Lowestoft on the banks of Lake Lothing. It also contains South Quay which is just to the west of the Bascule Bridge on Lake Lothing. South Quay is a heavy lifting quay in separate private ownership and is valuable in supporting offshore renewables, engineering, oil and gas sectors and Sizewell.

2.55 Policy WLP2.9 protects and supports the enhancement of these areas for uses associated with the Port. The Inner Harbour Port Area is located in close proximity to other uses such as residential, retail and leisure uses. It is therefore important to minimise the conflict between these uses.

Policy WLP2.9 - Inner Harbour Port Area

The Inner Harbour Port Area is defined on the Policies Map.

Within the Inner Harbour Port Area land and buildings will be retained in port and other associated uses. Proposals involving the redevelopment or change of use of existing premises, to uses not related to the port will not be permitted.

New development within the Inner Harbour Port Area should ensure that appropriate technology, equipment, and business practices are utilised in order to minimise noise and other amenity issues.

New development on South Quay should include landscaping and public realm treatments which improve the appearance of this key gateway to the town centre.

New development next to or opposite the Inner Harbour Port Area should ensure potential conflicts are mitigated through the layout, use and environmental credentials of new buildings. Developers should liaise with port operators to ensure that potential conflicting uses are addressed prior to any application for planning permission.

Oulton Broad District Shopping Centre

- 2.56 Oulton Broad District Shopping Centre is located around Bridge Road in Oulton Broad. The area is shared between the Broads Authority and Waveney District Council's Local Planning Authority areas. There are around 50 retail units currently in operation (2016 monitoring data).
- 2.57 The Retail and Leisure Needs Assessment (2016) and annual monitoring suggests Oulton Broad should continue to be identified as a 'District Centre' where shops and services will be protected and prevented from changing to other uses. Planning Policy Statement 4 (PPS4) 'Planning for Sustainable Economic Growth' (now deleted), defines District Centres as a 'group of shops, separate from the town centre, usually containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library'. There is currently no definition for District Centres in the National Planning Policy Guidance or the Framework.
- 2.58 The Retail and Leisure Needs Assessment says that the area has a relatively good mix of independent stores for its size but an under provision of banks and building societies. It was principally identified as a 'top-up' food shopping destination in the household survey. The assessment suggests that there is potential to increase the convenience food offer as well as increase the number of cafes and restaurants to cater for the needs of the local population and the wider tourist market. The assessment also identifies the potential to increase the linkages between the centre and the Broads.
- 2.59 The increase in the number of takeaways has been a cause for concern in Oulton Broad, with late opening times often being associated with anti-social behaviour that harms the amenity of local residents and the environmental quality of the area. Concern has been raised that a continuation of this trend could reduce the centre's retail provision making it less attractive for local residents and thereby potentially affecting the viability of the remaining shops.
- 2.60 Policy WLP2.10 is included within both the Waveney District Council Local Plan and the Broads Local Plan to reflect the centre's location across both planning authority areas. The policy intends to protect the existing shopping and service offer in the Centre and promote new restaurants and cafes where they would not undermine the viability of the Centre. The policy resists changes of use to A4 (drinking establishments) and A5 (hot food takeaways) in order to address amenity concerns.
- 2.61 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in a Conservation Area or not). The inability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application.

Policy WLP2.10 - Oulton Broad District Shopping Centre

Oulton Broad District Shopping Centre is identified on the Policies Map.

Within the Oulton Broad District Shopping Centre proposals for changes of use of ground floor premises from use classes A1 (retail) and A2 (financial and professional services) to other non-retail uses including A4 (drinking establishments) and A5 (hot food takeaways) will not be permitted.

The following changes of use will only be permitted where either cumulatively or individually they have no significant adverse impact on the character, retail function and vitality and viability of the centre, residential amenity including noise, fumes, smell and litter, highway safety, parking and community safety:

- From use classes A1 (retail) and A2 (financial and professional services) to A3 (restaurants and cafes).
- Other premises in the Oulton Broad District Shopping Centre to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways).

Kirkley District Shopping Centre

- 2.63 Kirkley District Shopping Centre, known locally as Kirkley Village Centre, is located along London Road South between Parade Road South and Lorne Park Road. There are currently nearly 80 units within the area in retail or leisure uses. The centre currently has a good range of independent stores and cafes. The smaller convenience stores in the centre predominantly cater for day to day and top-up shopping.
- 2.64 The Retail and Leisure Needs Assessment (2016) and annual monitoring suggests Kirkley should continue to be identified as a 'District Centre' where shops and services will be protected and prevented from changing to other uses. The assessment suggests that there is potential to increase the convenience food offer as well as increase the number of cafes and restaurants to cater for the needs of the local population and the wider tourist market.
- 2.65 A key objective for this area is to increase the use of the centre by tourists visiting the nearby seafront. A greater range of restaurants and cafes and signage from the seafront will help support this.
- 2.66 Policy WLP2.11 intends to protect the existing shopping and service offer in Kirkley and promote new restaurants and cafes where they would not undermine the viability of the centre.
- 2.67 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in a Conservation Area or not). The inability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application.

Policy WLP2.11 - Kirkley District Shopping Centre

Kirkley District Shopping Centre is identified on the Policies Map.

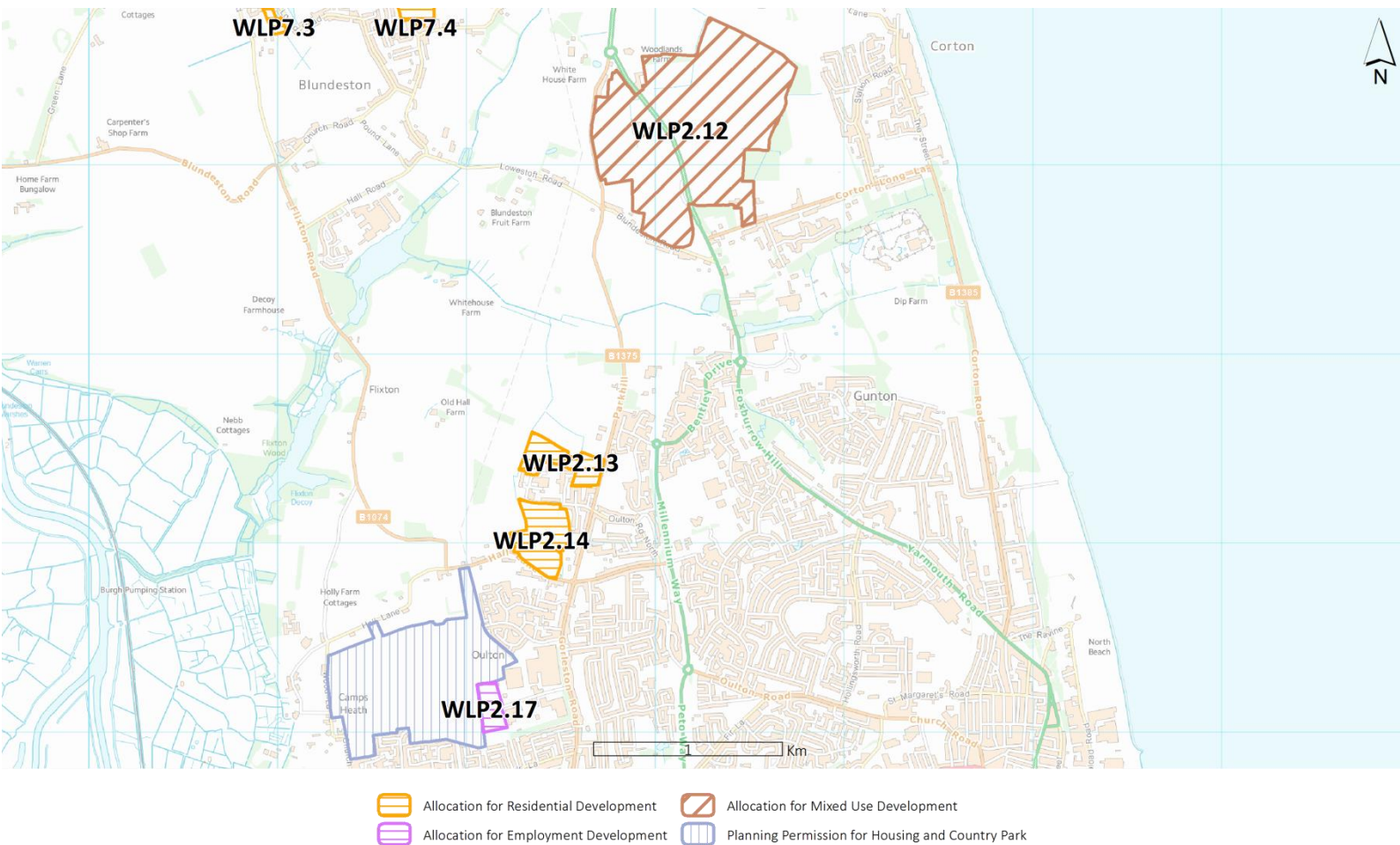
Within the Kirkley District Shopping Centre proposals for changes of use of ground floor premises from use classes A1 (retail) and A2 (financial and professional services) to other non-retail uses including A5 (hot food takeaways) will not be permitted.

The following changes of use will only be permitted where either cumulatively or individually they have no significant adverse impact on the character, retail function and vitality and viability of the centre, residential amenity including noise, fumes, smell and litter, highway safety, parking and community safety:

- From use classes A1 (retail) and A2 (financial and professional services) to A3 (restaurants and cafes).
- Other premises in the Kirkley District Shopping Centre to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways).

Other Strategic Site Allocations

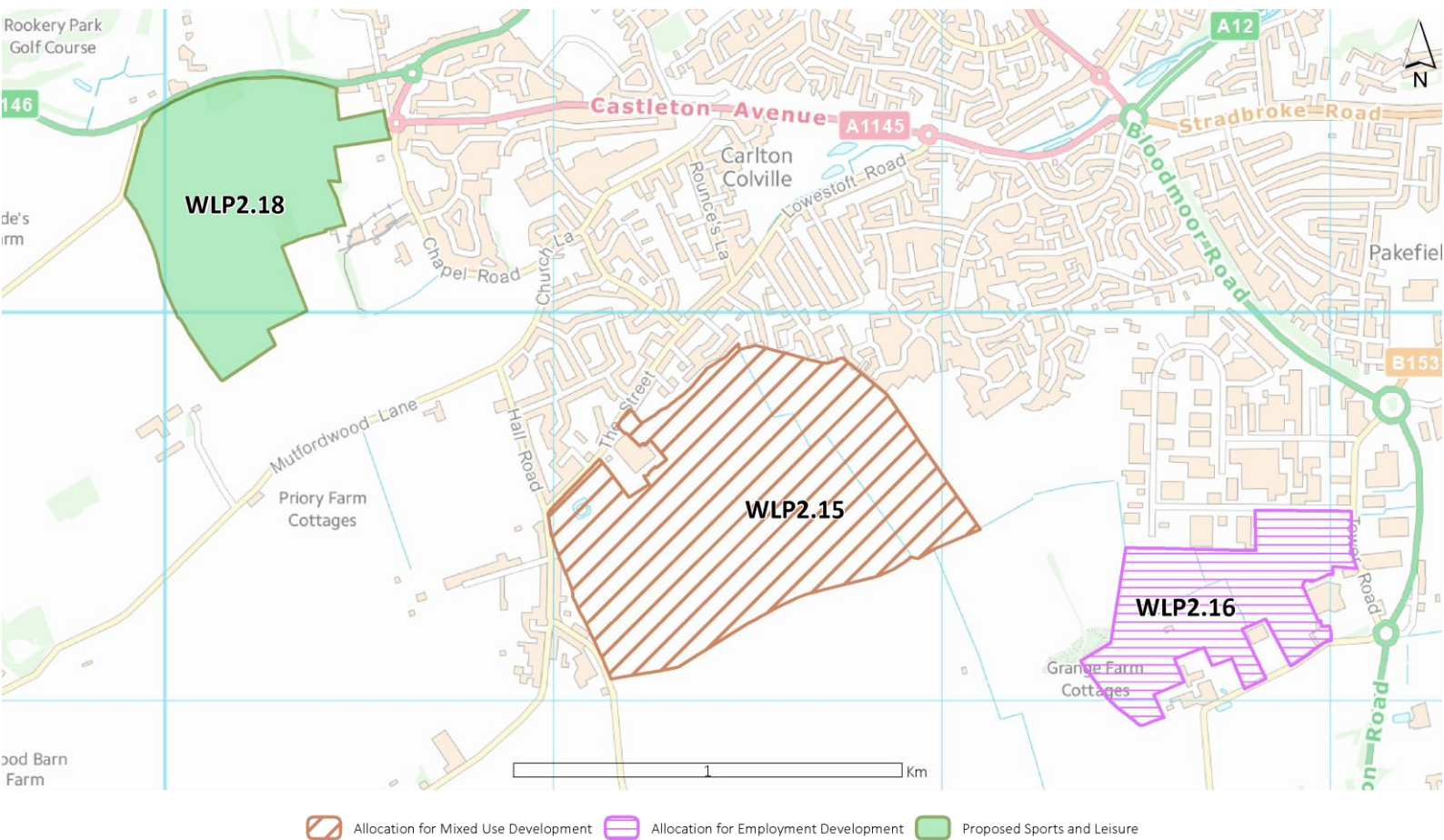
Figure 10 - Strategic site allocations in North Lowestoft



Policy	Location	Allocation
WLP2.12	North Lowestoft Garden Village	Residential development, employment development, primary school and local shops
WLP2.13	Land North of Union Lane, Oulton	Residential development
WLP2.14	Land between Hall Lane and Union Lane, Oulton	Residential development
WLP2.17	Land at Mobbs Way, Oulton	Employment development

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Figure 11 - Strategic site allocations in South Lowestoft



Policy	Location	Allocation
WLP2.15	Land South of The Street, Carlton Colville/Gisleham	Mixed use including residential development, primary school, country park, allotments, local shops and community centre
WLP2.16	Land at South Lowestoft Industrial Estate	Employment development
WLP2.18	Oakes Farm, Beccles Road, Carlton Colville	Sports and leisure

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North Lowestoft Garden Village

Residential development, employment development, primary school and local shops

- 2.68 This broad area of land comprising 77.60 hectares sits either side of the A47 (formerly A12) to the north of Lowestoft within the parish of Corton. The development of this area is a longer term ambition of the Local Plan and development is not expected to start until 2026. The site is allocated for 1,400 new homes and 8.5 hectares of employment land together with community facilities, including a 2 form entry primary school, open space and a local shopping centre. During the life of this Local Plan (2014-2036) it is expected that approximately 740 homes will be delivered with the remainder being constructed between 2036 and 2044.
- 2.69 Out of all the areas in North Lowestoft with the potential for future development, this area of land will likely have the most limited impact on the landscape. The site is flat and pylons to the west and the wastewater recycling centre to the north undermine the existing quality of landscape in this location. The site has access to the strategic road network which provides regular bus services between Lowestoft and Great Yarmouth. The development is of a scale that can provide most services to cater for day to day needs. It is also of a scale which can deliver a significant amount of land for new businesses which can provide employment for future residents on the site and further afield in Lowestoft and Great Yarmouth.
- 2.70 Access to this area is a constraint. It will be possible to access initial phases of development from Blundeston Road and Corton Long Lane. However, longer term there will be a need for a new access from the A47 trunk road which will provide access to both the western and eastern parts of the site. The access will require safe pedestrian crossings and it is likely speed restrictions will be needed on the A47 where it dissects the site. This would change the character of the A47 to a more urban character similar to that as it travels through the rest of Lowestoft and South Gorleston, near the James Paget Hospital. The addition of an extra junction on to the A47 may cause increased safety issues along the trunk road. Therefore, mitigation would be required to increase safety elsewhere along the stretch of road.
- 2.71 Community facilities including the primary school and local shopping centre should be provided within a central location on the eastern part of the site near to the future junction on to the A47, in order to enable good access from all properties built on each side of the site.
- 2.72 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and a proportion of extra care and/or sheltered dwellings. The development should be designed, utilising dementia friendly design principles (see Policy WLP8.29 on Design).
- 2.73 Delivery of new employment development can often be challenging due to the financial viability of development. Housing development on the site should help cross-subsidise the delivery of employment development including the provision of serviced plots.

- 2.74 The site should be designed using garden city principles⁵ with significant amounts of landscaping, tree planting and green infrastructure. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.

Below: Welwyn Garden City (courtesy of Welwyn Hatfield Borough Council)



Below: Hampstead Garden Suburb



- 2.75 A detailed masterplan will need to be prepared to guide the development of this site. The masterplan will need to set out how the scheme will meet garden city principles and exhibit excellent urban design. The masterplan will need to set out detailed proposals for access, phasing and the distribution of land-uses across the site. This should be prepared either as part of a Neighbourhood Plan or as a Supplementary Planning Document. No development will be permitted on the site until the masterplan has been prepared.

1.1 _____

⁵ Information on garden city principles can be found in the glossary and at <http://www.tcpa.org.uk/pages/garden-cities.html>

Policy WLP2.12 – North Lowestoft Garden Village

Land comprising North Lowestoft Garden Village (77.60 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including;

- Up to 1,400 new dwellings
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings.
- 2 form entry primary school
- Playing field and green infrastructure
- A local shopping centre comprising a convenience store, cafes and other local services
- 8.5 hectares of employment development (falling under use classes B1, B2 and B8)

A masterplan should be prepared and adopted as either a Supplementary Planning Document or as part of a Neighbourhood Plan. No development will be permitted on this site until the masterplan has been prepared.

The masterplan should:

- Set out detailed arrangements for access on to the site, including identifying a new access from the A47, associated mitigation, and safe access across the A47 for children attending the new primary school.
- Set out the distribution of land-uses across the site. The primary school, local shopping centre and retirement community should be located centrally on the site close to the new access from the A47.
- Set out the approach to phasing of development across the site.
- Set out detailed urban design guidance and demonstrate how the principles of garden city developments can be met on the site.

Housing development on the site should help cross-subsidise the delivery of the employment land.

Land North of Union Lane, Oulton

Residential development

- 2.76 The site (5.70 hectares) consists of undeveloped land fronting on to Parkhill and part of the site of the former Lothingland Hospital to the rear. The part of the site of the former Lothingland Hospital is being used informally for storage of building materials and equipment at present.
- 2.77 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town centre. Development of the site is expected to have a limited impact on the landscape and is not used for agriculture.
- 2.78 Vehicular access is possible from Parkhill. Union Lane is a narrow road of a rural character and is not appropriate to provide vehicular access to this site. Pedestrian and cycle access should be provided to Union Lane. The pavement on Parkhill stops short of the potential access point to the site by some 200 metres. The pavement should be extended to the access point of the site.
- 2.79 The area around Union Lane has a more rural character therefore a lower density of 25 dwellings per hectare will be more appropriate.
- 2.80 The site is not within the catchment of any equipped children's play space. Therefore, the development should include the provision of a local equipped area for play, approximately 0.4 hectares in size.
- 2.81 Due to the overgrown nature of parts of the site, an ecological assessment will be required to support any planning application on the site.
- 2.82 Given the recent uses on the former Lothingland Hospital site, there is a risk of ground contamination. Therefore, a full site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.
- 2.83 The site has some archaeological potential and any planning application will be subject to a condition requiring a programme of archaeological work. The north western part of the site is a historic burial ground which will need to be avoided.



Policy WLP2.13 – Land North of Union Lane, Oulton

Land north of Union Lane, Oulton (5.70 hectares) as identified on the Policies Map is allocated for a residential development of 140 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 25 dwellings per hectare.
- Vehicular access should be off Parkhill. An additional pedestrian and cycle access should be provided on to Union Lane. The pavement on Parkhill should be extended to the site entrance.
- A play space equivalent to a local equipped area for play of approximately 0.4 hectares in size should be provided.
- A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission. Development should avoid the historic burial ground to the north west of the site.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.



Land Between Hall Lane and Union Lane, Oulton

Residential development

- 2.84 This site (8.69 hectares) sits between Hall Lane and Union Lane in the parish of Oulton on the outskirts of the built-up area of Lowestoft. The southern part of the site fronting on to Hall Lane is currently used as a paddock. The northern part of the site is currently arable fields.
- 2.85 The site has good access to existing services and facilities in Oulton and in the future will have good access to the primary school, community centre, medical centre and retail facilities which are to be provided on the Woods Meadow development. The site is also in close proximity to the Mobbs Way Employment Area. There are bus stops nearby which provide access to the town centre. Development of the site is expected to have a limited impact on the landscape and is on Grade 3 agricultural land.
- 2.86 Vehicular access is possible from Hall Lane. Union Lane is a narrow road of a rural character and is not appropriate to provide vehicular access to this site. Pedestrian and cycle access should be provided to Union Lane and Hall Lane.
- 2.87 Development of the site has the potential to impact upon the setting of the Grade II* listed Manor House to the east of the site. To mitigate this, an area of open space of approximately 1 hectare in size should be provided along the southern part of the site fronting on to Hall Lane.
- 2.88 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 2.89 There is a pond on the Hall Lane frontage of the site. This should be retained as part of the open space. There are a number of trees on the site and a hedgerow between the fields which make up the site and along the Hall Lane and Union Lane frontages. Trees and hedgerows on the site should be retained and incorporated into the layout of the development except where they need to be removed to allow for access.
- 2.90 Hall Lane and Union Lane currently provide an attractive transition from the suburban character of Oulton to the more rural character to the west heading towards Camps Heath. Development on this site should maintain this transition. Housing should front on to the open space area on the Hall Lane frontage. Housing fronting on to this open space should be locally distinctive with a mix of individual designs and styles. Spacing between detached buildings fronting on the open space should be equivalent to that of the buildings to the south of Hall Lane.
- 2.91 The open space provided on the Hall Lane frontage should be an innovative multi-functional space with a natural character which provides a sense of openness to support the setting of the listed Manor House. The space should include new landscape features and provide opportunities for informal/natural play activities together with equipment for young children.

Policy WLP2.14 – Land Between Hall Lane and Union Lane, Oulton

Land between Hall Lane and Union Lane, Oulton (8.69 hectares) as identified on the Policies Map is allocated for a residential development of 200 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be off Hall Lane. An additional pedestrian and cycle access should be provided on to Hall Lane at the east of the site. A pedestrian and cycle access should be provided on to Union Lane.
- Open space totalling approximately 1 hectare should be provided along the frontage of the site on to Hall Lane. The open space should include new landscape features and provide opportunities for informal/natural play activities together with equipment for young children.
- The design of the development should complement the transition from suburban to rural character along Hall Lane and Union Lane. Spacing between detached buildings fronting on the open space on the Hall Lane frontage should be equivalent to that of the buildings to the south of Hall Lane.
- Natural features on the site such as the pond, trees and hedgerows should be retained and incorporated into the layout of the development.
- A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.



Land South of The Street, Carlton Colville/Gisleham

Mixed use including residential development, primary school, country park, allotments, local shops and community centre

2.92 The site (54.88 hectares) comprises a number of arable fields south of The Street in Carlton Colville and Gisleham.

2.93 The site is a logical extension to the existing built up area. The sensitivity of the landscape is low and development could improve the existing exposed edge of the settlement around the Ullswater development. The site has good access to employment opportunities in South Lowestoft Industrial Estate and the nearby retail facilities.



2.94 Carlton Colville Town Council has expressed a desire to create a new community hub. There is already some funding available from a section 106 agreement from the Carlton Hall development. The development of 800 homes on this site provides an opportunity to provide funding and land for this development.

2.95 A development of 800 homes on this site provides the opportunity to deliver a new primary school in more central location serving pupils in the South Lowestoft and Carlton Colville area. This will help reduce the need to travel to the existing Carlton Colville Primary School in the future. Additionally, the site provides an opportunity to deliver parking and drop-off space for parents at the existing Carlton Colville Primary School to relieve pressure on the existing streets around the school. Parking could be shared with the new community hub.

2.96 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and a proportion of extra care and/or sheltered dwellings. The development should be designed, utilising dementia friendly design principles (see Policy WLP8.29 on Design).

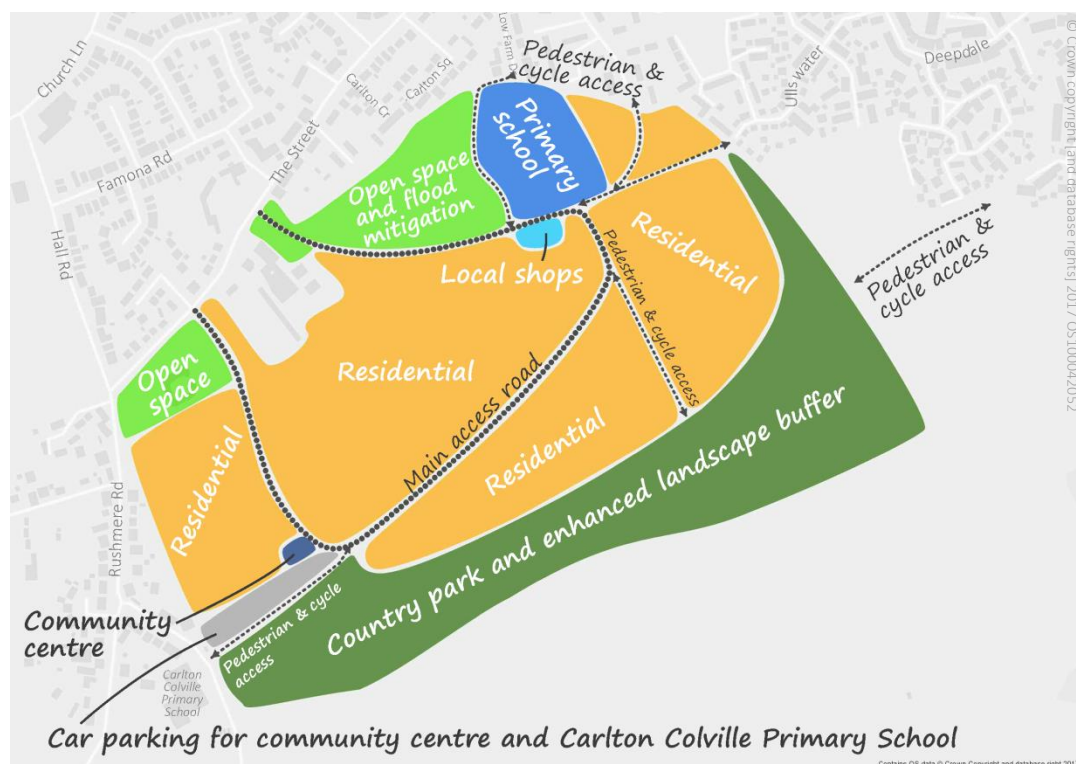
2.97 The Environment Agency has indicated that the development of land in this location could provide an opportunity to deliver flood risk mitigation measures for the Kirkley Stream. Land on the northern part of the site is within flood zone 3 associated with the Kirkley Stream and should therefore be set aside to allow for potential flood mitigation and also act as part of the open space provision on the site. This open space should provide a local equipped area for play and could also provide an area for allotments to help meet the current South Lowestoft need.

2.98 A country park should also be provided to the south of the site close to the existing Carlton Colville Primary School. The Country Park should include a fenced neighbourhood equipped area for play, together with a

landscaped area for dog walking and other recreation. This will help reduce pressure from dog walking and recreation on nearby protected habitats such as Kessingland beach.

- 2.99 The southern boundary of the site is very exposed to landscape and it will be important not to create a hard exposed edge, as the current Ullswater development does. Therefore land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.
- 2.100 Two rights of way run through the site, one from Low Farm Drive and one from The Street. The layout of the site should be designed so that these rights of way can be accommodated in the development and link to the rights of way to the south of the site.
- 2.101 The site has a very high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 2.102 An indicative masterplan has been prepared as shown in Figure 12. Development proposals should have regard to this indicative masterplan. However, it may be necessary to amend the masterplan dependant on the results of the archaeological survey if any remains need to be preserved in situ. A detailed masterplan will be required to be submitted with any planning application for the site. The detailed masterplan should be informed by consultation with the community.

Figure 12 - Land south of The Street, Carlton Colville/Gisleham indicative masterplan



Policy WLP2.15 – Land South of The Street, Carlton Colville/Gisleham

Land South of the Street, Carlton Colville/Gisleham (54.88 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- Up to 800 new dwellings
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings.
- 1 form entry primary school (2 hectares)
- Country Park (at least 15 hectares)
- Allotments, flood mitigation and play space (at least 3.4 hectares)
- Local shops comprising a convenience store
- Community Centre

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be off The Street. Pedestrian and cycle accesses should be provided from Ullswater, Shaw Avenue, Low Farm Drive and Gisleham Road.
- The northern part of the site (3.4 hectares) which falls within flood zones 2 and 3 should not be developed and instead used for flood mitigation, surface water drainage and open space including the provision of a local equipped area for play and allotments.
- The Country Park should include a fenced neighbourhood equipped area for play and a landscaped area for dog walking and other recreation.
- Land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development.
- Existing public rights of way should be accommodated within the development and link to public rights of way to the south of the site.
- The car park for the community centre should be a shared use as a drop off and pick up point for children attending Carlton Colville Primary School.
- The development should be phased to allow for the early construction of the community centre and car park and delivery of the Country Park.
- A detailed masterplan, prepared in consultation with the community, should be submitted with any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Land at South Lowestoft Industrial Estate

Employment development

- 2.103 The site (19.99 hectares) sits between Hadenham Road and Church Road to the south of South Lowestoft Industrial Estate. The site is currently used for agriculture.
- 2.104 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and was originally allocated in the Site Specific Allocation Development Plan Document in 2011. Prior to that part of the site had planning permission for industrial uses which expired.
- 2.105 Part of the site off Hadenham Road has recently received planning permission for a number of small start-up units being developed by Suffolk County Council.
- 2.106 The site is flat with screening to the west. It is unlikely that development on the site would impact on the landscape given the already detracting features of the existing industrial estate and existing buildings already present on the Church Road frontage. The site has good access on to Hadenham Road and is close to the strategic road network. Future employees will have good access to existing and future retail and leisure facilities located close to the site.
- 2.107 The Employment Land Needs Assessment (2016) identified that demand for employment land was higher in North Lowestoft. However, there is still likely to be demand in South Lowestoft, particularly given its good links to Sizewell to the south and the existing cluster of businesses present in the area. The existing industrial estate has low levels of vacancies and a good proportion of units remain in employment use (B1, B2, and B8 uses). However, this site allocation is very large and considering the overall need for employment land it is unlikely that all of this site will be developed within the plan period to 2036. However, given the nature of the site and to give flexibility to what parts of the site could come forward, it is considered appropriate to continue to allocate the entire Enterprise Zone area. Furthermore, the land has limited potential for any other uses except for its existing agricultural use.
- 2.108 Church Road is considered unsuitable to be used for vehicular access. Therefore, access to the site should come from Hadenham Road only. However, pedestrian and cycle access should be provided on to Church Road.
- 2.109 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP2.16 - Land at South Lowestoft Industrial Estate

Land at South Lowestoft Industrial Estate (19.99 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

The site should be developed in accordance with the following site specific criteria:

- Vehicular access should be from Hadenham Road only.
- Cycle and pedestrian access should be provided from Church Road.
- Landscaping should be provided to the west and south of the site.
- Landscaping should be provided within the site to provide outdoor areas for use by employees.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.



Land at Mobbs Way, Oulton

Employment development

- 2.110 The site (2.65 hectares) is situated at the end of Mobbs Way which is an Existing Employment Area. To the west of the site is the Woods Meadow housing development which is currently under construction.
- 2.111 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and parts of the site benefit from partially implemented historic planning permissions. A small part of the site has already been developed (approximately 1,000 sqm).
- 2.112 The site is relatively flat and is well screened from the residential development to the north, south and the development under construction to the west. The site is easily accessible from surrounding residential areas and benefits from the existing employment development to the east.
- 2.113 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.
- 2.114 Although the site is already screened, further landscaping should be provided along the western and northern boundaries to minimise any noise and disturbance to nearby residential properties.

Policy WLP2.17 - Land at Mobbs Way, Oulton

Land at Mobbs Way, Oulton (2.65 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

The site should be developed in accordance with the following site specific criteria:

- Landscaping should be provided to the west and north of the site.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.



Oakes Farm, Beccles Road, Carlton Colville

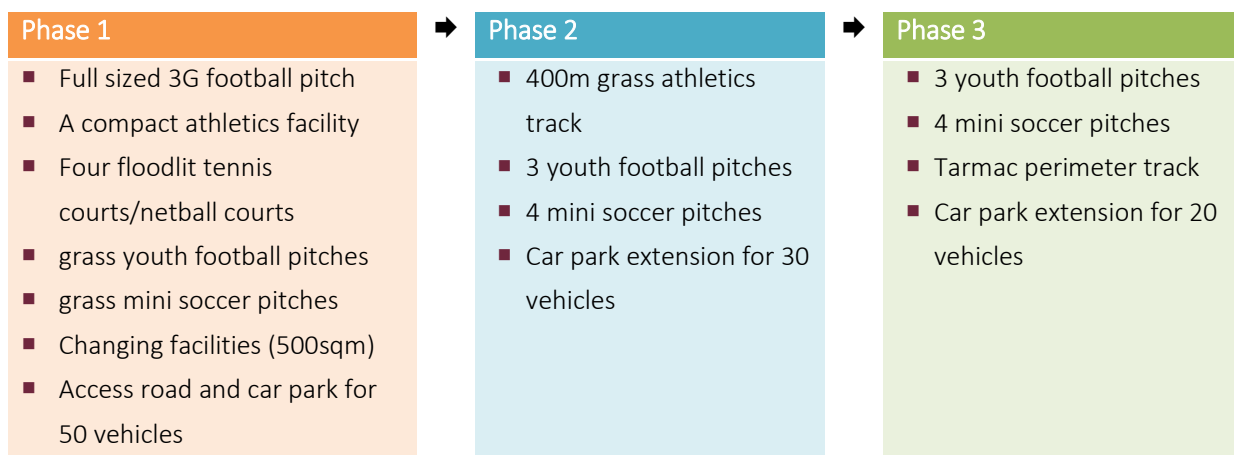
Sports and leisure

2.115 Oakes Farm (30.23 hectares) is a large area of arable farmland stretching from the western boundary of Carlton Colville along the southern edge of the A146.

2.116 The site was originally allocated for sports and leisure development in the Site Specific Allocations Development Plan Document. The site provides an excellent opportunity to provide a comprehensive sports development to meet needs of the existing population and the growing population as identified in the Playing Pitch Assessment (2014).



2.117 Progress has been made on bringing the site forward and a masterplan is being prepared. The development is expected to provide the following facilities:



2.118 The above sports element of the site will be accommodated on approximately 20.75 hectares on the southern part of the site. An area of land needs to be reserved for any future road scheme to bypass the Barnby bends.

2.119 To enable the delivery of the sports facilities referred to above, 6.23 hectares of the site is made available for enabling development. This development will release the 20.75 hectares for the sports development and provide a financial contribution towards the delivery of the sports facilities. Enabling development should relate well to the sports development to the south and could comprise leisure and commercial uses, tourist uses or a limited amount of residential development necessary to deliver the sports development.

2.120 There is a small area of Ancient Woodland on the site (Carlton Grove) which is a County Wildlife Site. This area should be maintained and enhanced and any planning applications for development will require ecological surveys.

- 2.121 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP2.18 – Oakes Farm, Beccles Road, Carlton Colville

Land at Oakes Farm, Beccles Road, Carlton Colville (30.23 hectares) as identified on the Policies Map is allocated for sports and leisure uses.

The site should deliver at least 20.75 hectares of sports pitches, tennis/netball courts, a 3G pitch, athletics facilities and other sports facilities together with changing facilities and car parking.

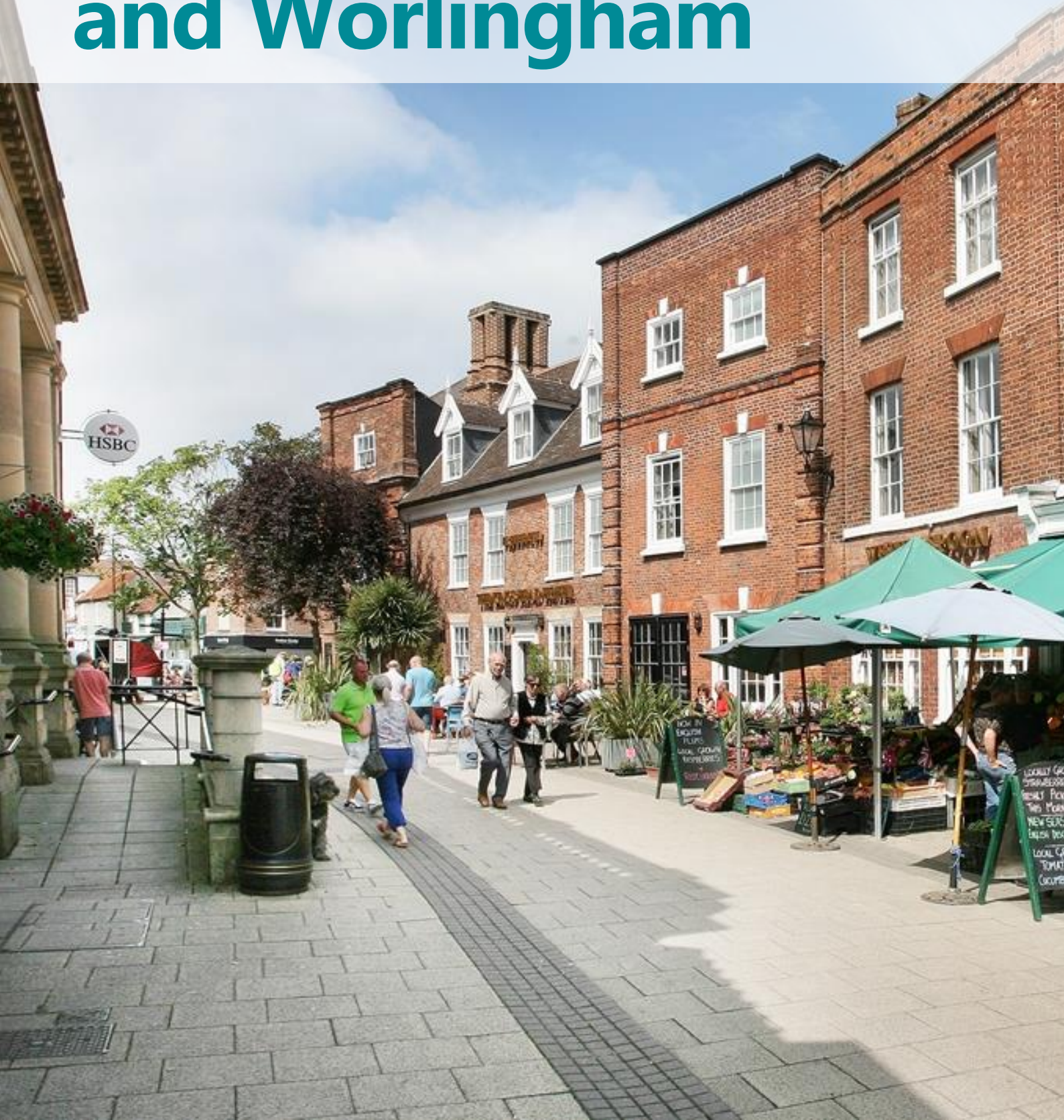
6.23 hectares of the site fronting on to Beccles Road is to be developed for complementary commercial development to enable the delivery of the sports development. As part of any mixed-use scheme a limited amount of residential development may also be permitted on this land in order to deliver the sports development.

The site should be developed in accordance with the following site specific criteria:

- Existing rights of way should be retained.
- A cycle route should be provided from Wood Lane to Chapel Road.
- The route of any future Barnby Bypass should be protected.
- The County Wildlife Site, hedgerows, ditches and trees should be conserved and enhanced through development.
- Any floodlighting should be low impact.
- Pitches and other sports facilities should be located in order to minimise amenity impact on neighbouring properties.
- A landscaping scheme should be prepared to integrate the site within the landscape.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Section 3

Strategy for Beccles and Worlingham



3 Strategy for Beccles and Worlingham

- 3.1 The strategy for Beccles and Worlingham is to continue to fulfil their role as the second largest built-up area in the District. In doing this the Council will seek to retain the individual identities of the two settlements. The growth proposed in this Local Plan over the next 20 years is similar to that experienced by Beccles and Worlingham over the last 20 years. However, this Local Plan seeks to plan for the development in a more strategic way to ensure a greater range of infrastructure and services are provided to support the growth.

New homes in Beccles and Worlingham	Total
Homes Built 2014-2017	36
Existing Housing Commitments ⁶	87
Homes allocated in Local Plan expected to be delivered in plan period	1,350
Total Growth 2014-2036	1,473

- 3.2 In total land has been allocated in this Local Plan for 1,500 new homes in Beccles and Worlingham of which 1,350 are expected to be completed over the plan period to 2036. Beccles and Worlingham (and Ellough) are expected to take the second largest share of new jobs created over the next 20 years. The Local Plan allocates nearly 20 hectares of new employment land in the area. Although not all of this land is expected to be developed in the plan period, new employment land development will help make Beccles and Worlingham more self-sufficient.
- 3.3 The Southern Relief Road opens up new opportunities for growth in the town. Not only does it mitigate the traffic impacts of new employment development at Ellough, including the Enterprise Zone, it will also support new residential development to the south of the town.
- 3.4 The strategy for Beccles and Worlingham takes advantage of the benefits the Southern Relief Road brings by allocating a strategic development between the existing built-up area and the road. This development provides a logical extension to the town that can be well planned with significant amounts of green space and supporting infrastructure and should be developed using garden city principles (see section on North Lowestoft Garden Village, Policy WLP2.12). The landscape to the south of the town is of low landscape quality and lower agricultural land grade making it a sensible location in the town to focus growth. The existing southern part of the built up area of Beccles and Worlingham suffers from a lack of services and facilities. The infrastructure provided on the new development will provide significant benefits for those already living in south Beccles and Worlingham.
- 3.5 For employment growth, this Local Plan maintains the focus on the Ellough industrial area and the Enterprise Zone. It also promotes an additional area of employment land which could be delivered in the shorter term as part of housing development on land allocated by Policy WLP3.1.

1.1 _____

⁶ Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

Infrastructure

- 3.6 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

Transport

- Beccles Southern Relief Road (currently under construction)
- Junction improvements at Blyburgate/Peddars Lane, Loddon Road/A146, Ashmans Road/Frederick Road, Gosford Road/Grove Road and Norwich Road/Yarmouth Road
- Access improvements and servicing to Ellough Enterprise Zone
- Cycle link to the Ellough industrial estates over land allocated as the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- Improvements to the cycle network as identified in the Waveney Cycle Strategy

Education

- New 1.5 form entry primary school on the Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)

Health Care

- Extension to Beccles Medical Centre

Community Facilities

- Improvements to library provision
- New community centre on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)

Green Infrastructure

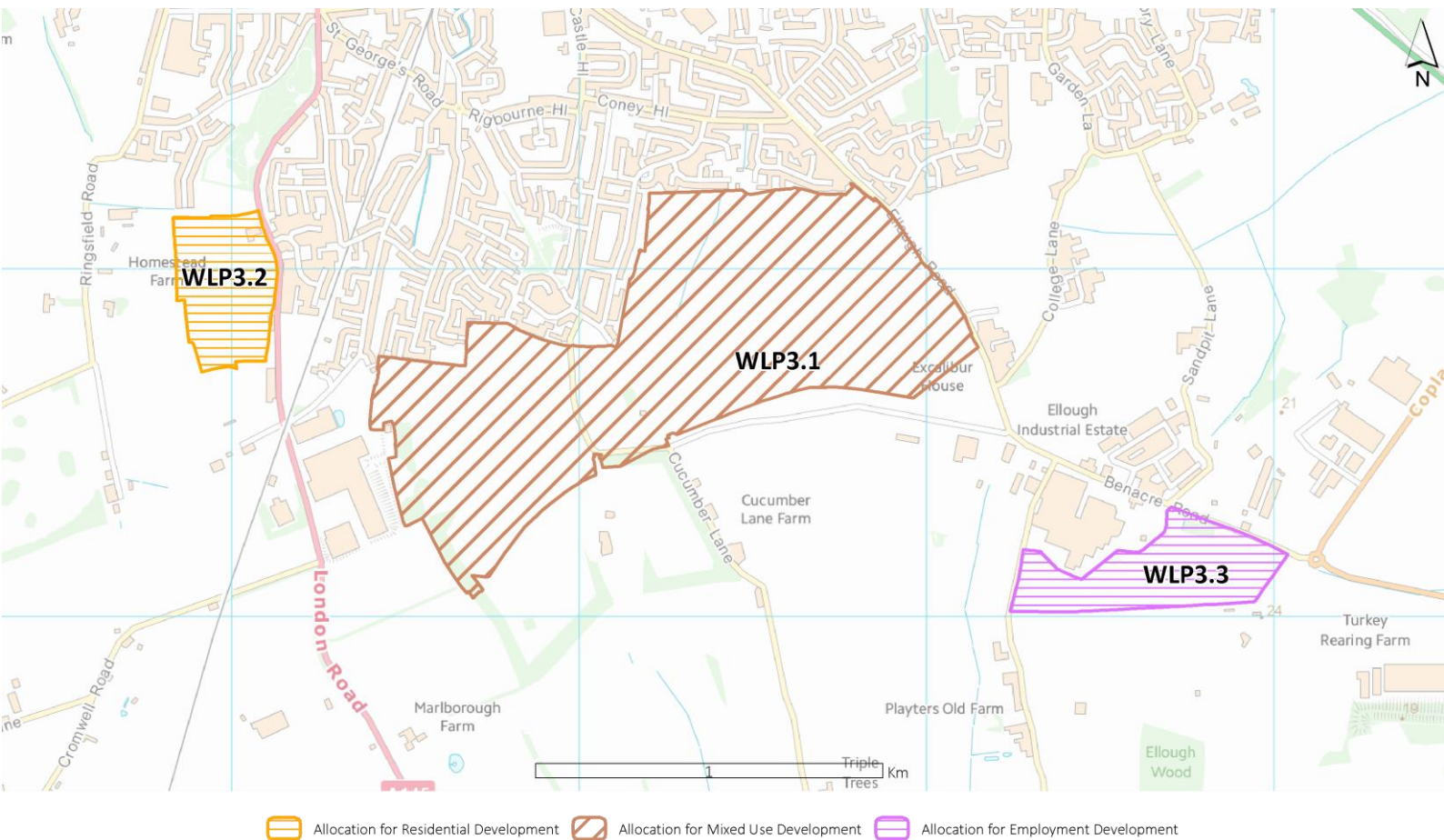
- Improvements to Beccles Quay (in Broads Authority area)
- New Country Park south of Beccles
- Improvements to tennis courts and bowling greens
- New sports facilities on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- New allotments on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)
- New parks and play spaces on all development allocations

Utilities

- Localised improvements to the sewerage network
- Improvements to Beccles Water Recycling Centre to accommodate development post 2030.
- Upgrades to the electricity network to the east of the town to serve new employment and housing growth.

Strategic Site Allocations

Figure 13 – Strategic site allocations in Beccles and Worlingham



Policy	Location	Allocation
WLP3.1	Beccles and Worlingham Garden Neighbourhood	Mixed use including residential development, employment development, primary school, country park, sports fields, allotments, play areas, retail and community centre
WLP3.2	Land west of London Road, Beccles	Residential development
WLP3.3	Land south of Benacre Road at Elough Airfield, Elough	Employment development

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Beccles and Worlingham Garden Neighbourhood

Mixed use including residential development, primary school, country park, indoor/outdoor sports facilities, allotments, local shops, community centre and employment development

- 3.7 This site (89.80 hectares) is bordered by Ellough Road to the east, the proposed Beccles Southern Relief Road to the south, M and H Plastics to the west and the built up edge of Beccles and Worlingham to the north. Industrial sites are nearby to the east and southeast. There is a former scrapyards near the centre of the site and woodland on part of the western edge but the majority of the site is in agricultural use. The land is Grade 3 or urban classification agricultural land.

- 3.8 The large open field making up the eastern part of the site has undergone significant changes over time and lacks any landscape features. The industrial buildings to the east and southeast and the housing to the north break up long views of the site resulting in a low quality landscape. There is potential through the layout of development to create long views across to Beccles Church from the high point on this site. The fields to the west of Oak Lane retain some landscape features such as field boundaries, hedgerows and woodland. The neighbouring M&H Plastics industrial buildings detract from the quality of the landscape in this area. The construction of the Beccles Southern Relief Road will alter the character of the landscape, introducing a harder edge and enclosing the edge of the garden neighbourhood.

- 3.9 The site presents an opportunity to develop a comprehensive mixed use development including housing, employment land and community facilities such as a primary school, shops, allotments and indoor/outdoor sports facilities. Comprehensive planning of the site will promote contact with nature, healthy lifestyles and wellbeing for all through the delivery of substantial green infrastructure including public open space, a country park and integrated landscaping schemes. The site is allocated for 1,250 homes. It is expected that 1,100 homes will be delivered during this plan period.



- 3.10 Waveney has an ageing population and the Strategic Housing Market Assessment (2017) identified a significant need for new sheltered and extra care housing and new care homes. This large site, which will likely be delivered by a number of developers provides an opportunity to deliver a retirement community comprising a care home and a proportion of extra care and/or sheltered dwellings. The development should be designed, utilising dementia friendly design principles (see Policy WLP8.29 on Design).
- 3.11 Built development on the site should make efficient use of land in order to maximise the land available for open space, community facilities, allotments, playing fields etc. This will contribute to the character of the garden neighbourhood. Housing should therefore be developed at a density of 30 dwellings per hectare.
- 3.12 The development should utilise garden city principles⁵. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site.

Below: Hampstead garden suburb



- 3.13 A development of this scale provides the opportunity to deliver a new primary school to serve the new development and existing homes in the area. Community facilities should be provided alongside the primary school including indoor/outdoor sports facilities, a community centre and retail provision to create a community hub. These uses should be co-located in a central position where they are accessible for new and existing residents by sustainable modes of transport.
- 3.14 Open space, in addition to the country park, should be provided on site. This should include equipped play areas, allotments and amenity green space. Green buffers should be provided around the proposed employment land in the southeast corner and along the western edge of the site near to M and H Plastics. A landscaped strip should be provided along the entire southern edge of the site in order to soften the appearance of the development in the landscape and also to provide a screen between the development and the Southern Relief Road. The layout of green infrastructure on the site should reference existing and historic field boundaries and help create distinct character areas within the development. The site traverses both Beccles and Worlingham Parishes. The layout of open space on the site should be used to

help protect the separate identities of the existing built-up areas. This should involve the provision of extensive multi-functional country park along the Ellough Road.

- 3.15 A permeable and legible network of roads and pedestrian and cycle paths should be created throughout the site providing pedestrian and cycle links through to the existing built-up area. Roads and access points should be designed to encourage people to travel into Beccles westward along the Southern Relief Road and up London Road. This will help reduce traffic on Ellough Road and on to Ingate where there is potential for air quality issues.
- 3.16 Employment land is needed in the area and 5 hectares of employment land should be provided in the southeast corner of the site, near to the existing employment uses. B1 office uses only should take place near the allocated housing land. A landscaped buffer should separate the employment land from housing.
- 3.17 An indicative masterplan has been prepared as shown in Figure 14. Development proposals should have regard to this indicative masterplan. A detailed masterplan will be required to be submitted with any planning application for the site. The detailed masterplan should be informed by consultation with the community.
- 3.18 Neighbourhood Plans for Beccles, Worlingham and Ellough can play a role in shaping the detailed design of development in this area, promoting local distinctiveness.

Figure 14 - Beccles and Worlingham garden neighbourhood indicative masterplan



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Policy WLP3.1 – Beccles and Worlingham Garden Neighbourhood

Land south of the built up areas of Beccles and Worlingham, between Ellough Road and M and H Plastics site, (89.80 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:

- Up to 1,250 new dwellings
- Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings.
- 1.5 form entry primary school (2 hectares)
- Country Park, indoor/outdoor sports facilities, allotments, play areas and public open space (at least 25 hectares)
- Local shops including a convenience store
- Community centre
- Employment development (falling under use classes B1, B2 and B8) (5 hectares)

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 30 dwellings per hectare.
- Vehicular access should be from two points along the Beccles Southern Relief Road.
- A permeable and legible layout should be prepared. Road layout and access should encourage traffic to travel into Beccles westwards along the Southern Relief Road.
- Pedestrian and cycle links should be provided to Bluebell Way, Cucumber Lane, Darby Road, Nicholson Drive, Oak Lane and Cedar Drive.
- The retirement community should be provided in a central location on the site, close to the new services and facilities.
- The country park including a cycle path should be provided along the boundary of the site with Ellough Road.
- A strategic landscaping scheme should preserve existing and historic field boundaries and aid in the creation of distinct character areas within the development.
- Public rights of way on the site shall be preserved and enhanced.
- Natural features on the site such as ponds, trees and hedgerows should be retained and incorporated into the layout of the development. Views towards Beccles Church should be created through the layout of open space.
- A landscaped buffer should separate the employment land from housing.
- A landscaped strip a minimum of 10 metres wide should be provided along the southern edge of the site.
- The woodland by the western edge of the site should be retained and enhanced.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

A detailed masterplan based on the indicative masterplan in Figure 14 above should be prepared in consultation with the community and submitted as part of any planning application.

Land West of London Road, Beccles

Residential development and cemetery extension

- 3.20 This site (10.99 hectares) lies to the southwest of Beccles. A petrol station occupies part of the site in the northeast corner. The remainder is in agricultural use. London Road (A145) forms much of the eastern boundary and provides vehicular and pedestrian access. A cycle path, the cemetery and houses adjoin the site to the north. Part of the cemetery is in the Beccles Conservation Area. The built up area of Beccles lies opposite the site to the east. To the west lies open countryside with scattered housing. Open countryside and the railway line lie to the south.
- 3.21 The site has good access to existing services, facilities, schools and employment opportunities in Beccles and the surrounding area via footpath, public transport, cycle and road links. The site offers moderate landscape value but is considered to be reasonably well contained in the landscape. Landscaping around the edges of the site would help to integrate development into its surroundings. Redevelopment of the petrol station site could offer enhancements to the street scene and the setting of the Conservation Area.
- 3.22 Redevelopment of this site provides an opportunity to extend the cemetery. This extension should be provided in the northwest corner of the site.
- 3.23 The site is not within the catchment of any local equipped children's play space. Therefore, the development should include the provision of a local equipped area for play, approximately 0.4 hectares in size.
- 3.24 There are existing hedgerows and trees on the site which should be retained and incorporated into the layout of the development except where they need to be removed to allow for access.



- 3.25 The site has a medium to high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- 3.26 The petrol station use will require remediation work to make the site safe for residential use. A full site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.

Policy WLP3.2 – Land West of London Road, Beccles

Land at London Road, Beccles (10.99 hectares) as identified on the Policies Map is allocated for a residential development of 250 dwellings and a cemetery extension.

The site should be developed in accordance with the following site specific criteria:

- The site should be developed at a density of approximately 30 dwellings per hectare.
- A play space equivalent to a local equipped area for play of approximately 0.4 hectares in size should be provided.
- Vehicular access should be off London Road.
- Pedestrian and cycle connections should be provided to the foot and cycle path to the north of the site.
- Approximately 1 hectare of land to the north of the site should be reserved for a future cemetery extension.
- A landscaped buffer of a minimum of 10 metres in width should be provided on the south and west boundaries.
- Natural features on the site such as the pond, trees and hedgerows should be retained and incorporated into the layout of the development.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.
- A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.

Land South of Benacre Road at Ellough Airfield, Ellough

Employment development

- 3.27 The site (13.40 hectares) sits south of Benacre Road on part of the former Ellough Airfield. It is surrounded by existing employment uses. The site is currently used for agriculture.
- 3.28 The site forms part of the Great Yarmouth and Lowestoft Enterprise Zone and was originally allocated in the Site Specific Allocations Development Plan Document in 2011. The area is flat and has a very low landscape quality with few natural features and many landscape detractors in the vicinity. Further employment development on this site would relate well to the existing employment uses on the surrounding industrial estates. Development of the site will benefit from the Beccles Southern Relief Road which is currently under construction.
- 3.29 This site allocation is very large and considering the overall need for employment land it is unlikely that much of this site will be developed within the plan period to 2036. Furthermore, there are constraints to electricity supply which limit the potential for development in the Ellough area. This means it is unlikely that development will be viable or feasible on this site in the early parts of the plan period. However, given the nature of the site and to give flexibility to what parts of the site could come forward, it is considered appropriate to continue to allocate the entire Enterprise Zone area to provide a longer term option for employment development to support Beccles and Worlingham. Furthermore, the land has limited potential for any other uses except for its existing agricultural use.
- 3.30 Although the site has a low landscape quality, there will still be a need for landscaping on the site to help enhance the landscape of the area and screen the development to avoid an exposed edge.
- 3.31 There is a small overgrown area with some mature trees to the north of the site. This should be retained as part of any development and made a feature of as an open space for local employees to enjoy.
- 3.32 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.
- 3.33 There are public rights of way which follow the eastern and southern perimeter of the site. These should be retained and the development should provide links into them.

Policy WLP3.3 - Land South of Benacre Road at Ellough Airfield, Ellough

Land south of Benacre Road, Ellough (13.40 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

The site should be developed in accordance with the following site specific criteria:

- Landscaping should be provided to the west and south of the site.
- The small overgrown area to the north of the site should be retained as part of any development and made a feature of as an open space for local employees to enjoy.
- The surrounding public rights of way should be protected with linkages enhanced as appropriate.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.



Section 4

Strategy for Halesworth and Holton



4 Strategy for Halesworth and Holton

4.1 The strategy for Halesworth and Holton is to increase the level of housing within the town which will help deliver enhanced health and sports facilities and new employment opportunities. This will help attract younger, working age, people to the town and provide more balance to the demographics of the population. The increased levels of development will help support the town centre and enhance its role as a service centre for Holton and other nearby villages.

4.2 The Local Plan also aims to protect the individual identities of Halesworth and Holton through the selection of sites for development and through the indicative masterplans for development between the two settlements.

4.3 The Local Plan allocates land for 440 new homes in addition to the 300 which already have permission or completed since the beginning of the plan period. 2.5 hectares of land has also been allocated for employment development.

4.4 The main site for development is the Halesworth/Holton Healthy Neighbourhood, which seeks to deliver 215 new homes, a new retirement community and associated healthcare facilities, new sports facilities on the proposed Halesworth Campus and improvements to the existing Dairy Hill playing fields. The delivery of this site will be an important part of delivering the overall strategy for the town.

4.5 For Holton, a small site is allocated to provide a small amount of additional local housing. However, the village will benefit from the enhanced facilities provided in Halesworth.

New homes in Halesworth and Holton	Total
Homes Built 2014-2017	38
Existing Housing Commitments ⁷	262
Homes allocated in Local Plan expected to be delivered in plan period	440
Total Growth 2014-2036	740



1.1 _____

⁷ Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

Infrastructure

- 4.6 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to public rights of way network (in line with the Green Infrastructure Strategy) particularly to the east of Halesworth.
- Access improvements and servicing to Broadway Farm (Policy WLP4.5)

Education

- Extensions to Edgar Sewter Primary School and/or Holton St Peter Primary School to accommodate an additional 110 pupils.
- Extension and improvements to North Suffolk Skills Centre

Health Care

- Extension to Cutlers Hill Surgery
- New health facility within Halesworth/Holton Healthy Neighbourhood (Policy WLP4.1)

Community Facilities

- Improvements to library provision

Green Infrastructure

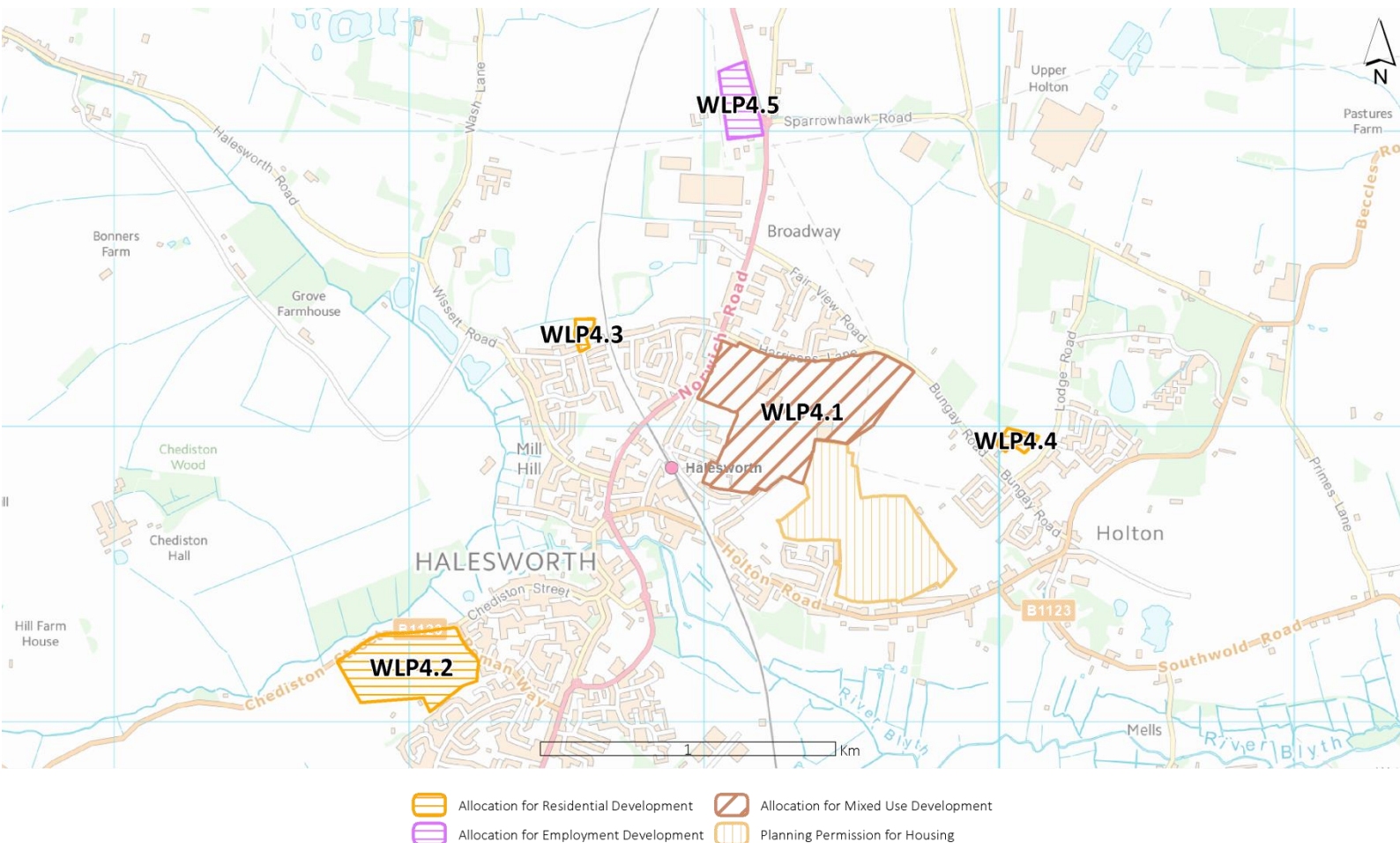
- Improvements to facilities at Dairy Hill Playing Fields (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including new junior pitches, drainage works, new pavilion and additional parking
- Provision of new sports facilities on the Halesworth Campus (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including a sports hall, gym, new tennis/netball courts and 3G pitch and additional grass pitches
- Natural play area on Millennium Green
- New parks and play spaces on all development allocations

Utilities

- Localised improvements to the sewerage network

Strategic Site Allocations

Figure 15 - Strategic site allocations in Halesworth and Holton



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

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Halesworth/Holton Healthy Neighbourhood

Mixed use including residential development, health care facility and retirement community, sports facilities and education / training facility

- 4.7 The site (22.05 hectares) comprises the former Halesworth Middle School site, North Suffolk Skills Centre, Dairy Hill playing fields and agricultural land to the east. The site is bordered by Norwich Road to the west and Fair View Road and Bungay Road to the north. Land on the former middle school site and Dairy Hill site is flat but the agricultural land to the east slopes down towards the village of Holton. Agricultural fields on this site are surrounded by mature trees and hedges.

- 4.8 The development of this site will help deliver the vision of the Halesworth Campus, and Halesworth Health to provide additional sporting and health facilities in the town and the vision of the Halesworth Playing Fields Association to provide enhanced sporting facilities at Dairy Hill. The plans of these organisations will help promote healthier lifestyles for new residents and existing residents alike. The development of the site will include new and improved sports fields, a 3G pitch, a sports hall, community and training facilities, health care facilities, a retirement community and 215 new homes. The housing provided on the site will have excellent access to these new facilities. The site also has good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment premises. Although the site sits within the gap between Halesworth and Holton and is within tributary valley farmland landscape character area, the fields comprising the eastern part of the site are well screened with mature vegetation which will limit the impact on the landscape and the potential for coalescence between Halesworth and Holton.

- 4.9 The northwest portion of the site on part of the former middle school site will be developed to provide high quality care and accommodation for elderly residents as well as health facilities for the community. New sport facilities will be located in the centre part of the site, with new housing to the east of the site. Sports facilities on Dairy Hill will be retained in their current location. New housing and the retirement community on the site should help enable the delivery of the sports and community facilities. As such the proposed 3G pitch to the south of the existing North Suffolk Skills Centre should be delivered prior to the construction of the 100th house on the site.

- 4.10 Access to the residential element of the development should be from Harrisons Lane. Loam Pit Lane should not be used for vehicular access but should facilitate cycle access.

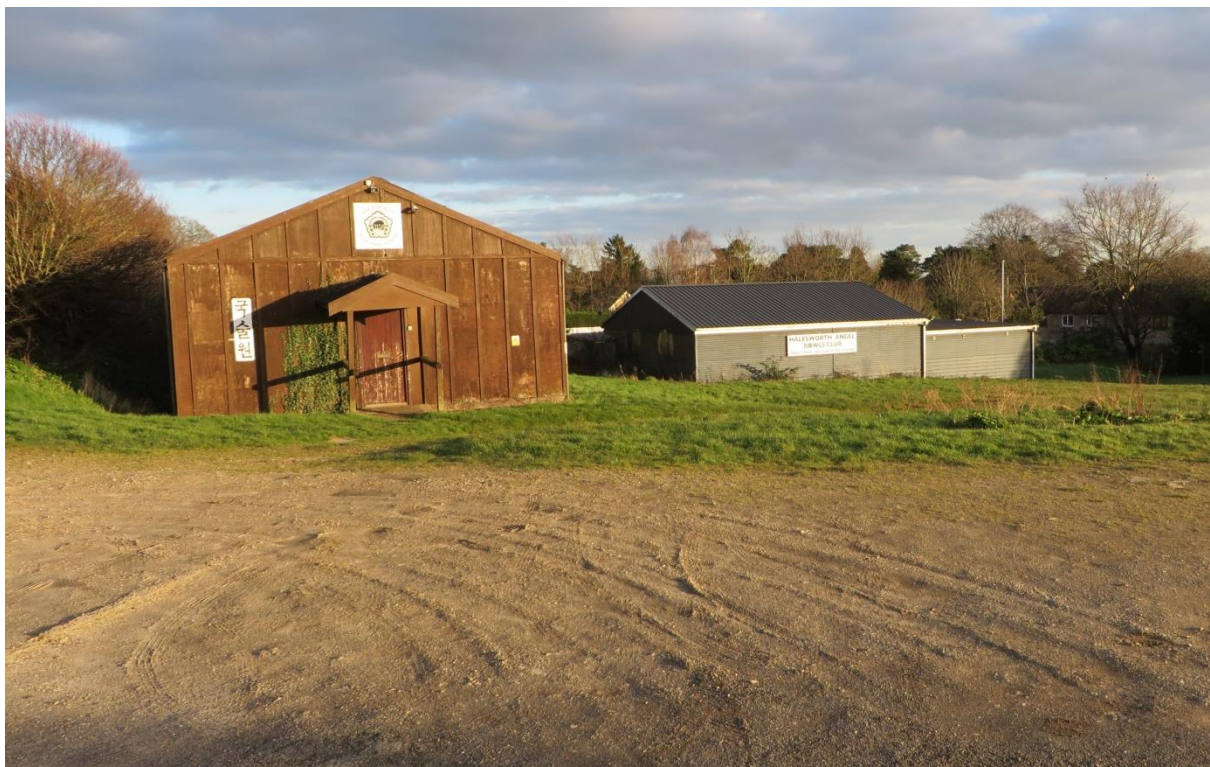
- 4.11 The landscape in this location is sensitive to development. There is mature planting around the edges of the site which will need to be retained and enhanced to ensure there is only limited impact on the landscape.

- 4.12 Town Farm, a Grade II listed building sits within the site. The development should be laid out in such a way to limit the impact on the setting of this listed building.

- 4.13 There are a number of public rights of way running through the site and on the boundary of the site. These should be retained and enhanced as part of the development and provide links to the development recently approved off Hill Farm Road.

- 4.14 An indicative masterplan is provided in Figure 4.1 showing how the site could be developed. Development proposals should have regard to this indicative masterplan.

Figure 16 – Halesworth/Holton Healthy Neighbourhood indicative masterplan



Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood

The Halesworth/Holton Healthy Neighbourhood (22.05 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development comprising:

- 215 dwellings
- Health Care Facility and Retirement Community (approximately 2.3 hectares)
- Sports Facilities including, playing pitch, 3G pitch, and indoor sport facilities (approximately 8.6 hectares)
- Education/Training Facility

The site should be developed in accordance with the following site specific criteria:

- Residential development will be located on the northern and eastern parts of the site, which has an area of 7 hectares. The site will be developed at a density of approximately 30 dwellings per hectare.
- The health care facility and retirement community will be located on the north western parts of the site.
- The sports facilities will be located on the central parts of the site. Sports facilities on the site should include a 3G artificial pitch for all weather sports provision. This should be enabled by residential development on the site and should be completed following completion of the first 100 dwellings.
- The North Suffolk Skills Centre will be retained on the site to be used for educational, voluntary and community purposes. This includes providing accommodation for local community organisations.
- Existing facilities at Dairy Hill, including the sports pitches, martial arts school, tennis courts, bowling green and children's play space, will be retained.
- Access to the residential development should be from Harrisons Lane.
- Existing trees and hedges on the site will be retained. There should be tree planting along the eastern edge of the site totalling 2.5 hectares to minimise landscape impact of the site.
- Development should be designed to encourage walking and cycling. Existing public rights of way on the site will be retained and new pedestrian access provided to include connectivity both within the site and with neighbouring parts of Halesworth. Loam Pit Lane should provide pedestrian and cycle access to the site.
- A Transport Assessment and Travel Plan should be submitted with any planning application.

Land Adjacent to Chediston Street, Halesworth

Residential development

- 4.15 The site (9.17 hectares) is located south of Chediston Street on sloping land on the west side of the town. The site is currently used for arable agriculture.
- 4.16 The site is just 600 metres from the town centre and therefore has excellent access to services and facilities. The site has good access to employment premises in the town, the railway station and the primary school. With development to the south of the site and to the east, the site constitutes a logical extension to the town.
- 4.17 The site sits within tributary valley farmland landscape character, which is sensitive to development. The site slopes upwards from Chediston Street to the south with high banks on parts of the northern and eastern boundary of the site. The site will therefore need to be carefully designed and landscaped to limit the potential impact on the landscape. It may be necessary to restrict building heights to 1 or 1.5 storeys on the crest of the hill. The need for landscaping means that the density of development on the site should be no more than 25 dwellings per hectare.
- 4.18 The area to the west of Halesworth suffers from a lack of open space and children's play areas. The location of the site means that residential development would be outside of the catchment for local play spaces. It is therefore important that residential development includes provision of a new play space equivalent to a neighbourhood equipped area for play. The space should be designed and located so as to be overlooked by surrounding properties to provide natural surveillance and be well landscaped to create an attractive space. The open space should be well integrated into the development and not be positioned in a peripheral location, which will limit its value to the community.
- 4.19 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

Policy WLP4.2 – Land Adjacent to Chediston Street, Halesworth

Land adjacent to Chediston Street, Halesworth (9.17 hectares) as identified on the Policies Map is allocated for a residential development of 200 dwellings.

The site should be developed in accordance with the following site specific criteria:

- This site should be developed at a density of approximately 25 dwellings per hectare.
- Development should include provision of an open space of not less than 0.8 hectares in size, including a neighbourhood equipped area play space. The open space should be designed to have a street frontage on three sides or have a street corner position.
- A landscaping scheme will be required to demonstrate how the development will limit the impact on the landscape.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Land North of Old Station Road, Halesworth

Residential development

- 4.20 The site (0.51 hectares) is located on land to the north of Old Station Road. The site is bordered by development to the south and east and to the west has planning permission for a self-build development.
- 4.21 The site is well contained within the landscape and development on the site would not intrude further into the countryside than development already permitted. The site is within walking distance of nearby employment premises on Norwich Road. The site also has good access to the primary school and the proposed facilities within the Halesworth/Holton Healthy Neighbourhood as described in Policy WLP4.1. The site therefore presents a sustainable opportunity for a small scale development.
- 4.22 Housing to the south of the site is low density of approximately 15 dwellings per hectare. There is planning permission for further housing development on land to the west of the site. The surrounding landscape only has limited capacity to accommodate new development. Low density development of 20 dwellings per hectare will be in keeping with surrounding residential development and will reduce the impact of new housing upon the surrounding landscape. Retention of trees and hedges on the site and the use of appropriate landscaping will also help to reduce the impact of development on the landscape.
- 4.23 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

Policy WLP4.3 Land North of Old Station Road, Halesworth

Land to the north of Old Station Road, Halesworth (0.51 hectares) as identified on the Policies Map is allocated for residential development of 10 dwellings.

The site should be developed in accordance with the following site specific criteria:

- This site should be developed at a density of approximately 20 dwellings per hectare.
- Development should include the retention of existing trees and hedgerows.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Land West of Lodge Road, Holton

Residential development

- 4.24 The site (0.70 hectares) is situated behind a recent development of affordable and market housing on Lodge Road, Holton.
- 4.25 The existing development to the south and west of the site and the mature screening surrounding the rest of the site means development will only have a limited effect on the landscape. The site has good access to services and facilities in the village of Holton, including the primary school. Lodge Road is currently part of the National Cycle Network Route 1.
- 4.26 The Gavelcroft, a Grade II listed building, is located to the north west of the site. Development on the site is unlikely to impact on the setting of Gavelcroft. Retention of existing vegetation around the edge of the allocated site will help avoid impact on the listed building.
- 4.27 New residential development on this site should complement existing dwellings on this site and residential areas to the east, which are of a low density. New housing should reflect its rural edge of centre location and so development should be at a lower density of 20 dwellings per hectare. New dwellings should be of an appropriate height and massing which reflects the recently completed dwellings to the south and west of the site, which means that they should be of no more than two storeys in height and be of similar proportions.
- 4.28 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

Policy WLP4.4 Land West of Lodge Road, Holton

Land at Lodge Road, Holton (0.70 hectares) as identified on the Policies Map is allocated for a residential development of 15 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site should be developed at a density of approximately 20 dwellings per hectare.
- Development should retain trees and hedges that surround the site.
- Dwellings should be no more than two storeys in height.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Broadway Farm, West of Norwich Road, Halesworth (within Spexhall Parish)

Employment development

- 4.29 The site (2.64 hectares) lies just to the north of the Norwich Road Industrial Estate. The site is currently in agricultural use.
- 4.30 The site provides a logical extension to the existing industrial areas to the north of Halesworth. The site is relatively well contained within the landscape which is of reduced quality in this location due to the pylons which run to the west of the site. Development on the site would provide valuable extra jobs to support the local economy and the growing population of Halesworth and Holton.
- 4.31 The pavement on Norwich Road stops short of the site boundary. This should be extended to provide pedestrian access to the site.
- 4.32 Although the site is well contained within the landscape, a significant amount of planting will be required to screen the development from the farmhouse which lies to the west of the site to protect its amenity. Access to the farmhouse must be retained through the development.
- 4.33 A Suffolk Wildlife Trust survey has revealed that there are great crested newts contained within the compound of the substation to the south of this site. A survey will be needed to determine whether they are using the southern meadow as a habitat. The Trust recommend that part of this site be set aside for species that prefer thick hedge and bramble scrub, this could be combined with the landscaping referred to above. Ecological surveys, including for bats, breeding birds, newts and reptiles should also be undertaken.
- 4.34 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

Policy WLP4.5 – Broadway Farm, Halesworth

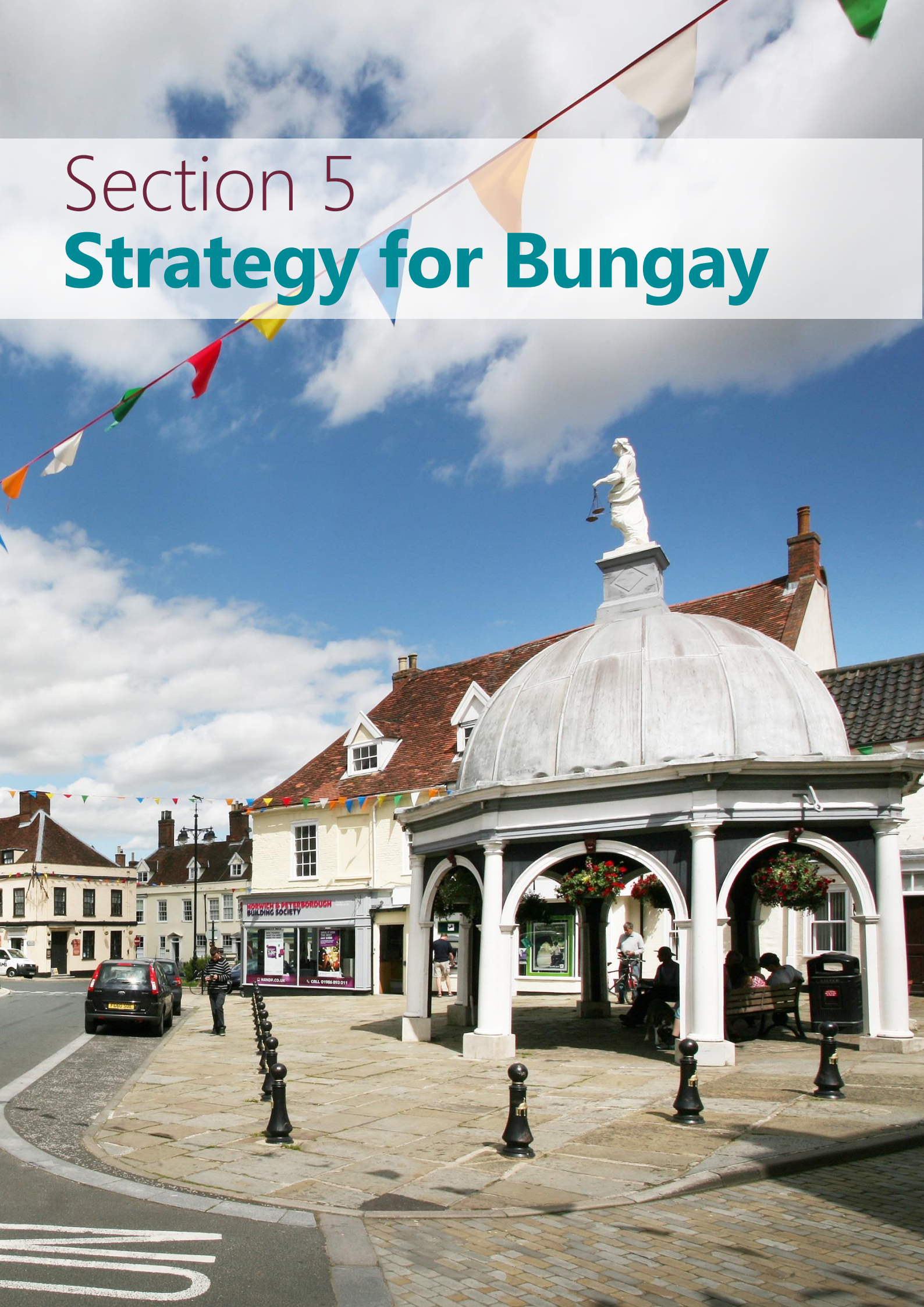
Land at Broadway Farm, Halesworth (2.64 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

The site should be developed in accordance with the following site specific criteria:

- Provision should be made for pedestrian and cycle access to the site.
- A landscaping scheme should be provided including buffer planting to protect the amenity of the farmhouse to the west of the site.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Section 5

Strategy for Bungay



5 Strategy for Bungay

5.1 The strategy for Bungay allows for a modest level of growth which protects the sensitive landscape around the town which is well related to the Broads. New employment land has already been permitted to the south of the town as part of mixed use development which will help improve the self-containment of the town.

New homes in Bungay	Total
Homes Built 2014-2017	30
Existing Housing Commitments ⁸	192
Homes allocated in Local Plan expected to be delivered in plan period	305
Total Growth 2014-2036	527

5.2 The Local Plan allocates land for 305 new homes in addition to the 222 which already have permission or completed since the beginning of the plan period. New housing will help contribute funding towards the delivery of a new fit for purpose community centre for the town as well as support the shops and services of the town centre.



1.1 _____

⁸ Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

Infrastructure

- 5.3 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy

Education

- Extension to Bungay High School Playing Fields and new bus/coach parking area

Health Care

- Extension to Bungay Medical Centre

Community Facilities

- Improvements to library provision
- New community centre on Old Grammar Lane

Green Infrastructure

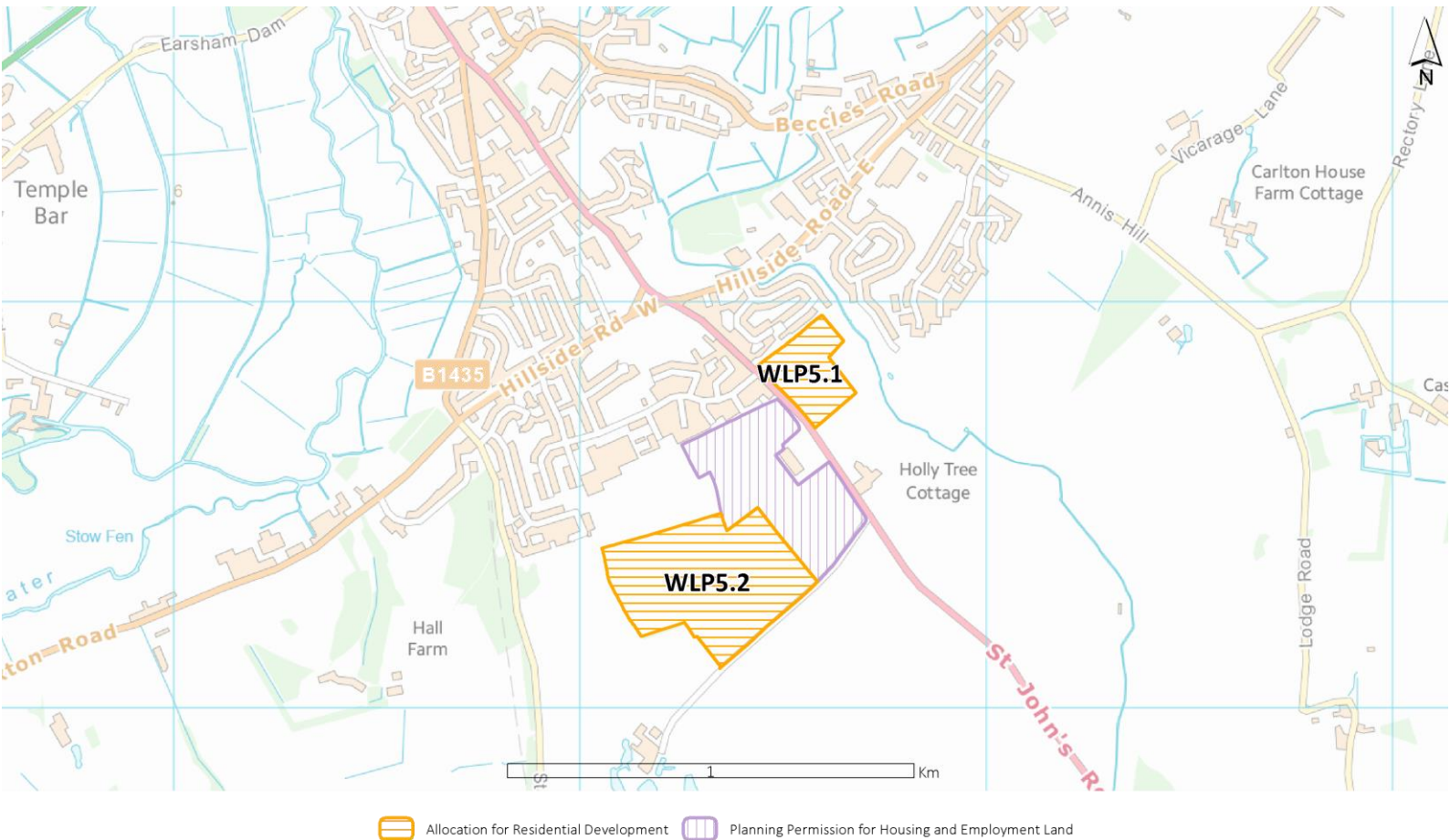
- New allotments on Land to the Rear of Bungay High School (Policy WLP5.2)
- Provision of small 3G pitch at the Maltings Pavilion.
- New parks and play spaces on all development allocations

Utilities

- Localised improvements to the sewerage network

Strategic Site Allocations

Figure 17 - Strategic site allocations in Bungay



Policy	Location	Allocation
WLP5.1	Land east of St Johns Road, Bungay	Residential development
WLP5.2	Land rear of Bungay High School	Residential development

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Land East of St Johns Road, Bungay

Residential development

- 5.4 The site (3.31 hectares) lies to the south of the built up area of Bungay and adjoins built development on the northwest and northeast edges. St Johns Road (A144) bounds the site on the southwest edge and fields adjoin the site to the south. The site is currently in agricultural use.
- 5.5 The site represents a natural extension to the south of the town with good access to the road network and public transport. The high school is within walking distance and a primary school is within 1 km. Local services and facilities are within walking distance. Vehicular access should be off St. Johns Road.

- 5.6 A watercourse bounds the site on the north eastern boundary and to the east of the site is an area at risk from flooding. As part of planning permission for a major mixed use development on the opposite side of St Johns Road, a drainage attenuation pond with connecting pipework has been approved to the southeast of the site. These factors have influenced the size and shape of the site allocation.
- 5.7 To the south of the site lie open fields, along with the Grade II listed Dukes Farm and Barn, around 130 metres to the south. A substantial landscaping scheme will be required on the southern boundary to soften the development in views across the countryside and to help preserve the setting of the listed buildings. Furthermore, built development should be laid out on the site to maintain views of the listed buildings when leaving the town and travelling south on the A144.
- 5.8 The northwest edge of the site is used as an informal pedestrian/cycle way. Provision of a formal pedestrian and cycle path along this edge of the site would connect St Johns Hill with development to the east and north of the site. This would improve links with the swimming pool and high school.
- 5.9 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP5.1 – Land East of St Johns Road, Bungay

Land at St Johns Road, Bungay (3.31 hectares) as identified on the Policies Map is allocated for 85 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site should be developed at a density of approximately 30 dwellings per hectare
- Vehicular access should be from St Johns Road.
- A landscaped strip a minimum of five metres wide should be planted along the southeast boundary of the site.
- Houses and landscaping adjacent to St Johns Road should be laid out and developed in a manner that does not obscure views of the listed Dukes Farm and Barn from St Johns Road.
- A pedestrian and cycle path should be provided along the northwest of the site, linking St Johns Road to Kerrison Road and providing connectivity to Meadow Road.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Land Rear of Bungay High School

Residential development

- 5.10 The site (12.00 hectares) lies to the south of Bungay High School and to the southwest of the swimming pool. It is currently in agricultural use. School playing fields adjoin the site to the north, land with planning permission for housing and employment land adjoins to the east and open countryside lies to the west, south and southeast.
- 5.11 The site adjoins the high school and land with planning permission, forming an extension to the built up area of Bungay. The site lacks distinctive landscape features and its landscape value is not high. There is good access to local services, facilities and employment land. The allocation includes a parking and turning area for school buses which will alleviate school traffic in the roads to the north of the high school. An extension to the school playing field is also included along with public open space.
- 5.12 Vehicular access to the site would be via the planned development for housing and employment land to the east. Existing boundary hedges provide biodiversity value and should be retained. There is a grade II listed building around 300 metres to the south of the site. Landscaping should be provided on the site boundary to preserve its setting. East-west cycle connectivity should be provided across the site to serve the development and allow for future cycle links to be developed.
- 5.13 The Green Infrastructure Strategy identifies there is a shortfall of allotments and space for informal ball games in Bungay and provision on this site will help to address this issue.

Policy WLP5.2 – Land Rear of Bungay High School

Land to the rear of Bungay High School (12.00 hectares) is identified on the Policies Map for 220 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 30 dwellings per hectare. Lower density development will be appropriate where it is adjacent to the southern edge of the site.
- Vehicular access shall be via the land with planning permission to the east.
- A parking and turning area for buses should be provided adjacent to the High School.
- An extension to the school playing field of between 1 and 1.5 hectares shall be provided.
- Open space of around 0.75 hectares should be provided on site. This will include public open space in the northeast part of the site and allotment land adjacent to the approved employment uses on the adjoining site to the east. The open space should provide a levelled area for informal ball games.
- Natural features on the site such as trees and hedgerows should be retained and incorporated into the layout of the development.
- A landscape belt a minimum of 10 metres wide should be provided along the entire southern edge of the site.
- An east-west cycle route shall be provided across the entire site, linking in to the land with planning permission to the east and allowing for future connections to the west.
- A Transport Assessment and Travel Plan should be submitted with any planning application.

Section 6

Strategy for Southwold and Reydon



6 Strategy for Southwold and Reydon

6.1 The main strategy for Southwold and Reydon is to allocate more housing to increase the range of affordable homes in the area whilst protecting the sensitive built and natural environment. Currently more people work in the area than live in the area and there is a significant amount of in commuting in to Southwold from outside of the Southwold and Reydon area. More homes in the Southwold Reydon area, particularly affordable homes, will allow people who work in the area to live in the area.

New homes in Southwold and Reydon	Total
Homes Built 2014-2017	25
Existing Housing Commitments ⁹	50
Homes allocated in Local Plan expected to be delivered in plan period	250
Total Growth 2014-2036	325

6.2 There is limited scope within Southwold itself to accommodate new housing. Therefore, the focus for housing is in Reydon. Like Southwold, Reydon has limited scope to expand as it is surrounded by the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. However, the site allocated by Policy WLP6.1 does not extend development further into the countryside to the west than existing development to the north and south and therefore represents an opportunity to deliver a significant number of homes to support Southwold and Reydon with a more limited impact on the landscape than other potential options for growth.



1.1 ⁹ Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

- 6.3 Easton Bavents, which is within the parish of Reydon, is under threat from coastal change. Since 2011 three properties have already been lost to erosion and a further three are at risk within the next 20 years. A further property could also be at risk within that timeframe. The three properties already lost were not able to relocate under the provisions of Policy DM22 of the Development Management Policies Development Plan Document (2011). The Council issued these properties with a letter of legitimate expectation which states that if they were to apply for planning permission for a relocated property they would be treated in the same way as if their property still existed. Policy WLP8.26 of this Local Plan continues the approach of Policy DM22. However, relocation has proved difficult, with residents, with the support of the Council struggling to find suitable, affordable land to relocate the properties to. Allocating additional land for development in the Southwold and Reydon area offers the opportunity to secure plots for relocation. Policy WLP6.1 allocates land for 250 homes of which 7 plots should be reserved for relocation.
- 6.4 Southwold Harbour is a unique Conservation Area which needs careful management. The Local Plan for Waveney has for many years contained a specific policy for the management of the Harbour, and this Local Plan rolls that approach forward.

Infrastructure

- 6.5 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy

Community Facilities

- Improvements to library provision

Green Infrastructure

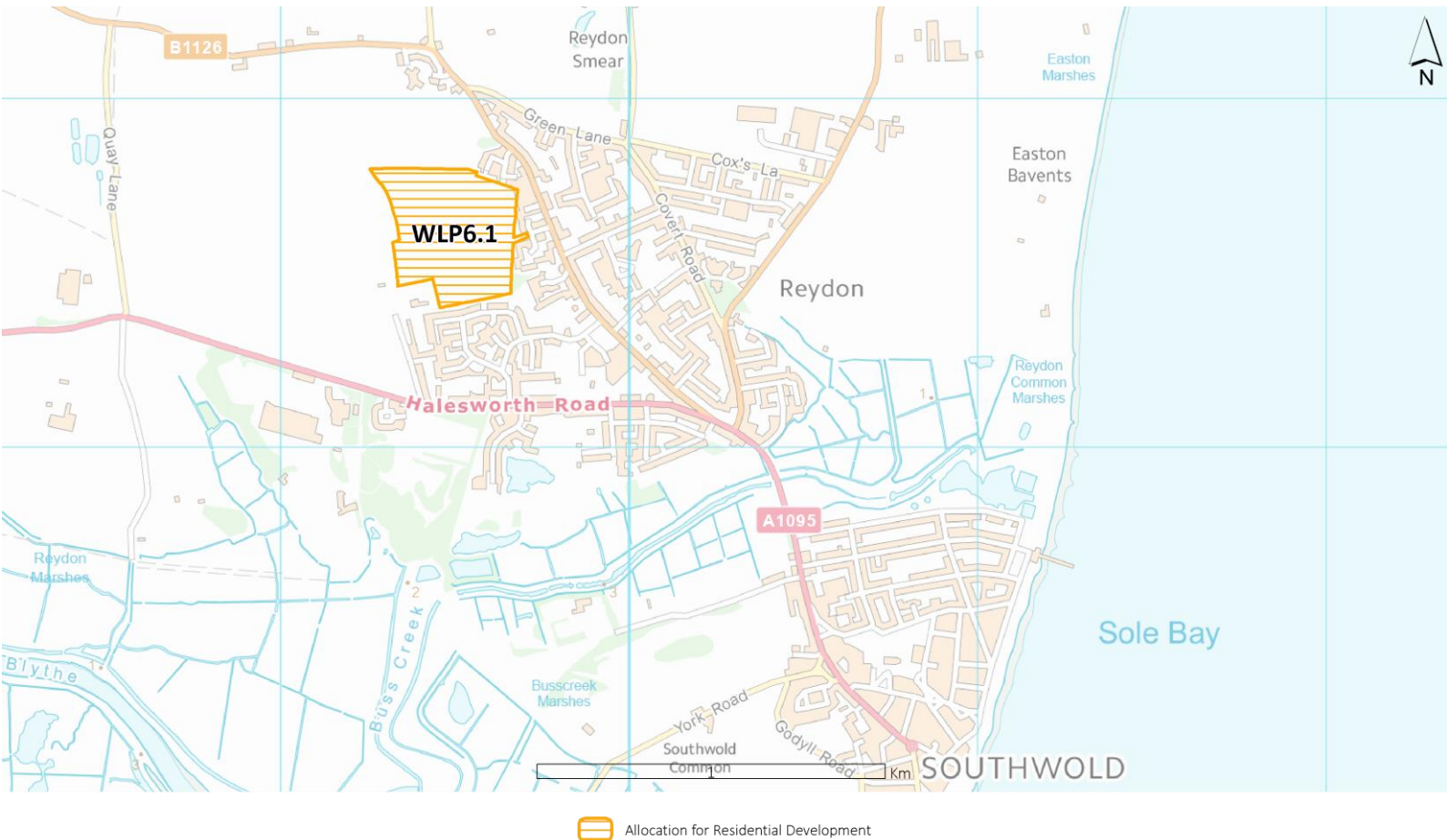
- Improvements to Old Reydon High School Playing Fields
- 2 additional wickets on Southwold Common

Utilities

- Localised improvements to the sewerage network

Strategic Site Allocations

Figure 18 - Strategic site allocations in Southwold and Reydon



Policy	Location	Allocation
WLP6.1	Land west of Copperwheat Avenue, Reydon	Residential development

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Land West of Copperwheat Avenue, Reydon

Residential development

- 6.6 The site (12.24 hectares) is located on the western edge of Reydon, between Keens Lane to the south and Copperwheat Avenue to the north east.
- 6.7 Reydon is surrounded by the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, therefore, all of the landscape surrounding the settlement is sensitive to development. This site, however, will not encroach further in to the countryside to the west than what is already established by development to the north and south. Therefore, out of all the potential options for development in the Southwold and Reydon area, this site is likely to have the least impact on development. The site is also located within convenient cycling and walking distance of services, shops and facilities in both Reydon and Southwold.
- 6.8 This large allocation provides a unique opportunity to secure land for the relocation of properties at risk (or already lost) from coastal erosion to a sustainable location. 7 plots (equal to those which have been lost since 2011) should be set aside for relocation. Owners of properties at risk from erosion are not obliged to take on these plots, they can use the benefits offered by Policy WLP8.26 to relocate elsewhere. If plots aren't taken up after a period of five years following the completion of the development the plots can be made available for the provision of affordable housing.
- 6.9 The impact on the landscape will need to be carefully considered in drawing up plans for the site. Given the sensitivity of the landscape, sufficient landscaping will be required in and around the site to help it integrate with the landscape and create an acceptable settlement edge. Therefore a lower density development of 20 dwellings per hectare which allows for landscaping and more spacing between detached buildings is considered appropriate.
- 6.10 The site is surrounded by mature trees and hedgerows, particularly along its southern edge, many of which are protected. Development proposals should retain existing trees and hedgerows both within and bordering the site, particularly along its southern and eastern boundaries. Where possible, development should enhance and strengthen local networks of trees and hedges, which will protect the landscape and local wildlife habitats.
- 6.11 To the south west of the site is Gorse Lodge which is a grade II listed building. The design of the development will need to respect the setting of this listed building as much as is practical.
- 6.12 The south west of Reydon suffers from a lack of open space and children's play areas. The site's location means that residential development would be outside of the catchment for local play spaces and open space. It is therefore important that residential development includes provision of an open space, which includes a neighbourhood equipped area for play. The space should be approximately 0.8 hectares in size and designed and located so as to be overlooked by surrounding properties to provide natural surveillance and be well landscaped to create an attractive space. The space should form an extension to the Barn Close play space which is currently not very well overlooked. A further smaller space of approximately 400sqm equivalent to a local area for play should be provided to the south of the site.

Policy WLP6.1 - Land West of Copperwheat Avenue, Reydon

Land to the west of Copperwheat Avenue, Reydon (12.24 hectares) as identified on the Policies Map is allocated for residential development of 250 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site should be developed at a density of approximately 22 dwellings per hectare.
- Development should respect the character of the surrounding Area of Outstanding Natural Beauty. This includes planting trees and hedges to the west of the site and limiting the height of new dwellings to no more than two storeys.
- A detailed landscaping scheme should be submitted with any planning application.
- Development should retain existing trees and hedgerows that line the edge of the site.
- Development should limit the impact upon the setting of Gorse Lodge, which is a Grade II listed building.
- Development should include the provision of an open space of 0.8 hectares which includes a neighbourhood equipped area for play. The site should include appropriate landscaping and be located to act as an extension to the play space located off Barn Close. A smaller play space of 400sqm should be located to the south of the site.
- Development should retain existing public rights of way that border the site to the south and west.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- 7 plots should be made available on the site for the relocation of properties under threat from coastal erosion. Development on these plots will only be permitted if:
 - The development replaces a permanent residential building which is affected by erosion within 20 years of the date of the proposal; and
 - The existing site is either cleared and made safe or put to a temporary use beneficial to the local community; or
 - The development is for affordable housing if the plot has not been used for the replacement of a dwelling at risk from erosion within a period of 5 years from the completion of the rest of the development.

Southwold Harbour

- 6.13 Southwold Harbour lies at the mouth of the River Blyth with Walberswick on its southern side. The informal character of the harbour area contrasts with the ordered neatness of Southwold itself, but both epitomise this part of the Suffolk Heritage Coast and justify their location within the Area of Outstanding Natural Beauty and the Harbour Conservation Area.
- 6.14 Blackshore Road, currently classified as a Restricted Byway, provides access to the northern shore of the River Blyth. The road is constantly being damaged by flooding and the increasing level of commercial and visitor traffic. The state of the roadway acts as a constraint to development and contributes to the character of the area.
- 6.15 The traditional fixed landing stages are part of the heritage of Southwold Harbour and make a significant contribution to its character. Since the area is now full, and due to the size of the harbour and the sensitivity of the landscape, further moorings will only be permitted in exceptional circumstances. This could be where existing moorings become permanently inaccessible due to flooding or as a result of alterations or repairs to the sea walls.
- 6.16 The fisherman's stages are of particular note. In the interests of preserving and enhancing the traditional character of the harbour Conservation Area, as far as possible fishermen's stages should be maintained and repaired to a standard that will preserve and prolong the life of these important structures. When the need for replacement occurs, fixed landing stages should be used. Carefully designed pontoons reflecting the traditional materials and design of the fishermen's landing stages would also be acceptable. The replacement of landing stages and extensions to them require planning permission as well as a Marine Licence from the Marine Management Organisation. In addition, applicants must apply to the Environment Agency for consent for works in, under, over or within 9 metres of the top of the bank of a main river, as required by the Water Resources Act 1991.
- 6.17 Most of the buildings along the road between Blackshore and Ferry Road are needed by the people who work in the area for storage of equipment and boat repairs. The quality of buildings in the area is not high, but being mostly of timber construction they are part of the character of the area. The quality of the surrounding landscape has to be balanced against the needs of a working harbour and flooding implications. Any further buildings in the harbour area are likely to detract from its character and consequently be detrimental to the landscape and setting. Replacement huts should be similar to the existing huts, to prevent any adverse impact on the landscape and to retain the character of the harbour.
- 6.18 The entire harbour area is within Flood Zone 3b, the functional flood plain. The National Planning Policy Framework and Guidance restricts development in these locations to only water compatible development and essential infrastructure.

Policy WLP6.2 - Southwold Harbour

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

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

In some circumstances extensions to water compatible and essential infrastructure land uses in the harbour will be permitted where it can be demonstrated that it:

- Will not increase the risk of flooding elsewhere;
- That it will not affect the structural integrity of a flood defence; and
- That it is needed for the applicant's employment at the harbour and such development cannot be accommodated elsewhere.



Section 7

Strategy for Rural Areas



7 Strategy for Rural Areas

7.1 The strategy for the rural areas is to deliver approximately 12% of the District's housing growth, supported by infrastructure, small scale employment, and retail and leisure development. Rural communities, like their urban counterparts, are dynamic in the sense they reflect historical patterns of development, are often well linked through social networks and as the population and technology change over time so do the needs and aspirations of these settlements. In recent years there has been limited development in the rural parts of the District.

New homes in rural areas	Total
Homes Built 2014-2017	51
Existing Housing Commitments ¹⁰	418
Homes allocated in Local Plan expected to be delivered in plan period	494
Total Growth 2014-2036	963

7.2 New housing development in rural settlements will primarily be delivered through housing allocations (494 dwellings). These will be supplemented with sites that come forward that have not been allocated but may comply with other policies in the Local Plan. These are referred to as 'windfall sites'. The Rural Settlement Hierarchy sets out the framework for the distribution of new residential development while the District-Wide Strategic Planning Policies set out in Section 8 will guide the decision making process for these types of proposals. The District-Wide Strategic Planning Policies will support and facilitate non-residential development such as proposals for employment, retail and leisure in rural areas.



1.1 _____

¹⁰ Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

Rural Settlement Hierarchy and Housing Growth

- 7.3 The National Planning Policy Framework encourages an approach to housing delivery in rural areas where it will enhance or maintain the vitality of rural settlements. New development can support new and existing services and facilities and provide a wider choice of quality new homes where they are needed. The Framework encourages development in locations where people can access services and facilities and where there is a choice of transport modes including walking, cycling and public transport. Growth is also supported where development in one settlement can support people living in communities nearby.
- 7.4 The overall objective of the rural strategy is to deliver development that reflects the character of a rural settlement and contributes towards sustainable development that will support their needs and enable them to grow and prosper in the long term. Most new housing development is identified through site allocations both in this Local Plan and in Neighbourhood Plans, however, District-Wide Strategic Planning Policies will support planning decisions related to residential proposals on sites not allocated in the Local Plan.

Table 2 – Appropriate types of residential development in different parts of the Rural Area

Settlement Hierarchy	Type of development
Larger and smaller villages	<ul style="list-style-type: none"> Allocated sites in the Local Plan. Development within settlement boundaries. Affordable housing adjacent to settlement boundaries in accordance with Policy WLP8.6. Barn conversions in accordance with Policy WLP8.11. Allocations set out in Neighbourhood Plans.
The Countryside including hamlets and other scattered communities	<ul style="list-style-type: none"> Allocated sites in the Local Plan. Small scale development in accordance with Policy WLP8.7. Affordable housing adjacent to built up areas in accordance with Policy WLP8.6. Barn conversions in accordance with Policy WLP8.11. Dwellings for rural workers in accordance with Policy WLP8.8. Allocations set out in Neighbourhood Plans.

- 7.5 A hierarchy of settlements covering the rural areas has been devised to focus housing growth in the larger villages where there is relatively better provision of day-to-day services. These larger villages are generally able to accommodate larger amounts of development without unduly impacting upon the character of the village. The hierarchy identified in Policy WLP7.1 allows for appropriate levels of development in smaller villages to help protect and support the existing services and in some cases improve them. The Policy supports limited amounts of development elsewhere in the Countryside in small hamlets and scattered

communities. In these locations growth is expected to be facilitated by Neighbourhood Plans and by Policies WLP8.6, WLP8.7, WLP8.8 and WLP8.11 of this Local Plan.

- 7.6 This section of the Local Plan identifies the strategy for each larger and smaller village and identifies where there are new allocations for development in the rural areas.

Policy WLP7.1 – Rural Settlement Hierarchy and Housing Growth

Approximately 12% of the District's housing growth will take place in the rural areas. This is equivalent to approximately 990 new dwellings.

Approximately 70% of new housing development in the rural areas will be in the larger villages, 20% in the smaller villages and up to 10% elsewhere in the Countryside in smaller hamlets and other scattered communities.

The development requirements in the larger and smaller villages will be delivered through site allocations in this Local Plan.

Settlements classified as larger villages are:

- Barnby and North Cove
- Blundeston
- Corton
- Kessingland
- Somerleyton
- Wangford
- Wrentham

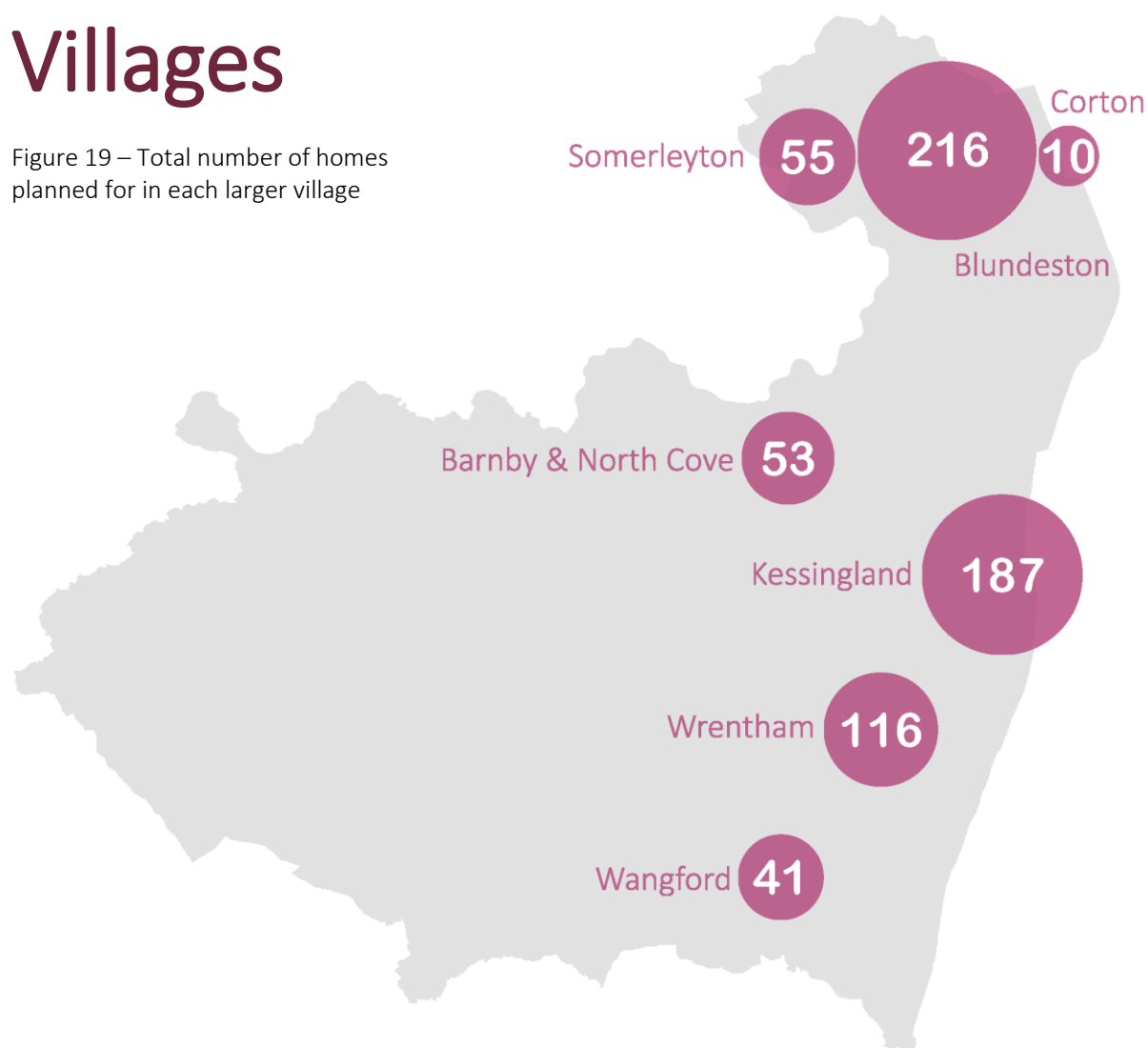
Settlements classified as smaller villages are:

- Brampton
- Homersfield
- Ilketshall St Lawrence
- Lound
- Mutford
- Ringsfield
- Rumburgh
- Willingham (Shadingfield and Willingham St Mary)
- Westhall
- Wissett

The development requirements elsewhere in the Countryside in smaller hamlets and other scattered communities will come forward through Neighbourhood Plans and windfall sites in accordance with Policies WLP8.6, WLP8.7, WLP8.8 and WLP8.11 of this Local Plan.

Larger Villages

Figure 19 – Total number of homes planned for in each larger village



Larger Village	Housing completions* and planning permissions^ 2014-2017	Number of homes allocated in the Local Plan
Barnby & North Cove	8	45
Blundeston	155	61
Corton	10	0
Kessingland	187*	0
Somerleyton	0	55
Wangford	3	38
Wrentham	34	82

* from 1st April 2014 to 31st March 2017 ^ as at 1st April 2017

* includes 105 homes allocated in the Kessingland Neighbourhood Plan

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Barnby and North Cove Strategy and Site Allocations



Population
930



Dwellings
423



Primary
school



GP
surgery



Public
house x2



Food
shop



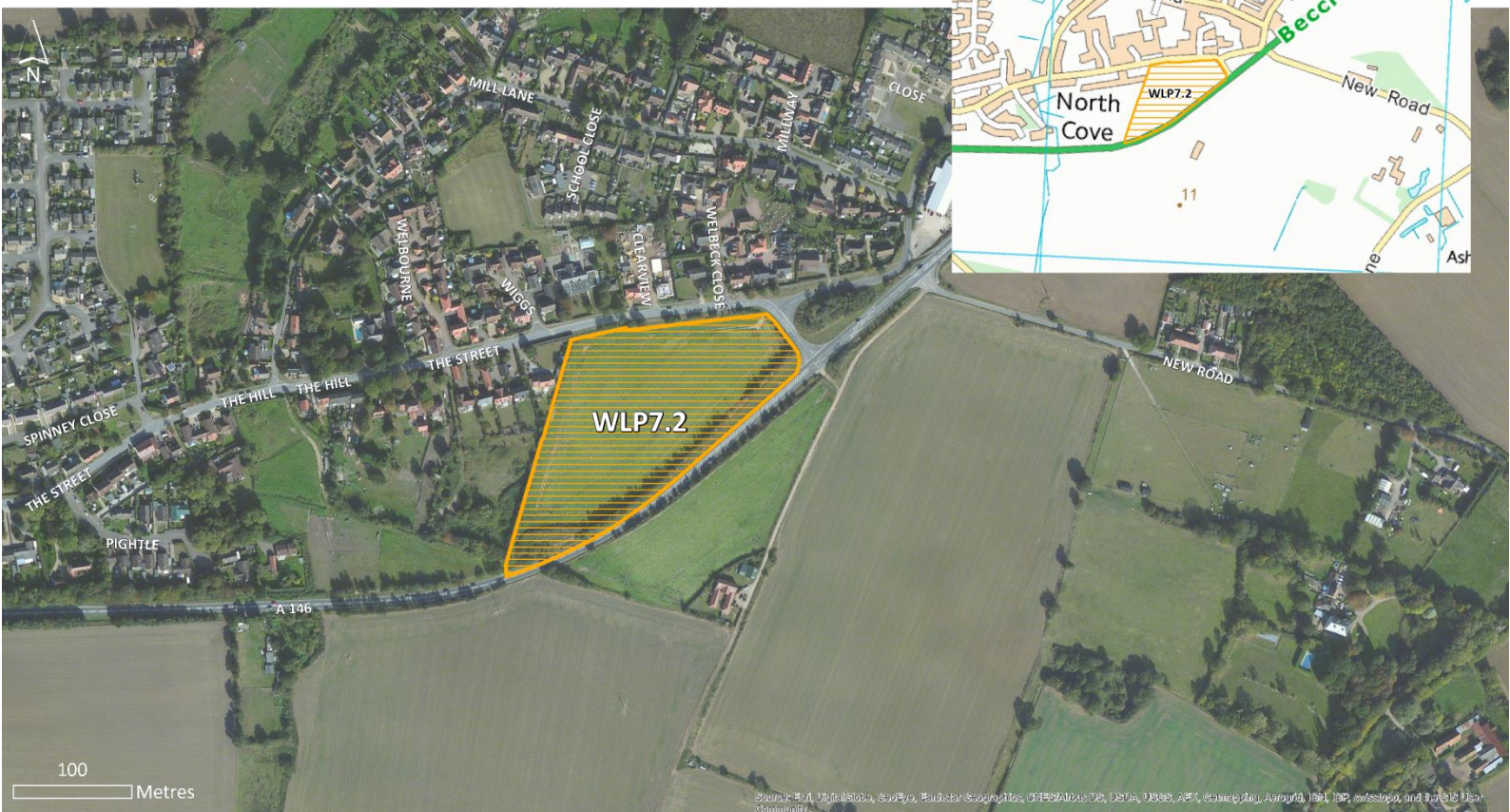
Post
office



Meeting
place



Figure 20 - Strategic site allocations in Barnby and North Cove



- 7.7 The parishes of Barnby and North Cove are located between Lowestoft and Beccles north of the A146. Most residents in the parish live in the villages of Barnby and North Cove, which when viewed from The Street appear as one built-up area. The villages are set within two landscapes of different character with the north being defined by the Broads and the south being flat, open countryside contained by the A146 along the south extent of the built up area. The location on the A146 enables good access to services, facilities and employment areas in Beccles and Lowestoft by both private vehicle and public transport.
- 7.8 The strategy for Barnby and North Cove is to retain the rural character of the settlements, in particular the influence of the Broads landscape whilst allowing for a reasonable level of growth to help support existing services and facilities and to provide a greater choice of accommodation in the villages. Therefore development is allocated south of the existing settlement boundary by Policy WLP7.2 where it can be contained within the landscape and be designed to reflect the existing character of the village.
- 7.9 To accommodate the new planned development, Barnby and North Cove Community Primary School will need to expand by at least 15 places. Barnby and North Cove are currently served by Worlingham Water Recycling Centre. This Water Recycling Centre is already over capacity. Therefore new sewage flows should be diverted to Beccles Water Recycling Centre. Localised improvements to the foul sewerage network will also be required.

Land Between The Street and A146, Barnby

Residential development

- 7.10 The site (2.80 hectares) is located on the south fringe of Barnby. The land is currently used for agricultural purposes and can be accessed from The Street.
- 7.11 The site is well related to the existing built up area of the village and is well contained in the landscape by existing properties to the north and the A146 to the south. Development of the site will have a limited impact on the wider landscape and will not have a significant adverse impact on the setting of the Broads.
- 7.12 The adjacent residential area has a housing density of approximately 16 dwellings per hectare. A majority of new dwellings in this area are disproportionately large and reflect the recent patterns of residential development. Since 2009, fourteen of a total of sixteen dwellings delivered in the villages have been three bedrooms or larger. This has contributed towards a shortfall of small dwellings in the area. Therefore the delivery of smaller dwellings on the site will be supported.
- 7.13 The A146 is located along the south boundary of the site. Noise generated by traffic is to be considered as part of any proposal. The existing trees along this route should be protected and reinforced to reduce the impact of noise and provide screening.
- 7.14 A narrow footway is provided on the north side of The Street. This provides access to the primary school located opposite the site. Footways within the development should provide direct connections to the existing pedestrian network. This could usefully be supported with improvements to the unsigned cycle

route along The Street that connects the site to other destinations in the village including the primary school and the recreation area at Pinewood Gardens.

- 7.15 The nearest equipped play space is located at Pinewood Gardens in North Cove which is the only significant open space for outdoor recreation activities in the village. This site lies some distance from the play area. Therefore an equipped play space equivalent to a local equipped area for play should be provided on the site. This open space should be not less than 0.2 hectares in size and be located and designed to have good natural surveillance and complement the character of The Street.
- 7.16 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

Policy WLP7.2 – Land Between The Street and A146, Barnby

Land between The Street and the A146 (2.80 hectares) as identified on the Policies Map is allocated for a residential development of 45 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 16 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority will be for smaller two and three bedroom dwellings which reflect the scale of properties located in the area of Mill Lane.
- On the frontage on to The Street, dwellings should consist of varied designs and be set back from the road with off-street parking.
- The existing footway along The Street should be extended along the frontage of the site.
- Landscaping should be provided along the frontage of The Street to complement and enhance the streetscape.
- Trees located along the south boundary should be protected and reinforced with additional planting.
- A play space equivalent to a local equipped area for play together with ancillary open space and landscaping should be provided. This open space will be of an area not less than 0.2 hectares. The site should be positioned to have a street corner location with one frontage facing onto The Street.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Blundeston Strategy and Site Allocations



Population
1,651



Dwellings
509



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



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Figure 21 - Strategic site allocations in Blundeston



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, Swisstopo, and the GIS User Community

7.17 Blundeston is one of the larger villages in the District and is located approximately three miles north-west of Lowestoft. The village is well connected to the strategic road network including the A47 linking Lowestoft and Great Yarmouth and the B1074 towards Norwich. Employment is available in Lowestoft and Great Yarmouth and new development proposed in the Local Plan could improve the attractiveness of the village as a place to live and support the community.



7.18 The village has literary links to Charles Dickens and there are several distinctive buildings of heritage value that contribute towards the character of the village including Plough Inn and St Mary the Virgin Church. Recreational activities are focused around the village hall where there is equipped play provision and sports pitch facilities.

7.19 During the first half of the plan period the redevelopment of the former Blundeston Prison site will deliver a significant amount of new housing in the village to meet local needs as well as a pre-school, retail and employment units. The strategy for Blundeston is therefore to allocate a small amount of additional development to be delivered only once the Blundeston Prison development is complete in order to enable the community to accommodate this growth and reduce the potential impact on the character of the village.

7.20 This additional development, which is located on the edge of the existing settlement, will help support the existing services and facilities within the village. To support the new development an extension to Blundeston Primary School of 32 new places will be required. Localised improvements to the foul sewerage network will also be required.

Land South of Lound Road, Blundeston

Residential development

7.21 The site (0.88 hectares) is located in Blundeston on Lound Road in the north west area of the village. The north part of the site has been used for horticulture in the past and the south part of the site is greenfield and used for grazing.

7.22 The site is set within the built up area and is contained within the wider landscape by existing development and trees along Flixton Road. Compared to other potential sites for development around the village the site is considered to have a minimal impact on the landscape setting and character of Blundeston. This small site provides an opportunity to provide housing that will contribute towards meeting local need and without adversely affect the setting or character of the village.

7.23 The site is most closely related to the adjacent built up area to the east which is characterised by well established two storey semi-detached dwellings. The housing density in the surrounding residential area is approximately 18 dwellings per hectare and is characterised by dwellings with a small footprint relative to

the size of the plot. Existing properties near the site are set back from the road and have off-street car parking which should be reflected in any development proposal.

- 7.24 Along the south boundary is an unpaved public right of way lined by established trees. Lound Road does not have footways and an opportunity exists for the development to utilise this Public Right of Way to improve connectivity to facilities in the village.
- 7.25 There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.

Policy WLP7.3 – Land South of Lound Road, Blundeston

Land at Lound Road, Blundeston (0.88 hectares) as identified on the Policies Map is allocated for a residential development of 16 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 18 dwellings per hectare.
- The size of the building footprint in relation to the size of the plot will reflect the character of properties located to the east along Lound Road.
- Direct access to the public right of way located along the south boundary of the site should be provided.
- Trees along the south boundary of the site should be protected.
- A planning condition relating to archaeological investigation will be attached to any planning permission.
- Planning permission for residential development will not be granted until 2025.

Land North of Pickwick Drive, Blundeston

Residential development

- 7.26 The site (2.29 hectares) is located on the north extremity of Blundeston. This site is potentially accessed from Pickwick Drive (via Market Lane) and The Pippins. The site is fallow and has been used for horticultural purposes in the past.
- 7.27 The site is an extension of the existing built up area but is contained within the wider landscape and relates well to recent development in this part of the village.
- 7.28 The adjacent residential area has a housing density of approximately 20 dwellings per hectare. The area to the west of the site is characterised by single storey dwellings with frontages set back from the road and the dwellings to the south in the vicinity of Pickwick Drive are characterised by recent development consisting of two storey dwellings. A mix of dwelling types on the site would complement both of these areas.

- 7.29 The site has access to the existing road network, however, the access point from Pickwick Drive is narrow and been designed to support shared use. This access may need to be upgraded.
- 7.30 The site is contained within the wider landscape by the undulating terrain and trees in the area. Adjacent grazing plots along the east boundary help integrate the site into the surrounding landscape. New development has the potential to create a prominent settlement edge to the north and east. A scheme designed to have a street frontage facing out to the countryside coupled with landscaping would act to soften the potential impact on the landscape. Existing hedgerows along the east flank of the site link into the hedgerow network that extends northwards from The Loke. The hedgerows should be protected and opportunities to enhance the hedgerow for biodiversity are encouraged.
- 7.31 The site contains several different habitats that could support biodiversity. To identify the biodiversity value of the site and any necessary mitigation measures, an ecological assessment will be required as part of any planning application.
- 7.32 The site is some distance from the play facilities located near the village hall. There are no footways or cycle routes to provide safe access for children to these community facilities in the centre of the village. Therefore, an equipped play area with ancillary open space should be provided on site. It is important this is designed to be well overlooked and related to the surrounding development.
- 7.33 Two public rights of way connect to The Pippins located at the north west corner of the site. These routes form part of a wider footpath network extending to Oulton and the Waveney Valley. A development that enables access to the public rights of way would benefit the wider area.
- 7.34 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.
- 7.35 An underground sewerage pipe traverses the site. Discussions with Anglian Water should be undertaken prior to a planning application being submitted to identify if mitigation measures are required.

Policy WLP7.4 – Land North of Pickwick Drive, Blundeston

Land at Market Lane (2.29 hectares) as identified on the Policies Map is allocated for 45 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 22 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes and reflect the residential character of the surrounding area.
- A play space equivalent to a local equipped area for play and together with ancillary open space totalling not less than 0.2 hectares is to be provided on site. The open space should be designed to have a street frontage on three sides or have a street corner position.
- Direct access to the public rights of way located at the north west corner of the site should be provided.
- Landscaping and tree planting will be required to mitigate the impact of the development on the character of the adjacent countryside and amenity when viewed from public rights of way. Hedgerows on site should be protected and planting to enhance the connectivity and quality of the hedgerows will be required to support biodiversity.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.
- Planning permission for residential development will not be granted until 2025.

Corton Strategy



Population
1,094



Dwellings
561



Primary school



GP surgery



Public house x2



Food shop



Post office



Meeting place



7.36 Corton is characterised by its coastal location with the beach and cliffs located to the east and open countryside extending to the north and west. A network of woodlands and coastal heaths near the village contribute towards the character of the settlement and retain separation from North Lowestoft. Holiday accommodation is located along the coast and provides an important focal point for tourism in the local area. Facilities including a village hall, public house, equipped play areas and a playing field. The village is well connected to Lowestoft and public transport, footways and cycle routes provide good access to services and facilities. The village is located close to the A47 and there are direct connections to Great Yarmouth and Norwich via the B1074.

7.37 There is limited scope for new development within and around the village of Corton. The primary school is expected to be close to capacity over the next five years with limited scope to expand. Therefore any additional development will likely exceed the capacity of the school. In the longer term the village of Corton will benefit from the North Lowestoft Garden Village development allocated by Policy WLP2.12 (which falls within the Corton parish). This will provide new services and facilities and employment in close proximity to the village whilst retaining the character and identity of the existing settlement. Further development on the edge of Corton, could increase the risk of coalescence and undermine the separate identities of the existing village of Corton and the new development to the west.

Kessingland Strategy



Population
4,327



Dwellings
2,147



Primary school



GP surgery



Public house



Food shops



Post office



Meeting place



- 7.38 Kessingland is the largest village in Waveney with a range of shops and services and employment provided by tourism and a number of small business units.
- 7.39 Kessingland has recently prepared a Neighbourhood Plan which was 'made' by Waveney District Council in January 2017. The Neighbourhood Plan sets out a vision and strategy for the village which the District Council strongly supports. The Neighbourhood Plan allocates 3 sites for housing, totalling 105 houses. The Neighbourhood Plan also allocates land for an Early Years Centre and a care facility. All allocations are shown on the Policies Map.
- 7.40 Given the significant levels of housing allocated by the Neighbourhood Plan which will help support and enhance service provision in the village, it is not considered necessary to allocate further development to Kessingland in this Local Plan.

Somerleyton Strategy and Site Allocations



Population
427



Dwellings
208



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



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Figure 22 - Strategic site allocations in Somerleyton



- 7.41 Somerleyton is small compared to other villages categorised as Larger Villages by Policy WLP7.1. Over the period 2001 to 2011 the population declined by 26. However, compared to other villages, the village has a good range of services and facilities, and a railway station which provides links to Lowestoft and Norwich.
- 7.42 The village reflects the design aspiration of Sir Morton Peto who contributed significantly to the prosperity of the District in the 19th Century. Somerleyton Hall provides the backdrop for the village. The heart of the village is characterised by ornate thatched roof buildings set around a village green. These form part of the Somerleyton Conservation Area which is a key feature of the village to be preserved and enhanced.
- 7.43 The strategy for Somerleyton is for new development to provide a variety of housing types and tenures to meet local housing need and support local services and facilities. Given the exceptional quality of design of the historic buildings in the village any new development should also be of an exceptionally high standard.
- 7.44 New development will contribute towards the improvement of existing community facilities such as a replacement village hall. New development will support the primary school and new drop-off provision will be required. Localised improvements to the foul sewerage network will also be required.

Land North of The Street, Somerleyton

Residential development

- 7.45 The site (0.65 hectares) is located within the built up area of the village. The land consists of areas classified as greenfield and brownfield. The part of the site fronting onto The Street is a former petrol station. Ancillary chemical storage tanks are located on the north part of the site. Part of the site is undeveloped and fallow.
- 7.46 The site is considered appropriate for development because it is well located in the village, is partly brownfield land, is well contained in the wider landscape and will provide new residents with good access to the primary school and other facilities in the village. The site is located close to a number of listed buildings but with mitigation the potential impact on these is likely to be less than other potential options for development in the village.
- 7.47 The adjacent residential area has a housing density of approximately 15 dwellings per hectare. This part of the village is characterised by distinctive two storey dwellings related to the Somerleyton Estate. Modern development along The Street adjacent the site consists of bungalows and these are out of keeping with the character of the wider settlement.
- 7.48 The site is located within the Conservation Area and there are listed buildings adjacent the site to the south and west. The Rosary is set within an expansive garden and flanked by locally listed buildings to the east and west. The setting and character of these could be adversely affected by insensitive development. To mitigate this impact, dwellings should be relatively low level, no higher than 1.5 storeys, have rear gardens backing onto the former post office, Japonica and The Nook to provide separation between the buildings.

- 7.49 The Forge, a locally listed building situated within the site, is to be retained. Consideration should be given to how this building can be re-used to benefit the site and the village. Buildings either side of The Forge are also locally listed and a heritage asset assessment will be required.
- 7.50 North of the site are the community allotments. These form part of the Conservation Area and contribute towards the setting of the dwellings which front onto the village green. Along the edge of the allotments are hedgerows. These should be protected and reinforced to protect the character of the area and reduce the potential for creating an exposed settlement edge facing the open countryside to the north.

Policy WLP7.5 – Land North of The Street, Somerleyton

Land at the former garage, Somerleyton (0.65 hectares) as identified on the Policies Map is allocated for residential development of 10 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 15 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for smaller one, two and three bedroom dwellings with building heights no higher than 1.5 storeys.
- Dwellings should be designed to have gardens backing onto properties located southwest of the site.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A heritage asset assessment undertaken by a suitably qualified person will be required as part of any planning permission. The locally listed 'Forge' located on site is to be protected.
- A planning condition relating to an archaeological investigation will need to be attached to any planning permission.
- A condition relating to a contamination investigation will need to be attached to any planning permission.

Mill Farm Field, Somerleyton

Residential development

- 7.51 The site (3.03 hectares) is located in the central part of Somerleyton. The land is used for agriculture and can be accessed from Station Road.
- 7.52 Development of this site is likely to have the most minimal impact on the character of the village and setting of listed buildings compared to other possible sites for development in the village. The land is well related to existing development and has good access to existing community facilities. Landscaping will be required to preserve the open character of the area and contribute towards integrating new dwellings into the existing settlement.

- 7.53 Given the location of the site within the village on the edge of the conservation area and adjacent to the Somerleyton Estate Historic Park and Garden, the design of development on this site needs to be exceptional. Scheme and dwelling design should be innovative and reflect the historical quality and aspirations of the village but preferably expressed in a modern context. Design should therefore be innovative but reflective of the historical character and should not necessarily be a pastiche of past styles. It should provide evidence of a progression of design ideas and styles which document the village's history and development.
- 7.54 The north part of the site contributes towards the Conservation Area and the setting of several listed buildings. The combination of woods, open space, countryside and agricultural buildings contribute towards the openness and rural setting of Somerleyton. The north part of the site is to be set out as open space that provides a sense of openness but includes a well conceived landscaping scheme to complement the wooded area to the east and existing trees on the open space adjacent to the west. To positively contribute towards the setting of the open space and integrate the development into the village, dwellings along the north boundary should be designed to have their primary frontage facing onto the open space.
- 7.55 Any scheme should be designed to provide a mix of property sizes and tenures that can meet local housing need. Therefore, the majority of new dwellings on the site will be of a scale which is reflective of the terraced properties located along Station Road and the Morton Peto cottages along The Street with similar sized back gardens. This can be provided through a mix of detached, semi-detached and terraced properties.
- 7.56 To minimise the impact on the Somerleyton Estate Historic Park and Gardens, properties on the east side of the site should be no higher than 1.5 storeys.
- 7.57 This will protect the Conservation Area, character of the village and enhance the green infrastructure network in the village and biodiversity. An indicative plan is provided to show where the planting is to be implemented.
- 7.58 The village hall, primary school and public house are within walking distance and connected by existing footways. There is no footway along Station Road where the main recreation space and railway station are located. The footway should be extended from The Street to the entrance of the site and ideally to the recreation ground. To improve connectivity to the primary school, the site should be designed to have pedestrian and cycle access through the proposed open space to the north of the site to connect the development to The Street.
- 7.59 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP7.6 – Mill Farm Field, Somerleyton

Land at Mill Farm Field, Somerleyton (3.03 hectares) as identified on the Policies Map is allocated for residential development of 45 dwellings and open space.

The site should be developed in accordance with the following site specific criteria:

- The residential part of the site will be developed at a density of approximately 18 dwellings per hectare.
- The open space on site is to be no less than 0.5 hectares.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for two and three bedroom dwellings that reflect the residential character of properties located in the area to the north.
- Properties must be of an exceptional quality of design. Proposals that use standardised designs which are not distinctive and fail to provide any reference to the existing character of the village will not be supported.
- The majority of housing is to be of a scale which reflects the terraced housing located west of the site along Station Road and of the Morton Peto cottages found elsewhere in the village.
- Development located east of the existing hedgerow that traverses the middle of the site north to south is to be no higher than 1.5 storeys.
- A public right of way is to be provided in the south west part of the site to enable pedestrian and cycle access to Station Road.
- The north part of the site, land opposite Morton Peto Close across to The Street is to be designed as a quality open space that is well related to its surroundings and makes a positive contribution to the village. Properties must be designed to have their primary frontages facing onto the open space. Quality landscaping, including appropriate tree planting that complements existing trees located to the east and west and providing a sense of openness to complement the open character of the farm opposite, will be required.
- A public right of way is to be provided in the east part of the open space to connect the development to The Street.
- Hedgerows and trees on site should be protected where possible.
- A quality landscaping and tree planting scheme is required to screen the development along the east boundary.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

A design code/brief should be prepared for the site either as part of a Neighbourhood Plan or as a Supplementary Planning Document. No development will be permitted on the site until the design code/brief has been prepared.

Wangford Strategy and Site Allocations



Population
596



Dwellings
345



Primary school



Food shop



GP surgery



Post office



Public house x2



Meeting place



Figure 23 - Strategic site allocations in Wangford



- 7.60 Wangford is located on the A12 and has good access to Lowestoft, Southwold and Halesworth. The main limitation in the village is the lack of a primary school. Public transport connects people with larger service centres where additional facilities are available and acts to supports the tourism offer in Southwold. Wangford provides a good base for visitors to the area to explore the Area of Outstanding Natural Beauty, the Heritage Coast and the surrounding countryside.
- 7.61 The village skyline is dominated by St Peter and St Paul’s Church and is complemented by other protected buildings reflecting its heritage and location on the historical London to Great Yarmouth road. A Conservation Area covers a large part of the village.
- 7.62 Wangford is set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The River Wang runs to the west of the village where a significant amount of land is also designated as County Wildlife Sites.
- 7.63 The strategy for Wangford is to enable a limited amount of housing development to support people in the village with a variety of housing tenures and types while not compromising the village’s setting within the Area of Outstanding Natural Beauty. New housing at two individual sites will provide an opportunity to improve existing community facilities.
- 7.64 The national cycle route is located north of the village, however, many people travel along Wangford Road to Reydon and Southwold as it is more convenient. This road is narrow and busy with local and tourist traffic but has no cycle provision. Efforts are being made to raise driver awareness that cyclists may be on the road to improve road safety in the area. This will benefit new development in the village.
- 7.65 To accommodate growth in the village localised improvements to the foul sewerage network will be required.



Land North of Elms Lane, Wangford

Residential development

- 7.66 The site (0.89 hectares) is located north east of the village and is an extension of the existing built up area. The land is used for agriculture and can be accessed from Elms Lane.
- 7.67 This site is considered to have only a limited impact on the character of the Area of Outstanding Natural Beauty and is unlikely to have a significant adverse impact on heritage asset buildings in the vicinity. There is good access to facilities in the village and a small development will support the community which has experienced little development in recent years.
- 7.68 There are views of the open countryside when heading north along Elms Lane from the built up area. Framed within these views are a number of listed buildings. Dwellings should therefore be of a smaller scale and no higher than 1.5 storeys. A landscaping scheme will need to be submitted with any planning application.
- 7.69 Elms Lane is narrow and there is limited opportunity to extend the pedestrian network along the road. Any development proposal should include a footway network that enables safe access to the footway along the south side of Elms Lane.
- 7.70 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP7.7 – Land North of Elms Lane, Wangford

Land north of Elms Lane, Wangford (0.89 hectares) as identified on the Policies Map is allocated for residential development of 16 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 18 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for smaller two and three bedroom dwellings.
- Plot sizes should be reflective of existing properties along Norfolk Road.
- Dwellings should be no higher than 1.5 storeys.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A landscaping scheme will be required. Hedgerow and tree planting along the east boundary of the site should be provided to connect existing hedgerows either side of the site and provide screening from the open countryside to the north east.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Land North of Wangford Road, Wangford

Residential development

- 7.71 The site (1.17 hectares) is located on the south east of the village and is an extension of the existing built up area. The land is used for agriculture and can be accessed from Wangford Road.
- 7.72 There are limited development opportunities in the village because of the sensitive landscape. This site is considered to have a relatively small impact on the landscape compared to other possible sites for development around the village and provides an opportunity to improve the existing settlement edge in this location. The site is located not far from facilities in the village centre and is close to an existing bus service which provides access to nearby villages and towns.
- 7.73 The land has a gentle slope from north to south and is contained within the wider landscape by its location in a shallow valley and existing trees located along the ridgelines. Established hedgerows and trees are located along the north of the site and the road frontage which should be protected and reinforced to retain the character of the area, provide screening and enhance habitat for biodiversity.
- 7.74 Any scheme should be designed to provide a mix of property sizes and tenures that reflects local housing need and in particular the need for smaller dwellings. Therefore, a majority of new dwellings on the site will be of a scale which is reflective of the historic buildings in the village and the terraced properties located along Norfolk Road.
- 7.75 The site lies within the catchment area of the equipped play space located off Norfolk Road. Therefore, no public space will be required on site. This provides greater flexibility within the development to allow a developer to design a quality development that includes a generous amount of landscaping to provide a sense of openness and complements the setting of the site in the Area of Outstanding Natural Beauty and open countryside.
- 7.76 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP7.8 – Land North of Wangford Road, Wangford

Land north of Wangford Road, Wangford (1.17 hectares) as identified on the Policies Map is allocated for a residential development of 22 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority is for smaller two and three bedroom dwellings.
- The majority of housing is to have a plot size which reflects the housing located along Norfolk Road and the historic buildings in the village.
- The scale, massing and materials of dwellings should reflect the historic vernacular of the village.
- Dwellings on the site should be no higher than 1.5 storeys high except along the Wangford Road street frontage where dwellings should be no higher than two storeys.
- A quality landscaping scheme will be required with dwellings set back from the site boundary to enable quality screening to be designed into the landscape.
- The trees along the site boundary should be protected. Hedgerows along the site boundary should be protected and reinforced where possible.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Wrentham Strategy and Site Allocations



Population
968



Dwellings
484



Primary
school



Food
shop



GP
surgery



Post
office



Public
house x2



Meeting
place



Figure 24 - Strategic site allocations in Wrentham



- 7.77 The village is located on the A12 between Lowestoft and Southwold and has historically expanded along the road network, creating a built up area characterised by development branching out from the village centre.
- 7.78 The historical development of Wrentham is reflected in the number of listed buildings and the Conservation Area in the village.
- 7.79 Public transport connects the village to larger service centres.
- 7.80 Wrentham is rural in character and lies just to the west of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The Wren River stretches through the village north to south creating an area at risk from flooding along its length.
- 7.81 The strategy for Wrentham is to allow for a reasonable level of growth to help support the shops and services in the village. A mix of housing types and tenures in different locations in the village will provide choice in the market and enable new housing to meet the needs of the community.
- 7.82 To support growth in Wrentham localised improvements to the foul sewerage network will be required. Currently, Wrentham is within the catchment of Reydon Primary School. However, with the growth allocated to Reydon, it is unlikely there will be capacity to accommodate the growth from Wrentham as well. It is likely therefore that children from the new developments will travel to primary schools in either Brampton or Kessingland. New development will also help deliver improvements to tennis courts in Wrentham and improvements to the playing field as identified in the Playing Pitch Assessment (2014).

Land North of Chapel Road, Wrentham

Residential development and open space

- 7.83 The site (4.82 hectares) is located at the north west periphery of the village. The site is used for agriculture and can be accessed from Chapel Road.
- 7.84 The site is reasonably contained in the wider landscape by existing development to the north, east and south and is unlikely to significantly affect the open character and setting of the village. The site provides an opportunity to deliver a variety of housing types and tenures in a location that has good access to the strategic road network and facilities in the village centre.
- 7.85 There is an equipped play area located to the south at the end of Bonsey Gardens. The facility lies some distance from the site, is poorly overlooked, requires improvement and is not suitable to provide for the needs of the proposed development. Therefore a recreation area should be provided that is well designed and integrated into the residential surroundings to positively contribute towards the perception of the development and provide a focal point in the area. To be an attractive destination and provide greater value to the area, the open space should include an equipped play area equivalent to a neighbourhood equipped area for play and an ancillary open space to support natural play and be used for informal and amenity uses. The open space should be located towards the south of the site so it can also benefit the existing community.
- 7.86 Several listed buildings are located along Priory Road to the north. These have prominent rear frontages and views from the north across the site. To preserve their setting, development to the north of the site should be low level and have long back gardens. Landscaping along this boundary will contribute towards mitigating potential impact on these properties. The northern edge of the site is also at risk from flooding. Long back gardens of about 40 metres will ensure development avoids the area of flood risk. Paddocks located immediately east of the site contribute towards the setting of existing residential properties and create a sense of openness in the area. These paddocks are to be preserved and any development should be designed innovatively to make use of this setting. The landscape to the west has a more open character and to minimise the impact on the landscape dwellings along this boundary should be no higher than 1.5 storeys.
- 7.87 The site has potential for archaeology. An archaeological condition will be required to support any planning application.

Policy WLP7.9 – Land North of Chapel Road, Wrentham

Land north of Chapel Road, Wrentham (4.82 hectares) as identified on the Policies Map is allocated for residential development of 60 dwellings and open space.

The site should be developed in accordance with the following site specific criteria:

- The residential part of the site will be developed at a density of approximately 15 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes including single and two storey dwellings.
- Properties along the north boundary should have long rear gardens of approximately 40 metres facing towards the listed buildings on Priory Road.
- Dwellings in the north part of the site and along the west boundary should be no higher than 1.5 storeys.
- Low density development is to be supported with a quality landscaping scheme to provide openness on site and provide screening along the west boundary of the site.
- An equipped play area equivalent to a neighbourhood equipped area for play and ancillary open space for amenity use will be provided of a size not less than 0.5 hectares. The ancillary open space should have landscaping that lends itself to natural and informal forms of play.
- The public open space is to be located at the south side of the site and designed to have street frontages on three sides ideally being on a corner plot.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible.
- A Transport Statement should be submitted with any planning application.
- A condition relating to an archaeological investigation will need to be attached to any planning permission.

Land West of London Road, Wrentham

Residential development

7.88 The site (1.11 hectares) is located at the south west edge of the settlement. The land is used for grazing and can be accessed from London Road.

7.89 Two storey semi-detached dwellings are currently located along London Road which are interspersed with older detached dwellings that provide the more traditional character to the south of Wrentham. The development should reflect the scale and massing of these properties, particularly, on the London Road frontage. Listed buildings are located adjacent and opposite the north east corner of the site. The agricultural fields south of London Road contribute towards views of the village when approaching from the south and the openness of the area. To protect this character the frontage along London Road should be designed so it is set back and in line with the properties 40-42 London Road.

- 7.90 Adjacent the site is an equipped play area accessed off Bonsey Gardens. This open space is poorly overlooked and isolated from its residential surroundings. Development provides an opportunity to improve the setting of the play space and the contribution it makes to the community. A scheme could be innovatively designed to have properties facing onto the open space and extending the open space southwards as part of a landscaping scheme to relate to the new dwellings fronting onto it. Landscaping of this nature within the development will replace the need for public open space on site. Development that does not positively contribute towards the enhancement of the open space will not be supported.
- 7.91 Development is likely to create a prominent and exposed settlement edge facing to the west. This should be mitigated through a quality landscaping scheme that protects and reinforces the existing hedgerow and tree network to support biodiversity and provide screening.
- 7.92 The site has potential for archaeology. An archaeological condition will be required to support any planning application.

Policy WLP7.10 – Land West of London Road, Wrentham

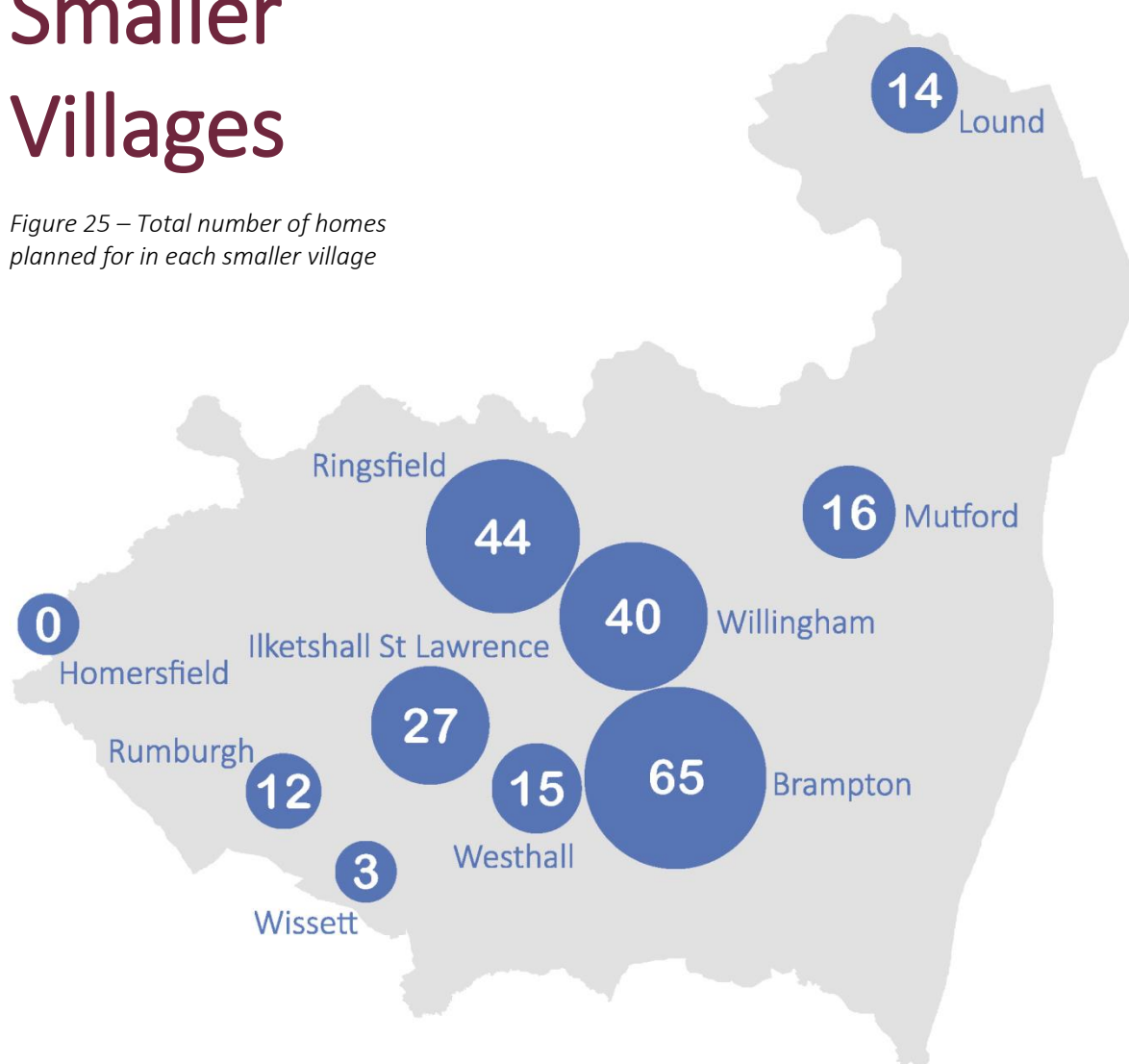
Land west of London Road, Wrentham (1.11 hectares) as identified on the Policies Map is allocated for a residential development of 22 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes. The priority should be for smaller two and three bedroom dwellings.
- Properties with frontages onto London Road are to reflect the character of properties within the same frontage located to the east. The frontages of dwellings facing onto London Road at the north east part of the site should be set back from the road in line with the listed building adjacent to the east.
- Dwellings should be of a scale which reflects the scale of semi-detached dwellings located along London Road.
- Any scheme will be designed to extend and enhance the equipped play space located to the north east of the site, including by the siting of properties facing on to it.
- Existing hedgerows and trees on site and along the boundary should be protected where possible. Quality landscaping and tree planting should be used to screen the development when viewed from the west.
- A condition relating to an archaeological investigation will need to be attached to any planning permission.

Smaller Villages

Figure 25 – Total number of homes planned for in each smaller village



Smaller Village	Housing completions* and planning permissions^ 2014-2017	Number of homes allocated in the Local Plan
Brampton with Stoven	7	58
Homersfield	0	0
Ilketshall St Lawrence	2	25
Lound	4	10
Mutford	2	14
Ringsfield	4	40
Rumburgh	0	12
Willingham (Shadingfield and Willingham St Mary)	0	40
Westhall	1	14
Wissett	3	0

* from 1st April 2014 to 31st March 2017 ^ as at 1st April 2017

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Brampton with Stoven Strategy and Site Allocations



Population
437



Dwellings
190



Primary
school



GP
surgery



Public
house



Food
shop



Post
office



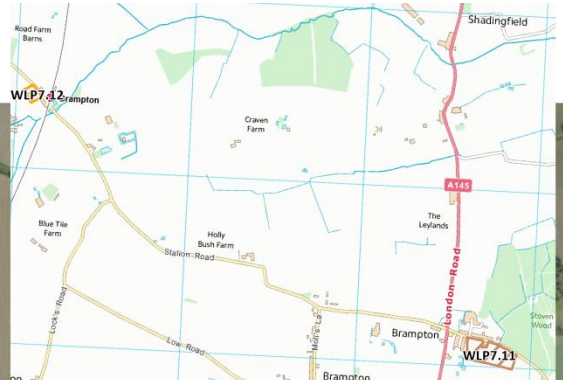
Meeting
place



Figure 26 - Strategic site allocations in Brampton with Stoven



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- 7.93 The parishes of Brampton with Stoven are set in the countryside in the central area of the District. A dispersed pattern of development characterises the area with the largest settlement located at the junction of Southwold Road and the A145. Smaller clusters are located around Moll's Lane, the railway station and along Southwold Road.
- 7.94 The settlement located on Southwold Road has a primary school and a village hall, however, the latter is separated from the residential area by the A145 and no pedestrian crossing is provided. Other than the railway station there are no services or facilities located in the other settlement clusters and access to these is limited by the narrow road network. A bus route connects the Southwold Road area to Beccles and Southwold.
- 7.95 The strategy for Brampton is to focus development on the Southwold Road/A145 area. The dispersed nature of facilities in the existing village does not create a community focal point and makes a limited contribution towards the identity of the village. New residential development will facilitate the delivery of a community facility including a replacement village hall, equipped play area, small playing pitch and additional parking to support the primary school. New dwellings will consist of a variety of housing types and tenures to meet local housing need.
- 7.96 To support new development in the village and surrounding villages the Brampton Primary School will need to expand by 28 places. Localised improvements to the foul sewerage network will be required. Development could be supported with improved parking facilities at Brampton railway station to encourage park and ride journeys.



Land South of Southwold Road, Brampton

Mixed use including residential development, village hall and open space

- 7.97 The site (3.04 hectares) is located on the south east fringe of the village. The site is greenfield and used for agriculture. Access can be obtained from Southwold Road.
- 7.98 The site is considered to offer the best opportunity to provide housing in the area and assist with the delivery of community facilities that are well related to the local residents. The site, if designed with a good landscaping scheme, is relatively contained in the wider landscape and can be brought forward without having any significant adverse impacts. The site has good access to the strategic network which connects the village to Beccles and larger service centres further afield. A limited bus service connects the village to Beccles and Southwold and bus stops are connected by public footway to the site.
- 7.99 The existing village hall is located to the west of the residential area and is separated by the A145. No safe crossing is provided. Adjacent the village hall is the Brampton Bowls Club and an amenity green space. The location of these facilities has created a settlement that is devoid of a facility that can function as a community focal point in a location that is well related to the residential area and easy to access for residents. The intention of the allocation is for the residential development to facilitate delivery of a replacement village hall, an equipped play area and a playing pitch. In one location, these complementary facilities can help create a hub in the village for indoor and outdoor activities.
- 7.100 The village has a relatively high proportion of affordable social rented dwellings. New development will provide a variety of housing types and tenures, however, to create a more balanced mix of tenures in the village the affordable housing provided on this site should include a greater proportion of starter homes and shared equity tenures.
- 7.101 Opposite the site is Brampton Primary School. Development of the site will be required to provide footways which connect new dwellings to the recreational facility and enable safe crossing to the school.
- 7.102 By the nature of its rural location, the school has a large catchment. Many pupils are driven by their parents from surrounding villages creating issues with temporary car parking in the vicinity of the primary school. A parking area associated with the village hall could provide a solution, if designed with a turnaround area as part of the scheme, to improve road safety.
- 7.103 The open space required on the site will be a significant community resource and its design should reflect this. Any scheme should be designed so the village hall and the residential properties face onto the equipped play area and playing field. This will provide natural surveillance of the site. To help integrate the community facility with the existing village, one of the open space frontages should face onto Southwold Road.
- 7.104 There is a risk new development could create a prominent and exposed settlement edge that could adversely affect the rural character of the village. Any scheme should be designed to have a quality landscaping and tree planting scheme that will integrate the development into the surrounding countryside and retain the rural character of the area. Any planting scheme should be designed to utilise

existing hedgerows and trees that define the historical field boundary patterns and enhance habitats that support biodiversity.

7.105 An underground sewerage pipe traverses the west part of the site while overhead telephone cables are also present. Discussions should be had with stakeholders to identify if there are any issues that need to be mitigated.

7.106 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

7.107 Figure 27 shows how the uses on the site should be laid out.

7.108 *Figure 27 - Land on the south side of Southwold Road, Brampton indicative masterplan*



Policy WLP7.11 – Land South of Southwold Road, Brampton

Land south of Southwold Road, Brampton (3.04 hectares) as identified on the Policies Map is allocated for mixed use development including up to 50 dwellings, replacement village hall and recreational open space.

The site should be developed in accordance with the following site specific criteria:

- The residential part of the site will take no more than 2.0 hectares of the site area and be developed at a density of approximately 25 dwellings per hectare.
- Any proposal should be designed to provide a mix of housing types and sizes with priority given to two and three bedroom dwellings.
- A village hall will be provided on the site. This is to be located near the primary school. As part of the car park design, a turning area should be provided that can be shared with the primary school. Secure cycle parking facilities should be provided. Car parking provided on site is not to exceed 24 spaces.
- An open space of not less than 0.8 hectares is to be provided on site. This will include an equipped play space equivalent to a local equipped area for play and an area that can be used as a playing pitch and support informal activities. The open space should be adjacent the village hall and be designed to have residential properties facing onto it. The open space and village hall area should be designed to have three primary street frontages including good visibility from Southwold Road.
- Proposals for the village hall, equipped play area and playing pitch should be designed as part of the masterplan for the entire site. These should be delivered concurrently with the residential development.
- The farm access to the agricultural land located at the north east of the site from Southwold Road is to be retained.
- Hedgerows and trees along the boundary should be protected where possible. A quality landscaping and tree planting scheme will be required along the south and east boundaries of the site.
- A Transport Statement should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Land at Toodley Farm, Station Road, Brampton

Residential development

- 7.109 The site (0.55 hectares) is located west of Brampton railway station in the central area of the District. The site can be accessed from Station Road.
- 7.110 The site is in a rural location with limited access to services and facilities. The site is positioned within walking distance of Brampton railway station where train services provide access to Beccles and Halesworth and further afield Lowestoft and Ipswich. This provides a choice of transport modes for residents and contributes towards rural sustainability. The railway station could be enhanced with improvements to the car park to encourage people to use the station from the surrounding rural area. A bus service operates between Beccles and Southwold and stops are located close to the site on Station Road. The site is considered to be a good location for a small development in a rural area to provide a choice of housing not widely available in the District.
- 7.111 Residential development fronting onto Station Road would reflect the character of the small settlement. The shortfall of small dwellings is an existing issue throughout rural areas of the District. To address this need and reflect the character of the settlement, dwellings should have a footprint size that is consistent with the terraced dwellings which face onto the railway line.
- 7.112 The site is partly contained within the landscape by residential development to the north and east. The site is partially screened by a farm building adjacent to the north west of the site but to the south and west the site is exposed to the open countryside. Landscaping using native vegetation will be required to integrate the development into the rural surroundings. West of the site is Shingle Hall which is Grade II listed. This side of the site is exposed and landscaping and tree planting should be used to mitigate potential impact on views from the Hall.
- 7.113 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

Policy WLP7.12 – Land at Toodley Farm, Station Road, Brampton

Land at Toodley Farm, Brampton (0.55 hectares) as identified on the Policies Map is allocated for residential development of 8 dwellings.

The site should be developed in accordance with the following site specific criteria:

- Development should be in the form of 4 pairs of semi-detached dwellings fronting on to Station Road.
- Trees located along the street frontage should be protected where possible.
- Landscaping and tree planting will be required along the west and south boundary.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Homersfield Strategy



Population
161



Dwellings
72



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



7.114 Homersfield is a small village in the north west of the District.

7.115 The village is set within the water meadows of the River Waveney and has a wealth of heritage assets and a Conservation Area. Much of the area is within a flood zone which together with the sensitive historic environment means there is little potential for new development in the village. The main strategy for the village will be to protect and enhance the historic environment through the application of Policies WLP8.35 WLP8.36, WLP8.37.

Ilketshall St Lawrence Strategy and Site Allocations



Population
161



Dwellings
79



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



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Figure 28 - Strategic site allocations in Ilketshall St Lawrence



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SPT, Swisstopo, and the GIS User Community

- 7.116 Ilketshall St Lawrence is of rural character with the A144 dividing the built up area creating two distinct residential areas on either side of the road. Some of the built up area also falls within Spexhall parish. Residents have access to a primary school, village hall, public house and playing field. The primary service centre in the area is Halesworth while public transport provides access to Beccles, Bungay, Halesworth and Southwold.
- 7.117 The strategy for Ilketshall St Lawrence is to deliver residential properties to provide a mix of housing tenures needed in the area to consolidate the village and avoid the sense of ribbon development along the A144. New development will support the primary school and benefit from good road access to Halesworth and Bungay.
- 7.118 To accommodate growth in the village localised improvements to the foul sewerage network will be required.

Land South of Hogg Lane, Ilketshall St Lawrence

Residential development

- 7.119 The site (2.56 hectares) is located east of the existing village and will form an extension of the existing built up area. The site is currently used for agriculture and can be accessed from Hogg Lane.
- 7.120 The site has good access to the main road network and residents are within walking distance of the primary school and a bus stop without having to cross the A144. The site is well related to the existing built up area and will not create a sense of ribbon development.
- 7.121 The village is characterised by low density development and the adjacent residential area has a housing density of approximately 14 dwellings per hectare. Most houses are modest in size with generous back gardens. Considering this, development on this site should be low density reflecting the average plot sizes of the village. This will enable a scheme to be designed that is in keeping with the size of the village and the rural character which presides in the area. A low density development will provide flexibility for how a scheme is designed. A quality landscape scheme within the residential area to provide a sense of openness and complement the rural setting should be created.
- 7.122 There is no public play space in the village to support the community. An equipped play space equivalent to a local equipped area for play or a locally landscaped area for play would support the development and have wider community benefits. The type of open space should be decided through discussions with the local community to identify how best to meet the needs in the village.
- 7.123 The site is partly contained within the landscape by development to the west and existing hedgerows and trees around the site. To reduce the potential for creating a prominent settlement edge facing into the open countryside, a landscaping scheme will be required. Existing hedgerows along the boundary of the site should be protected and reinforced where possible to fit in with the small scale surrounding field pattern.

- 7.124 The agricultural fields located south of the site remain in use. Access to these fields is gained from a farm access off Hogg Lane located along the north boundary of the site. Provision will need to be made to ensure this access is retained to support the existing farm.

Policy WLP7.13 – Land South of Hogg Lane, Ilketshall St Lawrence

Land south of Hogg Lane, Ilketshall St Lawrence (2.56 hectares) as identified on the Policies Map is allocated for residential development of 25 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 10 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes. The size of the building footprint relative to the size of the plot should reflect development located along the north side of Hogg Lane.
- The footway will need to be extended along Hogg Lane and connect into the pedestrian network serving the development.
- The existing farm access off Hogg Lane is to be protected.
- A play space equivalent to a local equipped area for play is to be provided on site.
- Any proposal should be designed to include quality landscaping within the site and around the east and south boundaries. Existing hedgerows and trees located along the boundaries of the site should be protected and reinforced with additional planting where possible. A landscaping scheme will be required to support any planning application.
- A condition relating to an archaeological investigation will need to be attached to any planning permission.

Lound Strategy and Site Allocations



Population
356



Dwellings
154



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place

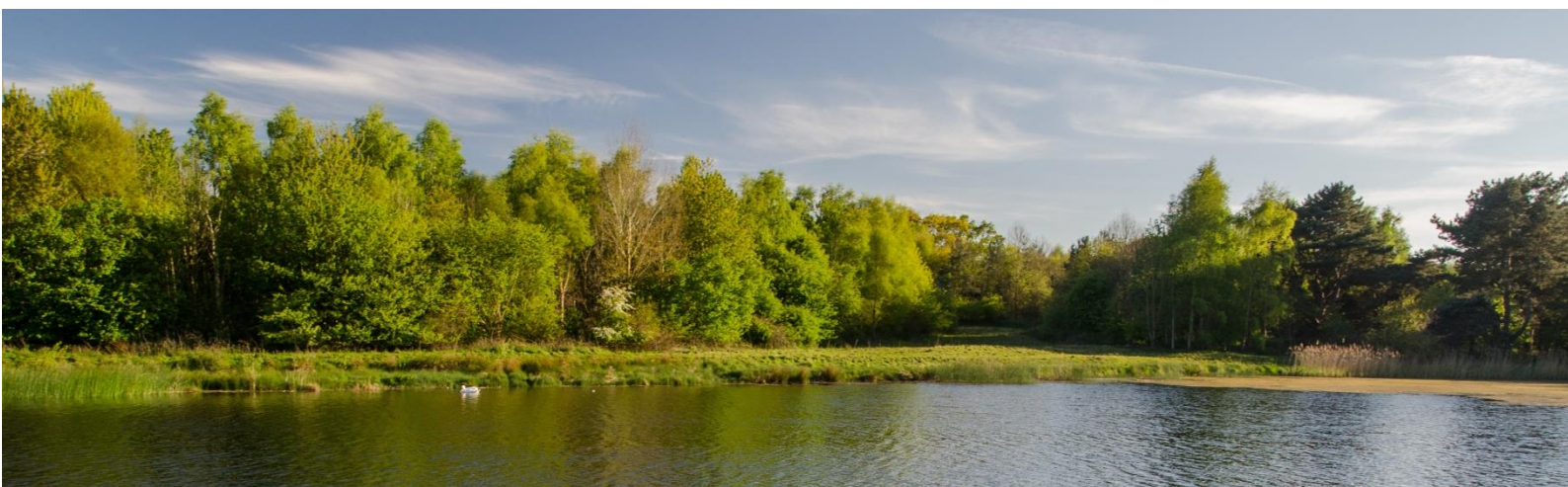


Figure 29 - Strategic site allocations in Lound



- 7.125 Lound is a small village of linear character. The settlement is strongly influenced by its rural surroundings with the church being the dominant landmark. The pond opposite the Village Maid public house contributes to the setting and character at the north end of the settlement. The location of the village enables good vehicular access to services and facilities in Lowestoft and Great Yarmouth while Blundeston is located a couple miles to the south. Community facilities in the village include a village hall, public house, café, amenity green space and a bowling green. The village is primarily reliant on services and facilities available in Lowestoft and Gorleston, however cycle routes to larger settlements in the area are relatively poor.
- 7.126 The strategy for Lound is to enable a limited amount of development to retain the existing level of population of the village in order to support local services without compromising the village's rural character. Residents in the area will be supported by employment development in North Lowestoft while the village is well positioned for residents of working age to benefit from investment and growth in the Great Yarmouth area. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

Land East of The Street, Lound

Residential development

- 7.127 The site (0.45 hectares) between The Street and Millennium Green is located in the south of Lound. The land is fallow and can be accessed from The Street.
- 7.128 The site is small and provides an opportunity to provide a limited number of dwellings in keeping with the scale and character of the village. Compared to other areas adjacent to the village the site is well related to the existing built up area and contained within the landscape. A quality designed scheme will allow the housing to be well related to the historical environment and support the limited facilities in the village.
- 7.129 The village is characterised by older, smaller and more traditional terraced properties with larger terraced properties having been built at a later date. Nearer the site recent development has included larger detached and semi-detached properties that are incompatible with the historical development pattern and character of the village. The site is narrow and to make best use of the site and consolidate the residential area a linear development extending away from The Street is considered appropriate.
- 7.130 Within the village there are issues related to on-street car parking which has an adverse impact on amenity and the character of the village. To ensure this is not exacerbated, any development will need to provide adequate car parking that does not require vehicles to park on The Street.
- 7.131 The site is contained within the landscape by residential development to the north and west, St John the Baptist Church to the south east and Millennium Green bounds the south side of the site. Hedgerows flank the east boundary which provides amenity to the surroundings. These hedgerows form part of the green infrastructure network providing habitat to support biodiversity along the public right of way between Church Lane and Blacksmith's Loke.

- 7.132 The St John the Baptist Church located to the south east is Grade II* listed. A heritage assessment will need to be undertaken to identify potential impact on the listed building and its setting and include mitigation measures that may be required.
- 7.133 The site is in an area of high archaeological sensitivity and potential. An archaeological field evaluation will be required at an appropriate design stage prior to the granting of any planning permission to allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological preservation or mitigation strategies to be designed.

Policy WLP7.14 – Land East of The Street, Lound

Land between The Street and the Village Green, Lound (0.45 hectares) as identified on the Policies Map is allocated for residential development of 10 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 22 dwellings per hectare.
- Any proposal should be designed to reflect the older character of the village north of the site along The Street.
- The dwelling nearest The Street should be set back from the road. The frontage should be approximately in line with the rear elevation of the dwelling adjacent the north of the site. Properties should have frontages that face onto Millennium Green located to the south.
- Hedgerows and trees located along the east boundary and the public right of way should be protected.
- A landscaping scheme will be required along the north boundary of the site.
- A heritage asset assessment undertaken by a suitably qualified person will be required as part of any planning application. Any scheme will need to be designed to mitigate impact on the setting of St John the Baptist Church.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Mutford Strategy and Site Allocations



Population
536



Dwellings
216



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



Figure 30 - Strategic site allocations in Mutford



- 7.134 Within the parish of Mutford there are three distinct clusters of residential development, Chapel Road, Church Road and Hulver Road. Each is characterised by its rural setting with the south part of the village located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Community facilities are available in the Chapel Road area and consist of a village hall, equipped play area, playing field and a tennis court.
- 7.135 The Chapel Road and Church Street settlement clusters are most closely related to Carlton Colville where services and facilities are available, while the Hulver Road area also has good access to the B1127 providing connections to Beccles. With no public transport available, all residents are reliant on private vehicles to access services and facilities.
- 7.136 A limited amount of residential development is to take place in the Chapel Road area that will not significantly extend into the surrounding countryside, retaining the character of the village. This will help maintain the population of the village and help support local services and facilities. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

Land South of Chapel Road, Mutford

Residential development

- 7.137 The site (0.57 hectares) is located at the south east edge of the residential cluster based around Chapel Road and Mill Road. The land is used for grazing and can be accessed from Chapel Road.
- 7.138 This site provides an opportunity to provide a small number of dwellings in keeping with the scale and character of the village.
- 7.139 The adjacent residential area has a housing density of approximately 15 dwellings per hectare. Dwellings located to the west are characterised by a majority of two storey dwellings and bungalows along Holly Lane. These have good sized plots relative to the smaller sized footprints of the dwellings. Dwelling frontages are set back from the road and off-street parking is provided. More recent development along Holly Lane has deviated from historic development patterns through the provision of garages which dominate the street scene where they have been built. The site is in a sensitive location and new development that is inappropriately designed or proportioned will not be supported.
- 7.140 South of the site is St Michael's Church which is Grade I listed. The church is located across an agricultural field and is screened from the site and the wider village by existing trees and hedgerows. Any proposal will need to ensure that potential impact is minimised. Additionally, the site is located just within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. The site is partly contained within the landscape by residential development to the west and hedgerows along the south boundary. To protect the setting of Area of Outstanding Natural Beauty development is to be low level and integrated into the rural surroundings.
- 7.141 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should

demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

- 7.142 The site has areas of medium and high surface water flood risk. New development will need to include mitigation measures.

Policy WLP7.15 – Land South of Chapel Road, Mutford

Land south of Chapel Road, Mutford (0.57 hectares) as identified on the Policies Map is allocated for residential development of 8 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 13 dwellings per hectare.
- Dwellings will be designed to be no higher than 1.5 storeys at the north part of the site and single storey along the south frontage with dwellings having a small footprint relative to the size of the plot.
- Dwellings are to have frontages set back from the road and have off-street parking provided. Where garaging is provided this is to be well related to the dwelling and of a scale that does not dominate the character of the property or the street frontage.
- Hedgerows and trees located along the south boundary should be protected and reinforced with additional planting as appropriate. If the hedgerow is to be removed to improve visibility splays a new set-back road frontage hedge should be included in any landscape enhancement provision.
- Development will be required to include measures to mitigate the risk of surface water flooding.
- A heritage asset assessment undertaken by a suitably qualified person will be required as part of any planning application. Any scheme will need to be designed to mitigate impact on St Michael's Church.
- Any planning application is to be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Land North of Chapel Road, Mutford

Residential development

- 7.143 The site (0.47 hectares) is located on the east fringe of the residential cluster based around Chapel Road and Mill Road just outside of the Area of Outstanding Natural Beauty. The land is used for agriculture and can be accessed from Chapel Road.
- 7.144 The site will enable a small number of dwellings to be provided in a location that is contained in the landscape and well related to existing development on Chapel Road. The site has good access to community facilities on Mill Road.

- 7.145 The residential area opposite has a housing density of approximately 15 dwellings per hectare. Dwellings located in the area to the west are characterised by a mix of two storey dwellings and single storey bungalows with good sized plots relative to the footprint size of the buildings. North of the site there are two storey semi-detached dwellings and adjacent the south boundary of the site is a 1.5 storey dwelling and some agricultural buildings. Dwelling frontages are set back from the road and off-street parking is provided.
- 7.146 To the east, south and west the site is contained within the landscape by existing development. The site is exposed to the open countryside to the north. To integrate development into the surroundings landscaping such as tree planting will be required to reduce the likelihood of creating a prominent settlement edge. Along the street frontage hedgerows should be protected except where needed for the provision of access.
- 7.147 The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Policy WLP7.16— Land North of Chapel Road, Mutford

Land north of Chapel Road, Mutford (0.47 hectares) as identified on the Policies Map is allocated for residential development of 6 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 13 dwellings per hectare.
- Development should consist of 3 pairs of semi-detached dwellings.
- Hedgerows along the front of the site should be protected except where their removal is required for access drives.
- A landscaping scheme will be required for the rear of the site.
- Any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts.

Ringsfield Strategy and Site Allocations



Population
268



Dwellings
137



Primary
school



GP
surgery



Public
house



Food
shop



Post
office



Meeting
place



Figure 31 - Strategic site allocations in Ringsfield



- 7.148 Ringsfield is located to the south west of Beccles. The area is characterised by its rural setting and flat open fields that surround the village. Within the settlement there is a primary school, village hall, public house and an equipped play area alongside the playing field. The village is located close to Beccles which provides an array of services and facilities which are accessible using public transport and a good road network in the vicinity.
- 7.149 The strategy for Ringsfield is to enable development which supports the existing services and facilities in the village and which reflects the character of the area. A mix of housing tenures will enable choice in the market and help meet any local housing needs. Future development in the south of Beccles and employment in the Ellough area will provide employment opportunities for people living in the wider area.
- 7.150 To accommodate the new development planned in Ringsfield, the Ringsfield Primary School will need to expand by at least 10 places. Localised improvements to the foul sewerage network will also be required. New development will be able to support improvements to and refurbishment work to the Ringsfield Village Hall. New development will also help deliver improvements to the village's tennis courts and improvements to the playing field as identified in the Playing Pitch Assessment (2014).

Land North of School Road, Ringsfield

Residential development

- 7.151 The site (2.56 hectares) is located at the west end of the village. The site is used for agriculture and can be accessed from School Road.
- 7.152 This is the only site proposed in Ringsfield and provides an opportunity to deliver new housing to support the community. The potential for development to have an adverse impact on the landscape and character of the settlement is low. The site is well connected to the road network and a regular bus service provides access to Beccles where services and facilities are available. The bus stops are accessible by public footway. The site is located opposite the primary school and community facilities including the village hall, public house sports pitch facilities and equipped play area are within walking distance.
- 7.153 The adjacent residential area has a housing density of approximately 15 dwellings per hectare. Given the very rural location of this site, this would form an appropriate density for the development of this site. There should be a good mix of dwelling sizes on the site including terraced, semi-detached and detached properties. All properties should have generous front and back gardens, and space should be provided for landscaping on street frontages.
- 7.154 Existing community facilities are grouped around the village hall. These include an equipped play space, playing field and tennis court. The site lies outside of the catchment area of the existing play space. However provision of a new play space to serve the development is considered unnecessary. Improvements to the existing recreation area would support the development and the wider community. The low density of development and no open space requirement should enable flexibility for quality landscaping to create a sense of openness to be included as part of any development proposal.

- 7.155 A public right of way exists along the west boundary of the site. An opportunity exists to improve the existing pedestrian network and access to community facilities by creating a public right of way from the west boundary of the site along the north boundary to the village hall via the woodland. This would increase accessibility to the community facilities located to the east.
- 7.156 The site is exposed to the open countryside along its north and west boundaries. There are low level hedgerows along these boundaries but these are fragmented in places. New development could create a prominent and exposed settlement edge adversely affecting the rural surroundings. New development should therefore be integrated into the countryside using a quality landscaping scheme to reinforce existing hedgerows and use tree planting along the north boundary to enhance the existing wooded area located east of the site. This will provide screening and improve connectivity within the green infrastructure network and benefit biodiversity.

Policy WLP7.17 – Land North of School Road, Ringsfield

Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for residential development of 40 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 15 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes and tenures.
- Hedgerows and trees located along the north and west boundaries should be protected and reinforced with additional planting. A landscaping scheme will be required to support any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Rumburgh Strategy and Site Allocations



Population
328



Dwellings
131



Primary school



GP surgery



Public house



Food shop



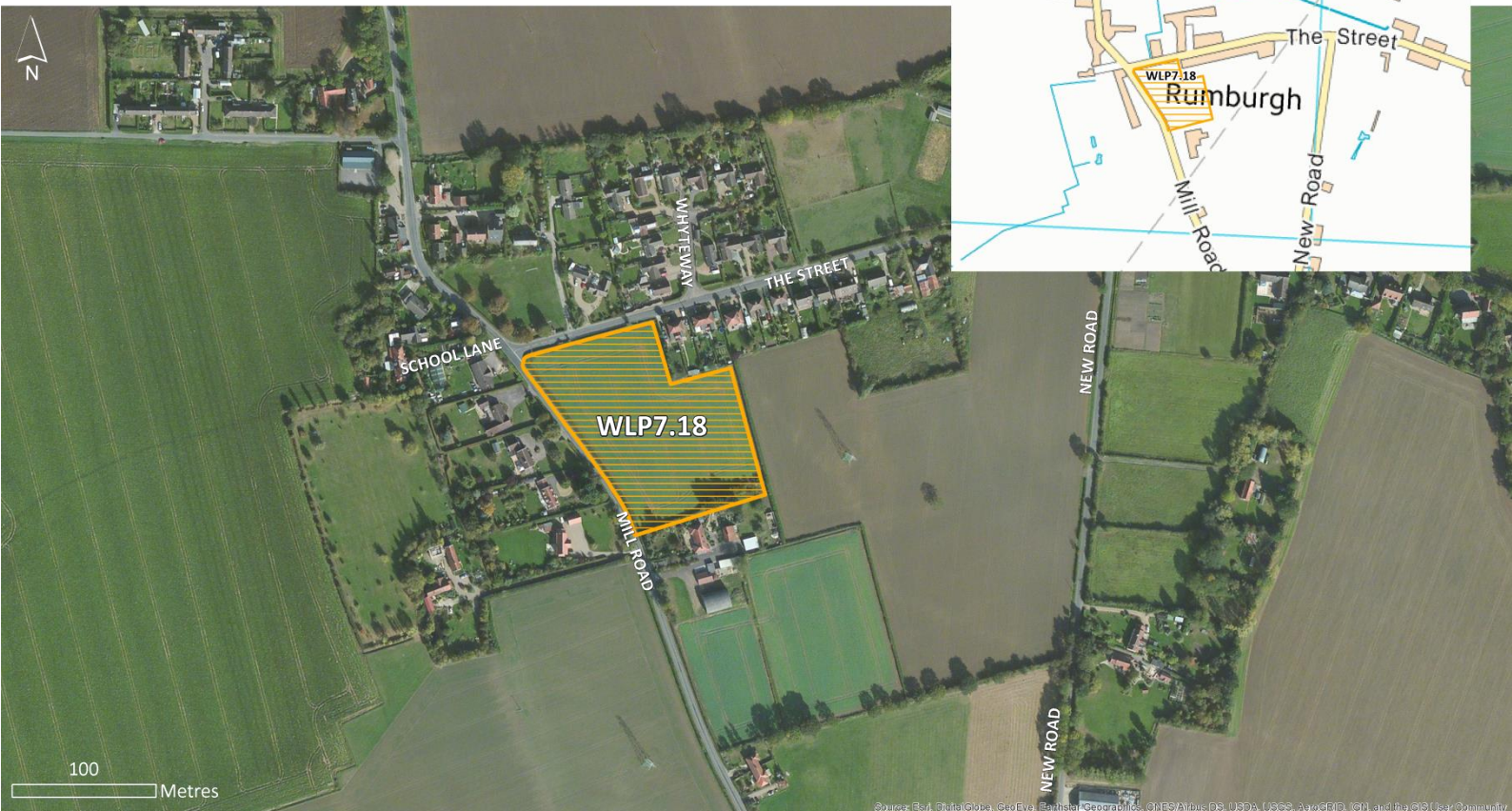
Post office



Meeting place



Figure 32 - Strategic site allocations in Rumburgh



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRS/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- 7.157 Rumburgh is a small rural community located in the west of the District, an area characterised by small dispersed settlements and a strong rural character. The settlement is focused around two areas linked by linear development along The Street. The larger of the two areas supports a public house and an equipped play area while a cricket pitch is located south of the village. These facilities support nearby communities in a relatively quiet part of the District. The existing road network is able to support a limited amount of development, however, residents are reliant on vehicles to access services and facilities in Halesworth.
- 7.158 A limited amount of residential development in Rumburgh will help maintain the population of the village and support the local public house. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

Land Adjacent Mill Bungalow, Rumburgh

Residential development

- 7.159 The site (1.40 hectares) is located in the west part of the village. The site is used for agriculture and can be accessed from The Street and Mill Road.
- 7.160 This is the only allocation in Rumburgh. The west part of the village is very rural in character and low levels of development are expected to come forward during the plan period. This site provides an opportunity to deliver a limited amount of housing in a rural location which will help consolidate the village and provide a central amenity area to complement the playing field.
- 7.161 The adjacent residential area has a housing density of approximately 10 dwellings per hectare. The rural location and size of the village means that a similar density should be achieved on this site. This lower density should not be achieved at the expense of the provision of smaller properties on the site. Adequate space should be given to landscaping and front and rear gardens. Landscaping should retain the sense of openness in this part of the village and include the provision of an amenity space in the north west corner of the site, at a prominent road junction. Adjacent the north east corner of the recreation area are the Pleasure Ground Cottages. These buildings are Grade II listed. While most of the development in the immediate surroundings is modern the recreation area contributes towards the setting of these listed buildings. Open space on the north west corner of the site will therefore further benefit the setting of the area and the village more generally.
- 7.162 The site is exposed to the east. To reduce the potential for a prominent settlement edge exposed to the open countryside a landscaping scheme will be required. Hedgerows are present along the boundaries of the site and should be protected and reinforced where possible. This will help retain the low density rural character of the village.

Policy WLP7.18 – Land Adjacent Mill Bungalow, Rumburgh

Land adjacent Mill Bungalow, Rumburgh (1.40 hectares) as identified on the Policies Map is allocated for residential development of 12 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 9 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes. The size of the building footprint relative to the size of the plot should reflect development located along The Street.
- Any proposal should be designed to include a landscaped amenity space at the north west of the site fronting onto the road opposite the existing play area. This is to be supported with quality landscaping within the site.
- Hedgerows and trees located along the boundaries of the site should be protected and reinforced with additional planting where possible. A landscaping scheme will be required to support any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

Willingham (Shadingfield and Willingham St Mary)

Site Allocations



Population
309



Dwellings
135



Primary school



GP surgery



Public house



Food shop



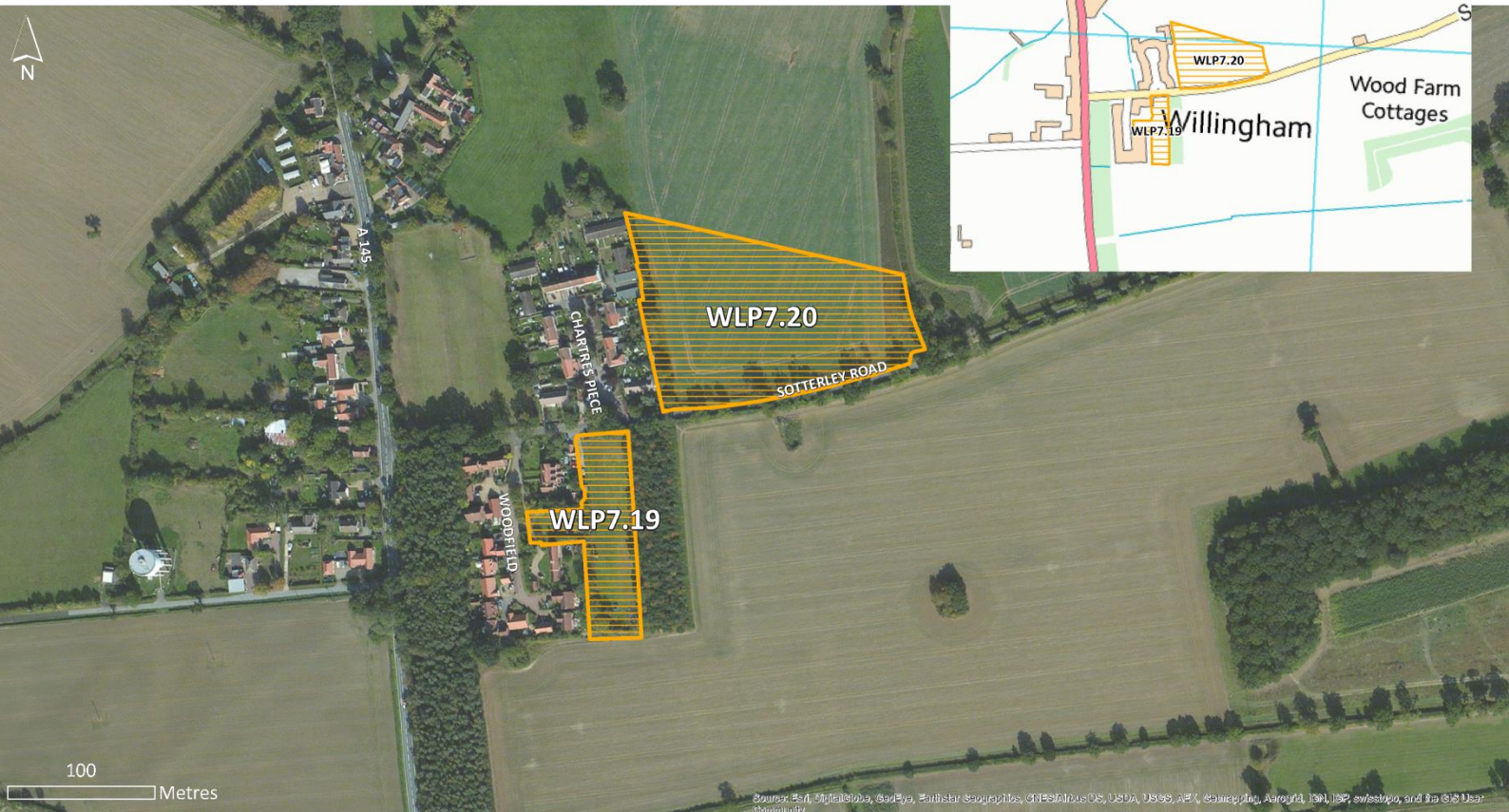
Post office



Meeting place



Figure 33 - Strategic site allocations in Willingham



- 7.163 Willingham lies within the parishes of both Shadingfield and Willingham St Mary. It is situated in the open countryside and located on the A145 providing connections to Beccles, the primary service centre for the village. The A145 divides the village in two with the village hall on one side and recreational facilities on the other. Existing facilities in the village include a village hall, public house, basic equipped play area and a playing field. A limited bus service is available and the nearest railway station (Brampton) is located approximately two miles to the west.
- 7.164 The strategy for the village is to provide a mix of housing types and tenures to retain the social structure in the village and facilitate improvements to the community facilities. Development will be contained within the surrounding landscape and reflect the character of the existing built up area.
- 7.165 To accommodate growth in the village localised improvements to the foul sewerage network will be required. An extension to the primary school in Brampton will accommodate children from the new development.

Land East of Woodfield Close, Willingham

Residential development

- 7.166 The site (0.57 hectares) is located east of the existing built up area. The site is used for agriculture and can be accessed from Woodfield Close.
- 7.167 The site is well contained within the landscape and is well related to the existing built up area. A bus stop is located nearby and community facilities are within walking distance. The site is suitable for small scale development in an attractive setting. Compared to other potential sites in the village, development at this location will not adversely affect the character of the settlement and has potential to deliver a small number of dwellings to support the community.
- 7.168 The site is elongated and well contained by its surroundings. A scheme should be designed to ensure it is not isolated from the village. The most appropriate access to the site is from Woodfield Close, however, any scheme design will need to consider how the dwelling(s) located at the northern end relate to Sotterley Road.
- 7.169 Woodfield Close is a shared surface with no footways. The existing pedestrian network extends along Sotterley Road and connects to Woodfield Close. To improve access to the site consideration should be given to extending the footway along Sotterley Road to any development. This should be considered in conjunction with the site to the north allocated by Policy WLP7.20.
- 7.170 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

Policy WLP7.19 – Land East of Woodfield Close, Willingham

Land east of Woodfield Close, Willingham (0.57 hectares) as identified on the Policies Map is allocated for residential development of 10 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 17 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes. The size of the building footprint relative to the size of the plot should reflect development located to the north.
- Landscaping is to be used to enhance the quality of the scheme design.
- A footway will be required to connect the development to the existing pedestrian network along Sotterley Road.
- A condition relating to an archaeological investigation will need to be attached to any planning permission.

Land North of Sotterley Road, Willingham

Residential development

- 7.171 The site (1.83 hectares) is located east of the existing built up area. The site is used for agriculture and can be accessed from Sotterley Road.
- 7.172 The site forms a logical extension to the village which could be successfully integrated into the landscape. The site is of a scale where a variety of housing types and tenures could be delivered to meet local housing need.
- 7.173 The site is within walking distance of the playing field and the equipped play space. While the play equipment is in need of improvement and is not capable of serving the needs of the development the provision of additional open space on site is not required. This provides flexibility for how the site is designed. Therefore, with no formal open space required, a quality landscaping scheme should be provided within the site to create a sense of openness that will reflect the rural character of the village and integrate the scheme into the surroundings.
- 7.174 The site is partly contained within the landscape by existing development to the west and hedgerows along the east boundary. There is potential for development to be exposed when viewed from the east and north and a quality landscaping scheme will need to be provided to mitigate this. Landscaping will also contribute towards mitigating the potential impact on the setting of heritage assets located to the north east.
- 7.175 The pedestrian network extends part way to the site along Sotterley Road. The pedestrian network will need to be extended to support the development and connect residents to community facilities located to the west. Ideally the footway along Sotterley Road should be extended. If this is not possible, a footway

suitable for all users should be provided from the north of the development to the recreation area and connect to the footway along the A145.

7.176 A permissive path for horses is located along the west boundary of the site. Consideration will need to be given to how this route can be retained or relocated.

7.177 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

Policy WLP7.20 – Land North of Sotterley Road, Willingham

Land north of Sotterley Road, Willingham (1.83 hectares) as identified on the Policies Map is allocated for residential development of 30 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 20 dwellings per hectare.
- Any proposal is to provide a mix of housing sizes. The size of the building footprint relative to the size of the plot should reflect development located adjacent to the west. Any scheme should be designed to prioritise smaller sized dwellings.
- A footway should be required to connect any development to the existing pedestrian network.
- Development should be set back from the north and east site boundaries to incorporate quality landscaping and planting that reflect the existing network of trees and hedgerows along the settlement edge. Landscaping should be provided within the site to provide a sense of openness and enhance the rural character of the area. A landscaping scheme will be required to support any planning application.
- Hedgerows and trees located along the boundaries of the site should be protected and reinforced with additional planting where possible.
- A condition relating to an archaeological investigation will need to be attached to any planning permission.

Westhall Strategy and Site Allocations



Population
342



Dwellings
165



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



Figure 34 - Strategic site allocations in Westhall



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- 7.178 Westhall is centrally located in the District and is characterised by the surrounding countryside. The village has a population of 342 and has experienced limited development in recent years and is constrained by its existing infrastructure.
- 7.179 Existing community facilities include a village hall, public house, shop, equipped play area and a playing field. Larger service centres with services and facilities are located several miles in each direction with connections provided along the A145 to Beccles and to Bungay and Halesworth via the A144. A bus service links the village with Beccles and Halesworth and Brampton train station is located a mile to the north which provides connections to Lowestoft and Ipswich.
- 7.180 A limited amount of development in keeping with the character of the existing built up area will support facilities within the village and provide housing tenures required to meet housing need in the community. To accommodate growth in the village localised improvements to the foul sewerage network will be required.

Land West of Lock's Road, Westhall

Residential development

- 7.181 The site (0.97 hectares) is located in the east part of the village. The land is used for agriculture and can be accessed from Lock's Road.
- 7.182 The site is well related to the existing built up area. There is good access to the site, and it is adjacent the village recreation area and reasonably contained within the wider landscape. The allocation is of a scale that reflects the size of the village and will provide a limited amount of new housing to support a rural community where little development has taken place in recent years.
- 7.183 The adjacent residential area has a housing density of approximately 17 dwellings per hectare. This part of the village is characterised by two storey terraced and semi-detached dwellings facing north and west. Development on this site should reflect the density, scale and massing of surrounding development. The village is rural in character and this contributes towards the setting of many of the existing dwellings. Over development of the site would be inappropriate and potentially have an adverse impact on this rural character. Low density development is reflective of the infrastructure constraints including water, sewerage and broadband that exist in the village.
- 7.184 The village hall, public house, allotments and the recreation ground are located adjacent to the site. The recreation ground is not well overlooked by residential properties and new development provides an opportunity to improve natural surveillance of the site and enhance its relationship with the surrounding residential area. Properties should be designed to face onto the recreation ground. Public access to the recreation ground should be provided via the development to improve access for the wider community.
- 7.185 Development will be exposed to the open countryside when viewed from the north and there is potential for a prominent and exposed settlement edge to be created if a scheme is not supported with a quality landscaping scheme. Any scheme will be required to have a landscaping scheme that protects existing

hedgerows and uses hedgerow reinforcement and tree planting to provide screening and integrate the site into the rural surroundings.

- 7.186 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

Policy WLP7.21 – Land West of Lock's Road, Westhall

Land at Lock's Road, Westhall (0.97 hectares) as identified on the Policies Map is allocated for residential development of 14 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site will be developed at a density of approximately 15 dwellings per hectare.
- Dwellings should be of a scale and have a plot size reflective of existing properties located on Wangford Road and Lock's Road.
- Any scheme is to be designed to have residential properties facing onto the recreation ground located to the west of the site.
- Direct public access to the recreation open space is to be provided. This access is to be overlooked and wide enough to support shared-use.
- Hedgerows and trees located along the site boundaries should be protected and reinforced where possible. A quality landscaping scheme will be required to provide screening along the north east boundary of the site using native planting.
- A condition relating to an archaeological investigation will need to be attached to any planning permission.

Wissett Strategy



Population
262



Dwellings
131



Primary school



GP surgery



Public house



Food shop



Post office



Meeting place



7.188 Wissett is a small village west of Halesworth. The village benefits from a number of heritage assets and a Conservation Area. The village is supported by a village hall, public house and shop. However, there is limited potential for the village to expand. Much of the land to the south of the village is at risk from flooding and there are limited other possibilities for growth which would not result in ribbon development along The Street. However, there may be scope for some infill development within the village throughout the lifetime of the Local Plan.

Section 8

District-Wide Strategic Planning Policies



8 District–Wide Strategic Planning Policies

Housing

- 8.1 The National Planning Policy Framework requires local planning authorities to deliver a wide choice of high quality homes to meet the full, objectively assessed needs for market and affordable housing within the housing market area over the plan period. Local planning authorities should plan for a wide choice of homes based on current and future demographic and migration trends, market trends and the needs of different groups within the community in order to widen opportunities for home ownership and create inclusive and mixed communities.
- 8.2 The Strategic Housing Market Assessment (2017) is a key piece of evidence in assessing housing need and planning for housing delivery. The assessment has been carried out with Babergh, Mid Suffolk and Suffolk Coastal District Councils and Ipswich Borough Council. There are some key findings from the assessment which are important in developing housing planning policies. Firstly, the assessment concludes that Waveney district forms its own housing market area. Secondly, the assessment sets out the Objectively Assessed Need for Waveney of 8,223 dwellings over the plan period. This equates to 374 dwellings per year. Thirdly, the assessment identifies the need for affordable housing and the type and mix of housing required to meet the needs of the housing market area.
- 8.3 The Local Plan allocates a significant amount of land to accommodate new housing development, in excess of the objectively assessed need identified above. The overall strategy for the District therefore focusses new housing delivery on allocated sites and windfall sites within the Settlement Boundaries of Lowestoft, the market towns, larger and smaller villages. (See Policies WLP1.1, WLP1.2 and WLP1.3). However, in order to deliver more affordable housing and other types of small scale housing in the Countryside (i.e. outside of Settlement Boundaries), Policies WLP8.6, WLP8.7, WLP8.8 and WLP8.11 in this section allow for a small number of exceptions to this approach.



Housing Mix

- 8.4 The National Planning Policy Framework requires local planning authorities to identify the size, type and range of housing required. The National Planning Practice Guidance states that once identified, the objectively assessed need should be broken down by household size and type.
- 8.5 The Strategic Housing Market Assessment (2017) applies a model to provide this break down of sizes and types of housing. A key finding was the need for smaller units across the district in the form of 1 and 2 bedroom properties. The assessment identified that across all tenures at least 35-40% of new housing should be 1 or 2 bed properties. This is consistent with the findings of the previous Strategic Housing Market Assessment which confirms a long term need for more smaller properties. Previous Local Plan policies have required between 30% and 40% of new units to be 1 or 2 bed and monitoring through the Annual Monitoring Report suggests this approach has been successful. Provision of smaller properties in rural areas is particularly important given affordability problems and under-occupancy of existing properties.
- 8.6 The Strategic Housing Market Assessment (2017) provides a useful starting point for the consideration of the size and types of dwellings to be provided. However, needs can change and vary from site to site as local requirements change. There also may be a particular market demand for certain types of property in a specific location. Therefore, some flexibility is required. It is therefore advisable for developers to have pre-application discussions with the local planning authority to help determine the exact mix of properties on a development site.
- 8.7 Policy WLP8.1 below sets out the Council's approach to securing a mix of dwellings on development sites. It requires at least 35% of dwellings to be 1 or 2 bed dwellings, and requires consideration of the findings of the Strategic Housing Market Assessment.
- 8.8 Waveney has an ageing population. The number of people over the age of 70 is projected to increase by nearly 12,000. Waveney also has a high proportion of households with a disabled resident with 40% of households in the District having at least one resident with a disability. National planning policy allows local planning authorities to set optional technical standards for new housing. One of these standards relates to accessibility and wheelchair housing standards. The optional technical standards for accessibility in dwellings are set out in Document M of the Building Regulations 2010. This includes both M4(2), accessible and adaptable dwellings and M4(3), wheelchair user dwellings categories. Policy WLP8.2 applies the M4(2) standard to 5% of new properties. Exceptionally, due to the topography of the site or flood risk where it is not possible to achieve step-free access, these requirements will not be imposed.
- 8.9 The Strategic Housing Market Assessment also identified the need for different types of specialist housing including, sheltered housing and extra care housing. The Strategic Housing Market Assessment (2017) identified a potential need for 1197 sheltered and extra care housing. The Strategic Housing Market Assessment also identifies a need for 905 additional spaces in care homes and nursing homes over the plan period. Larger sites, which are often developed by a number of developers, provide an opportunity to help deliver this need through the provision of a retirement community. The affordable housing policy (Policy WLP8.2) below requires a proportion of affordable housing to be of this type. Given the growing

market for this type of product it is likely that the market will deliver this type of housing on some of the other sites allocated in this Local Plan.

- 8.10 Neighbourhood Plans may identify specific localised needs for certain types of dwellings. Where local evidence has been prepared, Neighbourhood Plans can take a different and more detailed approach to housing mix and type to that set out in Policy WLP8.1 below

Policy WLP8.1 – Housing Mix

The mix of sizes and types of units on any particular site should be based on evidence of local needs including the Strategic Housing Market Assessment and in consultation with the local planning authority.

Proposals for new residential developments will be permitted where at least 35% of new dwellings on the site are 1 or 2 bedroom properties.

All new housing developments on sites with a capacity of 20 dwellings or more must make provision for 5% of all dwellings to meet Requirement M4(2) of Part M of the Building Regulations for accessible and adaptable dwellings. Dwellings that meet Requirement M4(3) of Part M of the Building Regulations will be supported and can count towards the requirement above.

Neighbourhood Plans can set out a different approach to housing type and mix which reflects local circumstances.



Affordable Housing and Starter Homes

- 8.11 House prices in Waveney continue to grow and remain high compared to average household incomes. This means housing is unaffordable to many people in the District.
- 8.12 Affordable housing is defined by the National Planning Policy Framework as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Starter homes are a type of affordable housing made exclusively available at 80% of market value to first time buyers under the age of 40, who often have difficulty in buying their own home.
- 8.13 The National Planning Policy Framework requires Local Planning Authorities to plan to meet the full objectively assessed need for affordable housing. The Strategic Housing Market Assessment (2017) calculates the affordable housing need in Waveney to be 208 dwellings per year. This amounts to 55% of the annual target for housing delivery. Experience of delivering affordable housing in Waveney strongly indicates that a requirement as high as 55% of new housing to be affordable units would not be viable. A target which is harmful to viability is likely to create a barrier to development and impede delivery of any type of housing. The Council has over allocated sites for housing in this Local Plan to help address this need. Furthermore, Policy WLP8.6 also allows affordable housing schemes in the Countryside where residential development would not normally be permitted.
- 8.14 A viability assessment of the First Draft Local Plan has not yet been undertaken. However, it is likely that the existing requirement of 35% remains viable as indicated by recent planning applications for housing in the District.
- 8.15 The National Planning Practice Guidance states that affordable housing should only be provided on site on schemes above 10 units.
- 8.16 Policy WLP8.2 below sets out the Council's approach to affordable housing delivery and requires 35% of units on sites above 10 units to be affordable.
- 8.17 The Strategic Housing Market Assessment provides further guidance on the type of affordable housing needed. The study indicates that 50% of affordable housing should be affordable rented, 30% should be shared ownership and 20% should be Starter Homes. Policy WLP8.2 below applies this breakdown.
- 8.18 Affordable housing should be preferably be provided on site in order to create mixed communities. However, exceptionally on smaller sites it may be preferable for a commuted sum to be paid for provision elsewhere in the locality.
- 8.19 The Strategic Housing Market Assessment identifies a significant need for new sheltered accommodation and extra-care housing. Policy WLP8.2 therefore states these types of affordable housing should be provided as part of the affordable housing provision on site where practicable.
- 8.20 Some sites may have unforeseen or abnormal costs which means they cannot viably deliver affordable housing to levels required by Policy WLP8.2 below. Additionally the housing market and build costs could change meaning development in general can no longer viably support the same level of affordable

housing. Policy 8.2 therefore allows for a reduction or variation in affordable housing requirements to ensure development remains viable. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability. Detailed guidance on the assessment of viability will be prepared.

- 8.21 Reductions in affordable housing provision on sites which are not allocated in this Local Plan or a Neighbourhood Plan and which do not make up part of the five year supply of housing, will not be permitted unless there are wider sustainability benefits of the scheme. These schemes, may be able to viably provide affordable housing if brought forward at a later date and if there is no need for development at the time of application (due to the provision of a five year supply of housing) there would often be little benefit of the development coming forward early without affordable housing.
- 8.22 Neighbourhood Plans may identify specific localised needs for affordable housing. Where local evidence has been prepared of affordable housing need and viability, Neighbourhood Plans can require a higher proportion of affordable housing to be provided to that set out in Policy WLP8.2 below.

Policy WLP8.2 – Affordable Housing

All new housing developments on sites with a capacity of 11 dwellings or more must make provision for 35% of all dwellings as affordable housing. Of these affordable dwellings, 50% should be for affordable rent; 30% should be shared ownership; and 20% should be starter homes. Sheltered and extra-care housing should be included as affordable units where practicable.

Affordable housing should be preferably delivered on site as part of a mixed tenure scheme. Exceptionally, on smaller sites, it may be agreed between the local planning authority and the developer for a commuted sum to be paid towards the provision of affordable housing elsewhere.

Affordable housing should be indistinguishable from market housing in terms of the location, external appearance, design, standards and build quality and should meet all requirements of the design policies.

The level and tenure of affordable housing may be varied where it can be satisfactorily demonstrated that a different tenure mix or lower percentages of affordable housing are required to ensure the site remains financially viable. Affordable housing provision will only be reduced on sites which are necessary to the overall supply of housing in the District unless the scheme has wider sustainability benefits.

Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability support this.

Self Build and Custom Build

- 8.23 Self build and custom build housing is currently under represented in the housing market in Waveney and England as a whole. Self build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self build home to projects where the self builder employs someone to build their home for them. Community-led projects can also be defined as self build. Custom build homes are where a person works with a developer as an individual or a group to help provide their own home. The developer may help to find a plot, manage the construction and arrange the finance for the new home. This is more of a hands-off approach but the home is tailored to match the individuals requirements.
- 8.24 Self build and custom build housing can help increase the supply and variety of housing on the market. It can also improve the overall design quality of new housing. As such the Government is keen to promote the sector. The National Planning Policy Framework states that Local Planning Authorities should plan for the needs of people wishing to build their own homes. The Self Build and Custom Housebuilding Act 2015 requires Local Planning Authorities to keep a register of people who are interested in building their own homes. The Housing and Planning Act 2016 places a duty on Authorities to grant permission for sufficient serviced plots to meet demand evidenced by the register.
- 8.25 There are currently 102 people on the register in Waveney. Policy WLP8.3 below sets out the Council's approach to encouraging self build and custom build developments. In order to meet the need identified above, 5% of plots on all sites above 100 units should be made available for self build or custom build housing. Based on the sites allocated in this Local Plan, this will deliver approximately 260 serviced plots over the lifetime of the plan. This will meet the need of the existing people on the register plus potential future additions to the register. Where serviced self build or custom build plots are made available on a site and are not taken up within 12 months of the completion of the rest of the development, the developer will be free to build out these plots themselves. The Policy also supports solely self build and custom build developments where they are in conformity with other policies of this plan.
- 8.26 Self and custom builders should be able to design and build their homes to their own requirements. This will create individual homes and can foster creative and innovative designs, where this is desired. Where groups of self or custom build plots come forward it is important that the individual designs contribute positively to their surroundings and there is a degree of coherence in the design and appearance of the group. As such, where groups of plots are concerned, a design code should be agreed which establishes some design principles to which each plot should adhere, whilst still allowing for freedom and creativity for individual plots. This will also provide greater certainty for self and custom builders that their individual designs will be granted permission. Design codes can address matters such as building heights; massing; position on plot; plot coverage; materials palette; landscaping; parking; and waste management amongst others. Proposals of five plots and above should have a design code in place agreed with the Local Planning Authority.

Policy WLP8.3 – Self Build and Custom Build

Proposals that would make a proportion of serviced dwelling plots available for sale to self-builders or custom builders will be supported where in compliance with other policies of this Local Plan.

Developments of 100 or more dwellings will be expected to provide a minimum of 5% self or custom build properties on site through the provision of serviced plots.

Proposals for 5 or more self-build or custom build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with any application and agreed by the Local Planning Authority.

Conversion of Properties to Flats

- 8.27 Conversion of larger properties to flats and smaller units can provide much needed smaller units of accommodation. However, where high concentrations of conversions to flats or houses in multiple occupation have taken place this can bring about amenity issues. These include on street parking, bin storage and increased levels of activity and disturbance. In some cases high numbers of flats can be associated with low levels of owner occupation which can result in lower maintenance standards and environmental decline. The cumulative conversion of larger dwellings to flats can reduce the number of larger family dwellings in an area which can result in unbalanced communities.
- 8.28 Some areas of Lowestoft (as marked on the Policies Map) have been subject to high numbers of flat conversions and are considered to be at saturation point when considering the above issues. In these areas further conversions should be resisted. The point at which saturation occurs will vary according to historical and local characteristics of the street, but 20% of properties converted to flats has been held to be a general guide.



Policy WLP8.4 – Conversion of Properties to Flats

Flat Saturation Zones are identified on the Policies Map.

No further conversions to self-contained flats/houses in multiple occupation will be permitted in Flat Saturation Zones on Lyndhurst Road, part of Denmark Road, part of London Road South and part of Kirkley Cliff Road, Grosvenor Road, Cleveland Road and Windsor Road where saturation levels are exceeded.

Outside the Flat Saturation Zones planning permission will be granted for conversion of existing buildings to fully self-contained accommodation where the saturation figure for the street does not exceed 20% and residential properties are above average size (i.e. above 160sqm original gross floor space and include at least 5 bedrooms), no longer suited to family occupation or have a long established use (i.e. 10 years or more) as a House in Multiple Occupation or flats. The property should be located in a commercial, mixed use or other area close to services and facilities, be able to meet existing standards for parking, amenity areas, refuse bin storage and sound insulation and have no significant detrimental impacts to adjoining family houses.

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

Gypsies and Travellers

- 8.29 Planning Policy for Traveller Sites (2015) emphasizes the need for Local Planning Authorities to use their own evidence to plan positively for gypsy and traveller needs. Waveney District Council along with Babergh, Mid Suffolk and Suffolk Coastal District Councils and Ipswich Borough Council have commissioned a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. This identifies a requirement for 17 additional pitches for gypsies and travellers in Waveney over the period 2016-2036.
- 8.30 The Planning Policy for Traveller Sites defines gypsies and travellers 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 dependants’ 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”*.
- 8.31 Policy WLP8.5 below sets out a criteria based policy to support the development and extension of gypsy and traveller sites. Given the differing accommodation needs and limited potential for development within built-up areas, the Policy allows for development of gypsy and traveller sites within the Countryside where residential development would not normally be permitted. However, there should still be good access to services and facilities and limited impact on the local character of the area.
- 8.32 Neighbourhood Plans can positively allocate new sites for gypsy and travellers to help accommodate local needs.

Policy WLP8.5 – Gypsy and Traveller Sites

New sites to meet the accommodation needs of gypsies and travellers will be permitted within Settlement Boundaries and within the Countryside where:

- The site will provide accommodation for gypsies and travellers, as defined in Planning Policy for Traveller Sites (August 2015 and any updates);
- Schools, services and shops are within easy travelling distance, preferably by foot, cycle or public transport;
- The site is (or can be) served by adequate water and sewerage connections;
- The site is not located within Flood Zones 2 or 3;
- There will be no adverse impact on the amenity of nearby residents or operations of adjoining land users; and
- The development respects the scale of and does not dominate the nearest settled community and avoids placing an undue pressure on local infrastructure.

Neighbourhood Plans can allocate new sites for gypsy and travellers to help accommodate local needs.

Affordable Housing in the Countryside

- 8.33 Housing development in rural areas in recent times has been constrained to protect the intrinsic quality of the countryside and promote sustainable patterns of movement. However, there is significant demand to live in villages across the Country. The desirability of the countryside as a place to live, together with low supply of new premises means that house prices in the rural areas are higher than the District average. This means that homes in rural areas can be unaffordable for existing residents which can then undermine family and social networks.
- 8.34 This Local Plan aims to allocate a greater proportion of housing in general to the rural areas. This new housing will include an element of affordable housing in line with Policy WLP8.2. However, in some circumstances this may not be enough to meet local need which can change frequently over time. Additionally, not enough affordable housing will be delivered through Policy WLP8.2 to meet needs. Although the Local Plan allows for extra windfall development within settlement boundaries of villages, there are unlikely to be opportunities of a scale which will deliver affordable housing.
- 8.35 The National Planning Policy Framework encourages Councils to allow for small scale developments of affordable housing in the countryside on the edge of villages to meet local affordable housing need. This land would generally otherwise be unsuitable for residential development. This therefore lowers the land value and makes solely affordable housing schemes more viable. To further support viability, the Framework supports the provision of a small amount of market housing on these sites where necessary. These proposals are commonly referred to as rural exception sites.
- 8.36 Policy WLP8.6 allows for affordable housing schemes in the Countryside adjacent to villages. Proposals must meet an identified local need by accommodating households who are either current residents, have existing family connections to the area or have employment reasons for being in the area. Evidence should be provided with any planning application demonstrating this local need with any planning application.
- 8.37 Affordable housing provision of exception sites should follow a similar tenure mix to that required by Policy WLP8.2 (i.e. 50% affordable rent, 30% shared ownership and 20% starter homes). However, this mix can be amended to meet local circumstance as evidence of local need dictates. Affordable housing on exception sites can be provided by many different providers including the Council, housing association and housing cooperatives. Affordable housing could also be provided by self-build cooperatives providing it is secured as affordable housing in perpetuity. If self-build affordable housing takes the form of low-impact development where there is limited or benign environmental impact due to the materials used, management of land and lack of provision for motorised vehicles, the requirements for the development to be adjacent to a village could be relaxed.
- 8.38 Affordable housing proposals may contain an element of market housing to facilitate their delivery. A proposal should start from a position of 100% affordable housing with any market housing element being justified on the basis of a viability assessment. The element of market housing must be subsidiary to the affordable housing in terms of floorspace and numbers. To be subsidiary market housing should not account for more than one third of dwellings on the site.

Policy WLP8.6 – Affordable Housing in the Countryside

Proposals for the development of affordable housing in the Countryside will be permitted where:

- It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan;
- The scheme is adjacent to a Larger Village, a Smaller Village or another hamlet or community within the Countryside;
- The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need;
- The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement.

A limited amount of market housing will be permitted as part of affordable housing developments in the Countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment. The amount of market housing on the site should be no more than one third of dwellings on the site.

Where exception sites are brought forward with an element of market housing, both housing tenures should be built to the same design standards which contribute towards the character of the area. Market housing should be reflective of the size of the affordable dwellings proposed on the site.

Small Scale Residential Development in the Countryside

- 8.39 Approximately 10% of new housing to be delivered in the rural areas of the District is to be located in hamlets and scattered settlements within the Countryside. Small scale developments can support communities by delivering housing types and sizes that are needed locally and provide opportunities for members of the existing community to live nearby and retain their social connections. The National Planning Policy Framework advises against isolated dwellings in the Countryside. However, there are occasions where small scale development could occur which could provide social and economic benefits to the Countryside, with limited impacts on the environment or character of the area. Policy WSP8.7 therefore is intended to provide a limited amount of housing in the Countryside. However, it is not intended to enable development that will adversely effect the intrinsic character of a settlement or the surrounding landscape.
- 8.40 Policy WLP8.7 allows for small scale development of up to three homes within clearly identifiable small gaps in a built up frontage, on land which is surrounded by residential development (including its curtilage) on three sides (including the opposite side of the highway). This approach allows for development which does not encroach further into the countryside and is enclosed by surrounding residential dwellings, therefore limiting the effect on the landscape and character of the area.
- 8.41 Figure 31 shows small scale development opportunities that are often found in residential areas in the Countryside. The diagram shows in principle the types of opportunities that may be considered acceptable subject to compliance with other policies in the Local Plan and the constraints that could make a site inappropriate for small scale development.

Figure 35 – Opportunities commonly found in built up areas in the Countryside which could be in accordance with the first part of Policy WLP8.7

1 Opportunity. Site is bound by residential development on three sides.

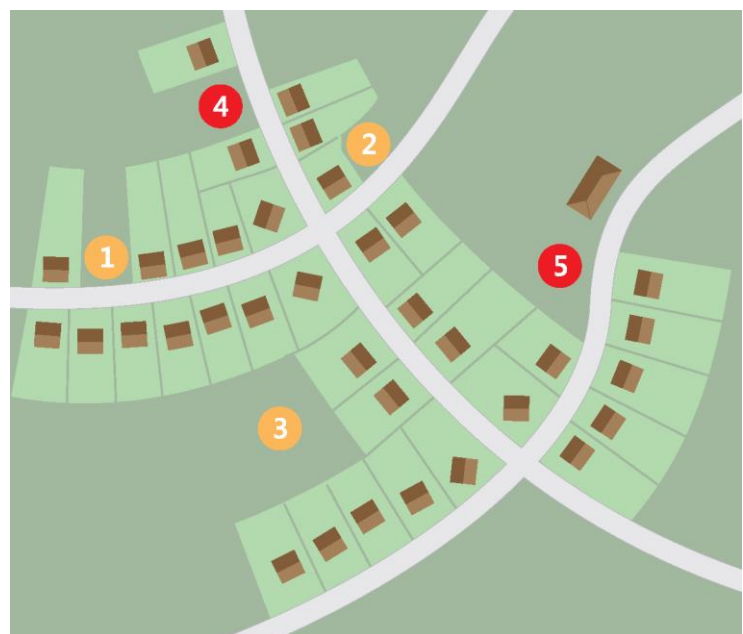
2 Opportunity. Site is bound on three sides and is contained by the adjacent residential curtilage.

3 Opportunity. Site has no road frontage but is contained within the residential area on three sides.

4 Not acceptable. Residential development on three

sides, however, curtilage of property opposite does not extend the entire length of the site (Although could potentially be suitable with public support in accordance with the second part of Policy WLP8.7).

5 Not acceptable. Site is bound on two sides by residential development but a farm building on the third side. (Although could potentially be suitable with public support in accordance with the second part of Policy WLP8.7).



- 8.42 The strategy set out in Policy WLP7.1 allows for small sites for housing to be developed in smaller hamlets and communities in the Countryside through Neighbourhood Plans or Neighbourhood Development Orders. For some small Parish Councils or Parish Meetings, Neighbourhood Plans or Development Orders may not be a feasible option due to lack of resources. Therefore, Policy WLP8.7 also allows for small scale development of up to five homes on the edge of these settlements where there is demonstrable public support.
- 8.43 In assessing whether there is demonstrable public support, planning applications should be supported by evidence of pre-application consultation which shows that there is genuine support from the local community and the Parish Council or Parish Meeting. Any relevant concerns raised by the community or the Parish Council or Parish Meeting should be addressed by the developer. If during the consultation stage of the planning application, planning objections are raised by the community, the application should be amended to address any relevant concerns. If all planning concerns raised by the community and the Parish Council or Parish Meeting have not been addressed the application will not be supported. To ensure the overall strategy for the District and the rural areas is met, the Council will not support development which cumulatively, when considered against other developments within the Countryside, would undermine the overall distribution of development set out in Policies WLP1.1 and WLP7.1.
- 8.44 Sites suitable for small scale development provide opportunities for custom and self build dwellings. Where these are of good design and in keeping with the surrounding properties and character of the area they will be supported.

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

Small scale residential development in the Countryside of up to three dwellings will be permitted where:

- The site constitutes a clearly identifiable gap within a built up area of a settlement within the Countryside;
- There are existing residential properties on three sides of the site; and
- The development does not extend further into the undeveloped Countryside than the existing extent of the built up area surrounding the site.

Small scale residential development in the Countryside of up to and including five dwellings will also be permitted where:

- There is clear and demonstrable local support;
- The scheme demonstrates meaningful and robust consultation with the Parish Council, local community and other stakeholders;
- Following consultation, it can be demonstrated that any planning impacts identified by the local community have been fully addressed and therefore the scheme is supported by the community;
- The site is adjacent or within the built-up area of the settlement within the Countryside; and
- The scheme when considered cumulatively with other developments in the Countryside would not result in a level of development which would be contrary to the strategy outlined in Policies WLP1.1 and WLP7.1

For all small scale development in the Countryside the design of the scheme will need to respect and reflect the character of the settlement and existing built up frontage including:

- Housing density is reflective of the density in the village and surrounding built up area; and
- The ratio of the building footprint to the plot area is consistent with existing properties nearby which characterise the village.

Rural Workers Dwellings in the Countryside

- 8.45 The accommodation needs of rural workers employed full-time in agriculture, horticulture, forestry and other rural businesses can usually be met in existing properties either on the site or in nearby settlements. Occasionally it is essential for a worker to be in close proximity to the business, for example, where animal or agricultural processes require essential care at short notice, or where there is a need to deal with emergencies that could otherwise cause serious loss of crops or produce. The lack of available properties in the countryside can therefore occasionally necessitate the need for a new dwelling to serve this purpose.
- 8.46 Policy WLP8.8 allows for the development of a new dwelling in the Countryside for rural workers where it is essential for them to be in close proximity to their business. However, to avoid the proliferation of isolated dwellings in the Countryside the policy sets strict tests to ensure the dwelling is actually needed, the business is viable and there is no other suitable accommodation available which could serve the business.
- 8.47 Applications will be assessed taking account of the history of the enterprise. Evidence will need to demonstrate whether there are existing dwellings within the site/holding or nearby which could fulfil the need. If any dwellings or buildings on the holding suitable for conversion have been sold on the open housing market this is likely to constitute lack of evidence of essential need. To assess whether the existing business is viable, financial information from the last three years prior to the planning application will be required which show that the business was profitable for at least one of those years.
- 8.48 Where planning permission is granted for a rural worker dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future. To avoid new isolated market housing in the countryside, which is contrary to the policy contained within the National Planning Policy Framework, proposals to remove occupancy restriction conditions will rarely be approved. Where applications are made for the removal of an occupancy condition, evidence will be required to demonstrate that there is no longer a need for the accommodation for either the business or for the wider local area. Evidence of marketing should be provided, following the guidelines in Appendix 6. In addition to this, the dwelling should be made available to a minimum of three registered social landlords on terms which would prioritise its occupation by a rural worker as an affordable dwelling.

Policy WLP8.8 – Rural Workers Dwellings in the Countryside

Proposals for permanent dwellings in the Countryside for rural workers where they are to support an existing and viable rural business will only be permitted where:

- There is a clearly established functional need and this could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available for the occupied workers or could be converted to do so;
- The need relates to a full time worker, or one who is primarily employed in the rural sector, and does not relate to a part-time requirement;
- The unit and the agricultural activity concerned has been established for at least three years, has been profitable for at least one of them and is financially sound and has a clear prospect of remaining so;
- The proposed dwelling is sensitively designed, landscaped and located to fit in with its surroundings and of a scale that reflects its functional role to support the agricultural activity.

Where a rural dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons, currently or last employed in local rural employment. Applications for the removal of an occupancy condition related to rural works will only be permitted where it can be demonstrated that:

- There is no longer a need for accommodation on the holding/business and in the local area;
- The property has been marketed to ensure proper coverage within the appropriate sector for at least one year at a price which reflects the existence of the occupancy condition; and
- The dwelling has been made available to a minimum of three Registered Local Landlords operating locally on terms that would prioritise its occupation by a rural worker as an affordable dwelling and that option has been refused.

Replacement Dwellings and Extensions in the Countryside

- 8.49 Existing dwellings in the countryside contribute towards the range of dwelling types and sizes required to support a diverse community. Many of these make an important contribution towards the rural character of an area and it is important this is protected. However, housing needs to be adaptable to meet changing requirements of family life. It is recognised that there is some need for the replacement or extension of existing dwellings and this is a form of development in the Countryside that may be allowed as an exception to normal policies of control.
- 8.50 Policy WLP8.9 seeks to ensure that replacement dwellings and extensions to existing dwellings are of an appropriate scale, siting and design to not adversely affect the setting of the dwelling and wider countryside. Proposals should also be considered against the Natural and Built Environment policies of this Local Plan (Policies WLP8.32 to WLP8.38). To avoid isolated new homes in the Countryside, dwellings to be replaced must have been last used for residential purposes and have not been abandoned.

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

Proposals for the replacement of an existing dwelling in the countryside with a new dwelling will be permitted where:

- The existing dwelling is not a building of architectural or historical value which makes a positive contribution to the locality;
- There is no increase in the number of dwelling units;
- It can be demonstrated the property was last used for residential purposes and has not been abandoned; and
- The replacement dwelling is of a scale and design which is sensitive to its countryside setting, with its height being similar to that of the original dwelling.

Proposals for the extension of dwellings in the countryside will be permitted where:

- They are in keeping with the height, scale and character of the original dwelling and will not adversely affect the character and appearance of the building, the plot of land on which it is located and the rural setting;
- The proposed extension is considered along with the cumulative impact of existing extensions on the original dwelling.

Extensions to converted agricultural buildings which detract from the original form and character of the building will not be supported.

Residential Annexes in the Countryside

- 8.51 The National Planning Policy Framework seeks to avoid isolated new homes in the Countryside and Policy WLP1.3 restricts new residential development in the Countryside. Residential annexes, can sometimes be regarded as new dwellings and therefore are subject to these policies of restraint.
- 8.52 Waveney has an ageing population which will mean increasing numbers of people will need to benefit from care. The provision of an annex to a house can allow an elderly or dependant relative to live with some degree of independence whilst benefiting from care and support from relatives. It is therefore important to specifically allow for the provision of annexes in the Countryside. However, there is a risk that the provision of annexes in the Countryside could harm the character of the rural area and increase pressure for the annex to be let or sold as an individual dwelling in the future. To avoid this Policy WLP8.10 supports the provision of annexes in the Countryside where they form an extension to an existing dwelling or involve the conversion of an existing outbuilding. The policy also allows for a detached annex providing it is situated in such a location which would remove the possibility of it being let or sold as an individual dwelling in the future.

Policy WLP8.10 – Residential Annexes in the Countryside

In the Countryside residential annexes will only be permitted where:

- The annex forms an extension to the existing dwelling; or
- The annex involves the conversion of an existing outbuilding; or
- The annex involves the construction of a detached building which does not front a highway and is close enough to the rear elevation which would remove the possibility of the annex being used as an independent dwelling in the future.

Residential annexes must be designed to reflect the character and setting of the original dwelling.

Conversion of Rural Buildings to Residential Use

- 8.53 There are a number of architectural and historically valuable rural buildings in the Countryside which occasionally become redundant or disused. Preferably these buildings should continue to be used for commercial purposes to support the rural economy. However, residential conversions may sometimes also be appropriate. The National Planning Policy Framework supports the re-use of redundant or disused buildings in the countryside, where for residential purposes, it would enhance the immediate setting. Conversion of buildings in the countryside can sometimes also help safeguard heritage assets.
- 8.54 Policy WLP8.11 supports the conversion of redundant rural buildings to residential use where the development secures or safeguards a heritage asset. The Policy also allows for conversion of buildings which are locally distinctive and of architectural merit. It is unlikely that modern farm buildings would be considered locally distinctive and of architectural quality and therefore would not qualify for conversion under this policy. Conversion should not result in a residential curtilage which is harmful to the rural character of the area, and the aim should be about enhancing the quality of the setting in line with the requirements of the Framework.
- 8.55 Some complexes of rural buildings can be quite large and it is important that the conversion of farm buildings does not result in an unsustainable level of residential development in the Countryside which is contrary to the strategy set out in Policies WLP1.1 and WLP7.1.

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

The conversion of redundant rural buildings in the Countryside to residential use will be permitted where it secures or safeguards a heritage asset or:

- The building is locally distinctive and of architectural merit and the conversion requires only minimal alteration;
- The creation of a residential curtilage does not have a harmful effect on the character of the countryside or settlement;
- The conversion enhances the immediate setting of the area;
- The site is served by an appropriate existing access; and
- The development when considered cumulatively with other developments in the Countryside would not result in a level of development which would be contrary to the strategy outlined in Policies WLP1.1 and WLP7.1

Employment

- 8.56 Projections for employment growth from the Employment Land Needs Assessment Update indicate we need to plan for 5,000 new jobs over the period to 2036. It is estimated that to meet this target, 43 hectares of employment land needs to be identified and developed.
- 8.57 There is some uncertainty about the number of jobs which we need to plan for and the amount of employment land required to support them. Economic projections themselves at a local level have limitations and cannot foresee new emerging sectors. The additional assumptions in the employment land evidence base around the impact of offshore wind are also uncertain as there are many variables which could affect the total number of jobs and demand for land. The conversion of jobs forecasts to land requirements is also subject to uncertainty as land and floorspace requirements can differ widely between sectors and over time as working patterns change. Furthermore, just because the number of jobs in some sectors decline over time (for example manufacturing) this does not necessarily mean that floorspace requirements will also decline. This is illustrated in the Employment Land Needs Assessment Update which shows that over the period 2001-2016 there was a net increase of over 50 hectares of employment land at the same time as limited growth in jobs.
- 8.58 It is therefore essential that the Local Plan ensures a flexible and responsive supply of land for employment development and a good range of existing employment premises in the right locations.



Existing employment areas

- 8.59 Central to meeting jobs needs and securing a supply of premises to accommodate these is protecting suitably located and designed existing premises in employment use. Rental and freehold values for non-employment uses are often much higher than employment uses. This means premises in existing employment uses can become under threat from conversion. Additionally, replacement new-build employment premises are difficult to make financially viable.
- 8.60 The conversion of existing employment premises to other uses reduces the supply of employment premises and reduces the choice in the market for premises, particularly for smaller local businesses. Furthermore, where non-employment uses are introduced into areas with a high concentration of employment uses, compatibility problems can arise. The noise and odours of surrounding employment uses may not be compatible with the new non-employment use leading to nuisance complaints which could undermine other existing employment uses in the locality. Additionally, some non-employment uses which attract large numbers of customers can introduce problems with car parking which can make it difficult for HGVs and other industrial traffic to circulate around the employment area.
- 8.61 However, not all employment premises need to be protected from conversion. Some premises are located in areas where there are already a good mix of uses or in areas close to residential properties where an alternative use may be more appropriate.
- 8.62 Policy WLP8.12 identifies existing employment areas and protects premises in employment uses within these areas from conversion and redevelopment to other uses. Premises within these areas can only be converted to a non-employment use (B class use) if marketing evidence demonstrates there is no demand for employment use for a period of 12 months. Details on the requirements of marketing evidence are found within Appendix 6.
- 8.63 The identification of existing employment areas has been based on evidence in the Existing Employment Areas Review (2017). This study identified all areas where there are clusters of employment uses and made recommendations on the most appropriate areas to be protected. The existing employment areas are identified on the Policies Map.
- 8.64 Outside of existing employment areas, existing premises will be able to convert to any use subject to compliance with other planning policies in the Local Plan.
- 8.65 Policy WLP8.12 also allows for quasi-retail uses such as car showrooms, tyre and exhaust centres and builders merchants on the main road frontages of employment areas. These uses are often not suitable in town centre locations due to their size and characteristics. If located within existing employment areas, conflicts between industrial traffic and general traffic can occur. Therefore a more appropriate location is on the main road frontages of these areas. These uses can sometimes improve the appearance of industrial areas, and by allowing them on existing employment areas, it provides a suitable developed location for these uses which are difficult to accommodate in the town centre.

Policy WLP8.12 – Existing Employment Areas

Existing Employment Areas are identified on the Policies Map.

Within Existing Employment Areas, proposals involving the redevelopment or change of use of existing employment premises falling within use classes B1, B2 or B8, for uses not falling within use classes B1, B2 or B8 will only be permitted where:

- Marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix 6; and
- The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

Exceptionally, quasi-retail uses (not falling within use class A1) may be permitted on the main road frontages of Existing Employment Areas which have good access to a range of transport options. Such development should not be detrimental to the efficient and effective use of the remainder of the Existing Employment Area.

Outside of Existing Employment Areas the redevelopment or change of use of existing employment premises falling within use classes B1, B2 and B8 will be permitted.

Neighbourhood Plans may identify additional premises or clusters of premises outside of Existing Employment Areas within use classes B1, B2 and B8 for protection from redevelopment or change of use if local evidence supports it.



New Employment development

- 8.66 The Local Plan identifies and allocates 58.5 hectares of land for employment uses. It is expected that most of this land will be developed over the lifetime of the Local Plan. However, given the uncertainty over land requirements there is a need for flexibility to allow additional land to come forward for the development of employment premises where there is a need.
- 8.67 Policy WLP8.13 allows new employment development adjacent to Existing Employment Areas for new and expanding businesses. The Policy requires it to be demonstrated that there is an additional need for the employment development over and above the needs identified in the Local Plan or there is no suitable land available within existing employment areas, existing employment allocations or within settlement boundaries. In demonstrating an additional need, evidence submitted with a planning application should provide information on latest economic forecasts or bespoke forecasts for the relevant sector. The evidence of need should also justify the locational requirements for the development. In demonstrating there is no suitable land within Existing Employment Areas, allocations or within the settlement boundary, a review of land and premises available will be required together with evidence of the specific locational requirements of the proposed development. The review of land and premises availability should assess whether the alternative land or premises are suitable (with regard to specific locational requirements), available (the landowner is willing to sell at market value) and achievable (whether the alternative land is viable to develop).
- 8.68 Proposals adjacent to existing employment areas will be considered carefully against the natural and historic environment policies in this Local Plan (Policies WLP8.32/8.33/8.34/8.35/8.36).

Policy WLP8.13 – New Employment Development

Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted within Existing Employment Areas.

Proposals for new employment development falling within use classes B1, B2 and B8 outside of Existing Employment Areas but within Settlement Boundaries will be permitted where it would not have an impact on surrounding land uses.

Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted adjacent to Existing Employment Areas and outside of Settlement Boundaries where it would not have an impact on surrounding land uses and where:

- An additional need for employment development has been demonstrated; or
- There is no land available within Existing Employment Areas, existing employment allocations or within settlement boundaries to accommodate the proposal.

Conversion and Replacement of Rural Buildings for Employment Use

- 8.69 The overall spatial strategy of this Local Plan seeks to support and enhance the rural areas of the District and allocates more housing to the villages of the District than previous Local Plans have. In addition to agriculture there are a limited number of employment premises in the countryside in Waveney which help support the rural economy. Examples include the large 2 Sisters Food Group factory near Flixton, Becks Green between Bungay and Halesworth and Wren Business Centre on the edge of Wrentham. The National Planning Policy Framework encourages economic growth in rural areas and states that Local Plans should support growth and expansion of all types of business through conversion and new buildings and promoting the diversification of agriculture.
- 8.70 Policy WLP8.13 on new employment development will allow new development in rural areas where existing employment areas are defined, such as the examples above. Furthermore, Neighbourhood Plans can specifically allocate land for employment uses. To further support employment development in the rural areas, Policy WLP8.14 allows for the conversion, and in some circumstances the replacement of buildings in the Countryside to employment use. There is a large stock of farm and other buildings in the countryside. Conversion and replacement of rural buildings allows new employment development to take place without the need to develop greenfield land which could potentially have a negative impact on the character of the countryside and rural villages.

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

The conversion of rural buildings to employment use falling within uses classes B1, B2 and B8 will be permitted where:

- There is good access to the strategic road network or would not generate significant traffic movements;
- The proposal would not conflict with neighbouring uses; and
- The proposal reflects the form and character of the existing building.

The replacement of rural buildings to employment use falling within uses classes B1, B2 and B8 will be permitted where:

- The proposal is of a similar size and scale to the building that is being replaced;
- There is good access to the strategic road network or would not generate significant traffic movements;
- The proposal would not conflict with neighbouring uses;
- The building to be replaced is of permanent design and construction; and
- The proposal will result in a significant environmental gain in terms of improvements to visual amenity, landscape impact, pollution prevention or the setting of historic assets.

Tourism

- 8.71 Waveney is home to a diverse range of natural and cultural tourist attractions and the tourism industry is a vital part of Waveney's economy. The East Suffolk Business Plan strives to build on the strength of the tourism economy and sets out the aims of increasing visitor numbers outside of the main tourist season and delivering and supporting cultural and sporting events for greater tourism opportunities. Supporting the industry is of great importance but it must not be at the expense of the assets and attractions that draw people in to the area.
- 8.72 The National Planning Policy Framework is generally supportive of tourism and states that local plans should support sustainable rural tourism which benefits the rural economy whilst respecting the character of the countryside. The East Marine Plan recognises the importance of tourism in coast areas and seeks to support tourism proposals and minimise harm resulting from development on tourism.
- 8.73 The Employment Land Needs Assessment Update (2017) predicts a significant growth in jobs in the tourism sector and recent Waveney Annual Monitoring Reports show a steady number of planning approvals for tourism development in Waveney.



New Self Catering Tourist Accommodation

- 8.74 Self catering tourist accommodation plays a vital role in Waveney's tourism sector. There is a broad spectrum of accommodation available including camp sites, chalets, log cabins, caravan sites and glamping sites, in different sizes and in varying locations. This creates a richness and diversity of choice for places to stay which can serve a great variety of visitors.
- 8.75 It is desirable to provide a diverse range of accommodation, including in rural areas. Policy WLP8.15 therefore allows for a flexible approach for small sites of up to 10 units to be applied. These smaller sites can be accommodated anywhere in the rural area subject to compliance with other policies of the Local Plan. Sites larger than this will require better transport links and facilities. Therefore medium sized self catering accommodation sites of between 11 and 79 units will also need to provide good access to the A or B road network and public transport.
- 8.76 In the interests of sustainable travel, larger developments of 80 units and above must be located in or close to Lowestoft, one of the market towns, or one of the coastal resorts of Corton, Kessingland or Southwold. They will need to demonstrate good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. A Transport Assessment must be provided for sites of this scale. Large developments should also provide on site commercial, recreational or entertainment facilities to serve day to day needs of tourists.
- 8.77 Tourist accommodation can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation should therefore be restricted so that it is retained for the benefit of the tourism economy in the District and not lost to residential use. Permanent buildings for tourism accommodation can be subject to acute pressure for residential use. Therefore, tourist accommodation comprising permanent buildings will only be permitted within Settlement Boundaries as defined by Policy WLP1.3, through conversions of existing rural buildings or on larger scale schemes where on-site facilities are provided such as a restaurant, shop or club house.
- 8.78 Planning conditions and/or legal agreements can be used to apply restrictions to new development. Enforcing against breaches of holiday occupancy conditions can be extremely challenging and it is preferable to prevent breaches occurring in the first instance. It is therefore important to set out precise and enforceable conditions or legal agreements which discourage residential use and which can be effectively enforced. As such, planning conditions or legal agreements should require new self catering tourist accommodation units to be vacated for a specified and continuous period of at least six weeks of the calendar year. In order to facilitate year round holiday use, the Local Planning Authority will allow proposals to vacate half the site at one time, and the rest of the site later that year.
- 8.79 The valuable character of the Waveney landscape is one of the assets which helps support the local tourism industry. It is therefore important that tourism development does not harm this asset on which it depends. Policy WLP8.33 and National Planning Policy Framework will be used to assess the impact of tourism development in the landscape. The National Planning Policy Framework places strong protection on national designations such as the Area of Outstanding Natural Beauty and the Heritage Coast. The

Framework states that planning permission should be refused for major developments in these areas except in exceptional circumstances.

Policy WLP8.15 – New Self Catering Tourist Accommodation

Small scale (10 pitches/units or fewer) self catering tourist accommodation developments will be supported in principle across the District. Medium sized sites (11-79 pitches/units) will require good access to A or B roads and public transport. Covered cycle storage appropriate to the size of the site must be provided on site. Large sites (80+ pitches/units) will be supported where:

- They are in or close to Lowestoft, the market towns, or the coastal resort towns of the District;
- A Transport Assessment has been submitted demonstrating no significant impacts on the highway network;
- Safe and convenient access to public transport and local services and amenities are provided;
- Covered cycle storage appropriate to the size of the site is provided on site; and
- Commercial, recreational or entertainment facilities are provided on site.

Self catering tourist accommodation comprising permanent buildings will only be permitted within the Settlement Boundaries defined by Policy WLP1.3, through the conversion of rural buildings or on large scale sites where commercial, recreational or entertainment facilities are provided on site.

New self catering tourist accommodation will be restricted by means of planning conditions or a legal agreement which permits holiday use only and restricts the period the accommodation can be occupied.

New Hotel and Guest Houses

- 8.81 Hotels and guest houses provide valuable accommodation for visitors to the District and the Framework states that town centres are the preferred location for such tourism and leisure uses. However, hotels and guest houses can also make an important contribution in supporting tourism in the seafront areas of the District's coastal towns of Corton, Kessingland, Lowestoft and Southwold. Therefore, Policy WLP8.16 allows for an exception to Policy WLP8.18 New Town Centre Use Development for new build hotels and guest houses to allow them to be supported in seafront locations in the coastal towns.
- 8.82 Some parts of Lowestoft have been subject to high numbers of conversions to flats which has generated residential amenity issues and also removed larger dwellings suitable for families from the housing stock. Further conversions to flats or Houses in Multiple Occupation are resisted in these areas. Conversions to new guest houses and hotels can sometimes exacerbate these problems. At the same time, some of these areas are well located for the seafront tourist areas and can make a valuable contribution to the tourism economy in the District. As such, creation of new hotels and guest houses in these areas must be carefully controlled to avoid further environmental problems.
- 8.83 Policy WLP8.16 therefore requires proposals to demonstrate there will be adequate and appropriate off-road car parking, bin storage and be of a size which will provide sufficient space for quality serviced accommodation. The requirement for most family homes is less than 160 sqm and therefore this is deemed to be an appropriate threshold for the conversion to hotels and guest houses.

Policy WLP8.16 – New Hotels and Guest Houses

New build hotels and guest houses will be supported in seafront locations in Corton, Lowestoft, Kessingland and Southwold.

In streets where further conversions to flats or Houses in Multiple Occupation would not be permitted, conversion of properties to create new hotels and guest houses will only be allowed where:

- Adequate and appropriate on-site car parking is provided for guests and owners living on site;
- Adequate and appropriate bin storage is provided; and
- The property is above average size (i.e. above 160 sqm original floorspace)

Protection of Existing Tourist Accommodation

- 8.84 The existing stock of hotels, guest houses and self catering accommodation provide an important role in support the District's tourism economy. However, as stated above, tourist accommodation can sometimes come under pressure for conversion into residential properties. This is particularly an issue in the countryside where new residential development is more strictly controlled.
- 8.85 Policy WLP8.17 sets out an approach to protect existing tourist accommodation from conversion to residential where the tourist use may continue to be viable. The policy resists change of use apart from exceptional cases where a lack of demand for the tourist accommodation is clearly and satisfactorily demonstrated. As a minimum, planning applications for change of use will need to provide marketing evidence demonstrating the premises have been marketed for a sustained period of 12 months, in accordance with the requirements as set out in Appendix 6.

Policy WLP8.17 – Existing Tourist Accommodation

Existing tourism accommodation will be protected.

Change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no demand for the tourist accommodation.

Marketing evidence must be provided which demonstrates the premises have been marketed for a sustained period of a minimum of 12 months in accordance with the requirements set out in Appendix 6.



Retail, Leisure and Town Centres

- 8.86 Town centres in Waveney form the heart of local communities and offer a range of community, shopping, employment and leisure uses in accessible locations which are well served by public transport. Lowestoft is the District's largest town centre, followed by Beccles. Bungay and Halesworth town centres cater for more local needs and Southwold town centre provides a strong tourism function.



- 8.87 The National Planning Policy Framework places great emphasis on maintaining and improving the viability and vitality of town centres and states that Local Plans should be positive in promoting competitive town centres and should contain policies for managing centres over the plan period.

New Town Centre Use Development

- 8.88 The National Planning Policy Framework makes clear that town centres are the preferred location for the development of retail (including financial and professional services), leisure (including, restaurants, drinking establishments, takeaways, cinemas, theatres and other buildings used for leisure), offices, tourism and cultural and community uses. The Framework states that Local Plans should meet the assessed need for these town centre uses in full.
- 8.89 The Framework sets out a sequential approach to the development of Town Centre uses where development should be considered on town centre sites before edge of centre sites and finally out of centre sites. The framework states that Local Plans should allocate land to meet needs in town centres and if that is not possible, edge of centre sites and finally set policies for meeting needs in other accessible out of centre locations which are well connected to the town centre.
- 8.90 The Retail and Leisure Needs Assessment identifies a need for 6,946sqm of non-food retail development and 1,564sqm for food store retail development over the plan period once existing commitments have been taken into account. The assessment also identifies the need for new leisure development including a multiplex cinema in Lowestoft, new restaurants, cafes and drinking establishments in all town centres, and increased hotel provision in Lowestoft and Beccles. For retail and leisure development Policy WLP1.1 Scale and Location of Development focuses most development in Lowestoft and Beccles, with smaller amounts in Halesworth, Bungay and Southwold. Some of the need in Lowestoft could be accommodated on the Battery Green site allocated under Policy WLP2.7 and the Peto Square site allocated under Policy WLP2.3. There are no identified sites for retail and leisure development in other parts of the District. However, some of the food store need and non-food store need will be met on larger residential allocations in Beccles and Lowestoft in the form of small local shopping centres.

- 8.91 There is very little scope for new office development within town centres. It is expected that the need for new office development as identified in the Employment Land Needs Assessment (2016) and the 2017 update will be delivered mostly on business park style sites on sites allocated in this Local Plan. Proposals for new office development in addition to that allocated on sites in this Local Plan should consider the requirements of both Policy WLP8.18 and Policy WLP8.13 on new employment development.
- 8.92 For sites outside of the town centre and not allocated in the Local Plan, the Framework requires an impact assessment of the proposed development on existing, committed and planned public and private sector investment in town centres. The impact assessment should also consider the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made. The Framework sets a national threshold of 2,500sqm of development where the impact assessment applies. However, the Framework makes clear that Local Plans can set a local threshold. The Retail and Leisure Needs Assessment states that in Waveney a lower threshold of 350sqm would be appropriate. This is due to the potential impact smaller format supermarkets could have on existing centres, and the impact of smaller non-food stores above 350sqm which are unlikely to trade as a purely local facility.
- 8.93 Policy WLP8.18 designates Town Centre Boundaries and Primary Shopping Areas. The Policy requires a sequential approach to the development of town centre uses on the basis of these designations in line with the National Planning Policy Framework. Given the lack of sites at present to accommodate needs, the policy sets out a flexible approach to ensure needs can be met in the future if sites can still not be found within the town centre. To ensure new proposals do not undermine the viability and vitality of town centres and significant adverse impacts on existing, committed and planned public and private sector investment in town centres is avoided, new developments over 350sqm will need to be accompanied by an impact assessment.



Policy WLP8.18 – New Town Centre Use Development

Town Centre Boundaries and Primary Shopping Areas are identified on the Policies Map.

New Town Centre Use Development (falling within use classes A1, A2, A3, A4, A5, C1, D2 and B1a) will be permitted within Town Centre Boundaries.

Where there are no suitable or available sites within Town Centres for the proposed development, Town Centre Use development will be permitted on edge of centre sites. For retail developments edge of centre sites should be within 300 metres of the primary shopping area. For development of other Town Centre Uses, edge of centre sites should be within 300 metres of the Town Centre Boundaries.

Where there are no suitable or available sites within Town Centres or edge of centre sites for the proposed development, Town Centre Use development will be permitted on out of centre sites providing:

- The location is accessible by public transport and is accessible to pedestrians and cyclists;
- The site has good links to the Town Centre, or links can be improved; and
- The site will not impact upon other neighbouring uses, in terms of traffic, parking, and amenity issues.

Development on out of centre sites which are also outside of Settlement Boundaries will only be permitted where:

- An additional need for retail or leisure development has been demonstrated to justify the development; and
- There is no suitable and available land within the settlement boundaries.

Planning applications for Town Centre Use development on edge of centre, and out of centre sites over 350sqm should be accompanied by an Impact Assessment which demonstrates the proposal will have no significant adverse impact on the vitality and viability of the Town Centre, and no significant adverse impact on any Town Centre investments.

Vitality and Viability of Town Centres

- 8.94 Town centres currently face many challenges, particularly competition from the internet and out of centre retail parks. Town centres in Waveney also face tough competition from Norwich which is a regional retail centre. It is therefore critical that the Local Plan protects and enhances the vitality and viability of the District's town centres.
- 8.95 To help support the vitality and viability of town centres the National Planning Policy Framework states that Local Plans should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. Town Centre Boundaries and Primary Shopping Areas are defined by Policy WLP8.18 above. Primary frontages are where most shops are concentrated. Secondary frontages have a greater mix of uses including banks, building societies, estate agents, pre-schools, restaurants and cafes. The Framework also promotes town centres which provide customer choice and a diverse offer of retail and services.
- 8.96 The Retail and Leisure Needs Assessment (2016) included health checks of all of the District's town centres. The assessment found that overall town centres were performing fairly well although Lowestoft was found to have above average rates of vacant units and was in need of some environmental improvements. The other market towns were also found to be performing well and were popular with local shoppers. Only Bungay had a higher number of vacant units. Southwold was performing extremely well as a tourist attraction although this was leading to issues with lack of car parking, which could undermine its popularity. There was a suggestion that all town centres needed more leisure provision and that their offers could be strengthened with the inclusion of more cafes and restaurants.
- 8.97 Policy WLP8.19 seeks to control changes of use within town centres and sets out the uses which are appropriate within primary shopping frontages and secondary frontages to maintain the vitality and viability of town centres.
- 8.98 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in a Conservation Area or not). The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application.



Policy WLP8.19 – Vitality and Viability of Town Centres

Primary and Secondary Shopping Frontages are identified on the Policies Map.

Within Primary Shopping Frontages, proposals to change the use of ground floor premises from use classes A1 retail or A3 cafes and restaurants to other uses will only be permitted where:

- The proposal would not result in a concentration of non A1 or A3 uses in the immediate street frontage;
- The proposal would not detract from the dominant retail appearance of the street frontage; and
- The proposal does not involve ground floor C3 residential development or A5 hot food takeaways.

Within Secondary Shopping Frontages, proposals to change the use of ground floor premises from use classes A1, A2, A3, A4, A5, D2 and sui generis leisure uses to other uses will only be permitted where:

- The proposal would support the vitality and viability of the Town Centre; and
- The proposal would not result in a concentration of non Town Centre uses in the immediate street frontage.

Neighbourhood Plans can set their own requirements for the mix and use of units within Primary Shopping Frontages and Secondary Shopping Frontages providing the effect of the requirements supports the vitality and viability of the town centre.

District Shopping Centres

- 8.99 There are two District Shopping Centres in the District and these are covered by Policies WLP2.10 and WLP2.11 in the Lowestoft section.

Local Shopping Centres

8.100 Local shopping centres are smaller than town and district centres and perform a more limited role. They serve the immediate surrounding area and provide local residents with day to day goods and services. These might include a small supermarket, post office, pharmacy, newsagent and other shops selling food and beverages. There are local shopping centres in the following locations:

- Carlton Road, Hollingsworth Road, High Street, London Road (Pakefield), Oulton Road, Snape Drive, The Green, Village Rise and Westwood Avenue in Lowestoft
- Ashburnham Way and Farnham Road, Carlton Colville
- High Street and Field Lane, Kessingland
- Hillside Avenue, Worlingham
- High Street, Wrentham

8.101 The Retail and Leisure Needs Assessment (2016) found that local shopping centres within the District are reasonably healthy and perform a valuable role in providing shops and services for their surrounding areas, most of which are located within walking distance. Policy WLP8.20 seeks to protect the retail and service role that local shopping centres provide.

8.102 It is acknowledged that some changes of use can take place without planning permission under the Permitted Development Order 2015 which allows some flexibility of uses within the area (dependent on size, final proposed land use and whether the site is located in a Conservation Area or not). The ability of the Council to control such proposals highlights the need to give particular scrutiny to proposals that continue to require the submission of a planning application.

Policy WLP8.20 – Local Shopping Centres

Local Shopping Centres are identified on the Policies Map.

Within Local Shopping Centres limited retail, leisure and office development will be permitted where it is of an appropriate scale to provide essential services to the surrounding area.

Within Local Shopping Centres proposals for change of use of ground floor premises from use classes A1 (retail), A2 (financial and professional), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) to non A class uses will not be permitted.

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

Sustainable Transport

8.103 In Waveney, the car is the most used method to travel to and from work. Cycling levels are above average for the county and walking is also popular. Bus and train use is below county and national averages.

8.104 The Suffolk Local Transport Plan 2011-2031 sets out a priority to support the growth of businesses, reducing the demand for car travel, making efficient use of transport networks and improving infrastructure.

8.105 The Waveney Local Plan Suffolk County Transport Model Forecast Model Report (2017) identified that a number of junctions within the District, particularly in South Lowestoft would be close to capacity by 2036 and would therefore increase congestion.



8.106 Active travel such as walking and cycling positively contributes to public health and reduces the reliance on private vehicles. To encourage people to walk and cycle for convenience and enjoyment it is important that routes are delivered so they are direct, well connected to key local destinations and easy to follow. The Suffolk Walking Strategy (2015) and the Waveney Cycle Strategy (2016) set out the value and benefit of these activities, how existing provision can be improved to encourage greater participation and making use of opportunities afforded by a quality public realm and public right of way network. Delivery of these strategies will be critical in mitigating the impacts of congestion.

8.107 Policy WLP8.21 sets out requirements which should help improve the use of sustainable transport options and reduce the risk of congestion. The Policy sets out basic principles for encouraging sustainable modes of transport. It also requires developers to have regard to the Waveney Cycle Strategy and subsequent updates.

8.108 Parking provision in new developments can have an impact on the use of private cars and also the success of the development. Suffolk County Council have published parking provision guidance and Policy WLP8.21 requires this guidance to be taken into account.

8.109 Large scale developments can have significant impacts on local transport networks. The National Planning Policy Framework states that for developments which are likely to generate significant new movements, Transport Assessments and Travel Plans or Transport Statements should be prepared. Transport Assessments and Statements assess the potential transport impacts of developments and identify mitigation measures to promote sustainable development. Transport Assessments are thorough assessments of the transport implications of development, and Transport Statements are a less detailed

evaluation to be used where this would be more proportionate to the potential impact of the development. Travel Plans are long-term management strategies for encouraging sustainable transport and mitigating the traffic impacts of a development. Suffolk County Council as the Highway Authority can provide advice on the scope and content of Transport Statements, Assessments and Travel Plans.

Policy WLP8.21 – Sustainable Transport

Development proposals should be designed to incorporate measures that will encourage people to travel using non-car modes to access home, employment, services and facilities.

Development will be supported where:

- It is appropriate in scale to the existing transport network;
- It is located close to, and provides safe access to services, facilities and public transport;
- It is well integrated into and enhances the existing cycle network and public rights of way network;
- It reduces conflict between users of the transport network including pedestrians, cyclists and drivers and does not reduce road safety;
- It will improve public transport in the rural areas of the District; and
- The cumulative impact of new development will not create significant adverse impact on the existing transport network.

Developments should connect into the existing pedestrian and cycle network. Where possible, proposals are to include measures set out in the Waveney Cycle Strategy (2016 and subsequent updates) and demonstrate they have considered how the scheme will encourage people to walk and cycle to access services and facilities where practical.

New developments will be required to provide parking that meets the requirements set out in the Suffolk Guidance for Parking issued by Suffolk County Council (2014 and subsequent updates).

Transport Statements will be required for residential developments between 50-80 dwellings. Transport Assessments and Travel Plans will be required for residential developments larger than 80 dwellings.

Community Services and Facilities

8.110 Community facilities and services are an integral part of neighbourhoods and communities. Built community facilities can include local shops, meeting places, local schools, medical facilities, sports venues, cultural buildings, public houses and places of worship. They provide places for people to meet and socialise, support community activities, encourage people to be active, access everyday goods and foster a sense of identity and well-being to those who live and visit there. To protect the long-term character and vibrancy of communities, local services and facilities that are easily accessible need to be supported and retained where possible. This applies equally to all settlements. The National Planning Policy Framework reflects this by setting out the need to positively plan for and promote the retention and development of local services and facilities.

Built Community Services and Facilities

- 8.111 To help retain community facilities, community groups can nominate non-residential buildings or land within their communities which is important to them as 'assets of community value'. Once an asset is listed, if the owner of the asset decides to sell, within five years of the listing, they must inform the local authority of their intention to do so. The community then has up to six weeks to express an interest in becoming potential bidders to buy the asset. Once an expression of interest has been received, a further four and a half month pause in the sale process is triggered. This gives potential bidders a total of six months to raise the funds required to purchase the asset. At the end of the period, the owner may sell it to whoever and at whatever price they choose. However, the listing of an asset does not provide protection against a change of use or redevelopment of the land or buildings. This can mean the value of the asset is greater due to its potential to be converted to non-community uses. This can frustrate the ability of the community to raise sufficient funds to purchase the asset. Therefore Policy WLP8.22 gives strong protection to these assets from changes of use and redevelopment proposals.
- 8.112 There is a need to also provide a level of protection to community services and facilities which have not been identified as assets of community value. These facilities could still be important to members of the community and help enhance the sustainability of a locality. However, there is a need for flexibility to allow the change of use or redevelopment in certain circumstances such as a lack of community need, lack of viability or reprovision of the building in an equally or more accessible location.
- 8.113 In demonstrating that there is no community need for the facility or an alternative community use, evidence should be submitted with a planning application which provides details of consultation with the local community and an analysis of service provision in the locality which demonstrates that accessibility to similar services and facilities will not be adversely affected.
- 8.114 In demonstrating that the community service or facility is not viable in its current use or an alternative community use, applicants will need to provide evidence that premises have been marketed in a manner agreed with the Council for at least 12 months for the current use or alternative community use facility in line with the requirements in Appendix 6. The evidence will need to clearly show there has been no interest in continued use as a community facility.

8.115 It should be noted that the General Permitted Development Order 2015 allows for some changes of use to take place without the need for planning permission. For public houses, these permitted development rights are removed when they are designated assets of community value. Policy WLP8.22 applies where planning permission is required.

Policy WLP8.22 - Built Community Services and Facilities

Proposals for new community services and facilities will be supported if the proposal meets the needs of the local community, is of an appropriate scale, well related to the settlement which it will serve and would not adversely affect existing facilities that are easily accessible and available to the local community.

Proposals to change the use, or redevelop for a different use, a facility registered as an asset of community value will not be permitted.

Proposals to change the use or redevelop for a different use existing built community facilities which are not registered as an asset of community value will only be permitted if:

- It can be demonstrated there is no community need for the facility and the building or site is not needed for an alternative community use on site; or
- It can be demonstrated that the current, or an alternative community use is not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix 6; or
- Development would involve the provision of an equivalent or better replacement community facility either on site or in an appropriate alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.



Protection of Open Space

8.116 Protecting and promoting the improvement of existing open spaces is important for the well-being of local communities. Quality open spaces which are easily accessible and support uses for a wide cross-section of the community are essential to support the physical and mental health of the population. Open spaces also help support biodiversity, the aesthetic quality of the public realm and built environment and mitigate flood risk.



8.117 The National Planning Policy Framework places strong emphasis on the need to protect existing open spaces and other community facilities. The Waveney Open Space Needs Assessment (2015) identifies existing open space provision and its condition and the Waveney Playing Pitch and Outdoors Sports Facilities Assessment (2014) assessed the need for outdoor sports facilities to support people living in the District. These assessments highlight existing issues and the types of open space shortfalls which exist in different locations. The Waveney Green Infrastructure Strategy (2015) sets out a comprehensive approach to delivering open space and improving the green infrastructure network by improving connectivity and the provision of the right types of open space in the right locations.

8.118 Open spaces are shown on the Policies Map. Policy WLP8.23 protects open space identified on the Policies Map from development, unless the development is ancillary to the open space, it is surplus to requirements, or will be replaced by equivalent or better provision.

8.119 To demonstrate whether an open space proposed for development is surplus to requirements, applicants are expected to undertake an open space needs assessment. This should follow the approach taken in the Waveney Open Space Needs Assessment and consider the provision of open space with the same use within the site catchment area, alternative open space uses and how the site relates to existing provision for each respective type of open space use in the locality. The contribution an open space makes towards local amenity, public realm, biodiversity and the wider green infrastructure network should be considered as part of an open space needs assessment.

8.120 The Framework allows local communities through Local Plans and Neighbourhood Plans to identify green areas of particular importance to them for special protection. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances. This is a stronger test than the requirements of Policy WLP8.23. The Council does not have enough evidence to designate Local Green Spaces across the District in the Local Plan but will encourage Parish and Town Councils to consider designating green areas which are demonstrably important to them as Local Green Spaces in Neighbourhood Plans.

Policy WLP8.23 – Protection of Open Space

There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

Open spaces are identified on the Policies Map.

Proposals for the development of open spaces will only be permitted in exceptional circumstances where:

- The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;
- An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses; or
- The loss resulting from the proposed development will be replaced by equivalent or better provision in terms of quantity, quality and in a location that is equally or more accessible to the community.



Climate Change

- 8.121 Waveney with its extensive coastline, tidal inlet, estuary and river valleys, is particularly vulnerable to the effects of climate change.
- 8.122 Climate change is a result of global warming, a process caused by an increase of greenhouse gas emissions into the earth's atmosphere. Climate change can affect weather patterns and sea levels, both of which can result in damage to the natural and built environment.
- 8.123 The planning system can respond to climate change by limiting increases in greenhouse gases through supporting renewable energy development, locating development in areas which reduce the need to travel and encouraging greater use of sustainable transport measures. The planning system can also reduce the risk posed by climate change by reducing the proportion of properties at risk from flooding and coastal erosion.

Flood Risk

- 8.124 Flood risk is a significant issue in Waveney. Within Waveney there are approximately 3,900 properties that fall within a flood zone as recognised by the Environment Agency. Of these, 73% are within Lowestoft.
- 8.125 The National Planning Policy Framework seeks to mitigate the risk of flooding by restricting vulnerable new development within areas at risk from flooding. It does this by requiring development proposals in areas at risk from flooding to be subject to a sequential test where it has to be proven there are no suitable areas of land with a lesser risk of flooding and an exception test which identifies sustainability benefits of development and ensures the development is safe for its lifetime.
- 8.126 The Framework requires Local Planning Authorities to prepare a Strategic Flood Risk Assessment to inform the Local Plan. A Strategic Flood Risk Assessment was prepared in 2008 and identified areas at risk from flooding both now and in the future after taking climate change into account. Since the publication of the 2008 Strategic Flood Risk Assessment, new flooding models have been prepared by the Environment Agency. As such the Strategic Flood Risk Assessment is now being updated to get the most up to date understanding of risk.
- 8.127 The Strategic Flood Risk Assessment should be used in assessing the flood risk of new development proposals.
- 8.128 The Strategic Flood Risk Assessment has been used in assessing potential sites for allocation in this Local Plan. The only sites at risk from flooding which have been allocated are those within Central Lowestoft where the regeneration needs of that area necessitate development within a flood zone. The policies allocating these sites require that they are safe from flooding. Furthermore, plans are in place for a strategic flood risk defence for Central Lowestoft which will significantly reduce the risk in these locations.
- 8.129 As the Local Plan has allocated more than sufficient land for housing, which is considered a more vulnerable use, there is limited justification for additional development proposals for housing in areas of

flood risk. Therefore, residential developments which are not on allocated sites will not be permitted in areas identified as being at risk from flooding within the Strategic Flood Risk Assessment. However, there may be occasions where there is a particular additional need for housing as identified through the preparation of a Neighbourhood Plan. In these situations, housing could be allocated on a site at risk from flooding providing it is demonstrated that there are no other available sites at a lower risk of flooding within the Neighbourhood Area and that there are sustainability benefits and that the development can be made safe for its lifetime.

Policy WLP8.24 – Flood Risk

Development proposals should consider flooding from all sources and take in to account climate change. Proposals at risk of flooding (taking in to account impacts from climate change) should only be granted planning permission if it can be demonstrated that:

- There are no available sites appropriate for the proposed use in areas with a lower probability of flooding;
- The development provides sustainability benefits which outweigh flood risk; and
- An appropriate site specific flood risk assessment has been submitted which demonstrates that the flood risk can be satisfactorily mitigated over the lifetime of the development. This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere.

New residential development on sites not allocated in this Local Plan or a Neighbourhood Plan will not be permitted on sites at risk from flooding.

Neighbourhood Plans can allocate land for development, including residential development, in areas at risk of flooding providing it can be demonstrated:

- There are no available sites appropriate for the proposed use within the Neighbourhood Area;
- The development provides sustainability benefits which outweigh flood risk; and
- Evidence is provided that it is possible for flood risk to be mitigated to ensure development is safe for its lifetime.

The Strategic Flood Risk Assessment should be the starting point in assessing whether a proposal is at risk from flooding.

Coastal Change

- 8.130 Waveney's coastline suffers from some of the most dramatic losses of land in the country through coastal erosion. Natural processes of erosion, accretion and flooding will continue to affect the coastline and estuaries. The nature and extent of coastal management measures will be influenced by and will significantly impact upon coastal communities, the local economy, the natural environment and infrastructure of the area.
- 8.131 The National Planning Policy Framework states that Local Plans should reduce the risk from coastal change by restricting inappropriate development in vulnerable areas or development which causes detrimental physical changes to the coast. It states that Local Plans should identify Coastal Change Management Areas which cover areas likely to be affected by physical changes to the coast. The National Planning Practice Guidance states that a Coastal Change Management Area should be defined where change is likely to be significant over the next 100 years. The Guidance states that Shoreline Management Plans should be taken into account. The Framework states that Local Plans should be clear as to what development will be appropriate in the Coastal Change Management Areas and in what circumstances. The National Planning Practice Guidance states that residential development will not be appropriate within a Coastal Change Management Area but some commercial and community development may be appropriate with the area depending on the level of risk and the sustainability of the proposals.
- 8.132 The Marine and Coastal Access Act (2009) sets out provisions for the creation of a continuous, signed and managed path around the entire English coast. The Framework states that development should not undermine this objective.
- 8.133 Shoreline Management Plans set out how the coastline should be managed. Shoreline Management Plans determine appropriate, strategic policies for coastal management that balance the many and often competing aspirations of stakeholders with proper regard for economic and environmental sustainability. The primary output is an 'intent for management' over a 100 year timeframe. This overarching vision is converted to policy statements for discrete lengths of coast with shared attributes broken down into short, medium and long-term time bands. Two plans cover the Waveney Coast, SMP6 covers the area from the Kelling Hard in North Norfolk to Lowestoft Ness and SMP7 covers the coastline from Lowestoft Ness to Felixstowe. The plans identify the indicative future coastline in 100 years time based on the management measures set out in the plan.
- 8.134 Policy WLP8.25 defines a Coastal Management Area for Waveney. This is based on the area likely to be impacted by coastal change within the next 100 years (2005 baseline) as identified by the Shoreline Management Plans. This essentially comprises the area between the current shoreline and the expected coastline in 100 years as identified in the Shoreline Management Plans. It should be noted that the expected future coastline as identified in the Shoreline Management Plans is not precise and typically represents a mid-point of a range of where the coastline might be in 100 years. In line with national planning policy, new residential development is restricted in this area. However, there is scope for other types of development which help maintain the vitality and viability of coastal communities and allow them to adjust to coastal change.

- 8.135 All planning applications for development within the coastal change management area need to be accompanied by a Coastal Erosion Vulnerability Assessment. The assessment should consider the management proposals for the coastline and the likelihood of investments being made and the risk of erosion impacting upon the development in light of these factors. The assessment should demonstrate that the development will not be at risk from coastal change for the lifetime of the development. The assessment will also need to demonstrate that the proposed development will not increase the risk of erosion (e.g. from surface water run-off).
- 8.136 There are inherent uncertainties with coastal change and the likely level of erosion over a 100 year period. There will always be a lack of certainty over the potential for investments to be made in the management of the coast. As such, any planning applications for development within 30 metres of the Coastal Change Management Area should also be accompanied by a Coastal Erosion Vulnerability Assessment. Additionally, developers in other areas close to the Coastal Change Management Area should consider whether any essential infrastructure which will support the proposed development is at risk from being lost to erosion.
- 8.137 Shoreline Management Plans provide a strategic approach to the management of the coast. As such, proposals for new coastal management works should be in accordance with the management policies identified in the Shoreline Management Plans. Where there is a need and or a desire to develop a coastal management scheme that is contrary to the current Shoreline Management Plan this should be dealt with through a review of the Shoreline Management Plan prior to a planning application being considered.
- 8.138 The Development and Coastal Change Supplementary Planning Document has been prepared to aid in the interpretation of the coastal change policies. The Supplementary Planning Document will be updated following adoption of the Local Plan.



Policy WLP8.25 – Coastal Change Management Area

The Coastal Change Management Area is identified on the Policies Map.

Proposals for new residential development including conversion of existing buildings will not be permitted in the Coastal Change Management Area.

In parts of the Coastal Change Management Area expected to be at risk from change within a 20 year time horizon, only temporary development directly related to the coast, such as beach huts, cafes, car parks and sites used for touring caravan and camping will be permitted.

In parts of the Coastal Change Management Area expected to be at risk from change beyond a 20 year time horizon, other commercial and community uses will be permitted providing they require a coastal location and provide economic and social benefits to the local community.

Essential infrastructure, including transport infrastructure, utility infrastructure and wind turbines will only be permitted in the Coastal Change Management Area where no other sites outside of the Area are feasible and there is a management plan in place to manage the impact of coastal change including the future removal and replacement.

All planning applications for development within the Coastal Change Management Area and 30 metres inland should be accompanied by a Coastal Erosion Vulnerability Assessment which demonstrates that the development will not result in an increased risk to life or property.

Planning permission for all development within the Coastal Change Management Area will be time-limited according to the risk identified in the Coastal Erosion Vulnerability Assessment.

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

- 8.139 Significant numbers of residential properties and commercial properties are at risk from coastal erosion within the next 100 years. A small number of properties at Easton Bavents are at the most imminent risk and a number of properties have already been lost to erosion over the last 5 years.
- 8.140 Under the existing Shoreline Management Plan, some parts of Corton are projected to be affected by erosion within the next 50 years. However, revisions to the Shoreline Management Plan through the Gorleston to Lowestoft Coastal Strategy (2016) will mean that providing investments are made, properties should be safe for the next 50 years. However, many properties are likely to be at risk between 50 to 100 years time.
- 8.141 The National Planning Policy Framework states that Local Plans should make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. The National Planning Practice Guidance advises that either formally allocating land in a Local Plan or allowing for

relocation where planning permission would normally be refused are two ways in which this can be achieved.

- 8.142 Policy WLP8.26 allows for the relocation of residential, community and commercial properties within the Coastal Change Management Area and at risk of erosion to areas inland defined as the Countryside where development is normally restricted by Policy WLP1.3 of the Local Plan. Properties must be at risk from erosion within a 20 year period. This enables property owners to take a pro-active approach to relocate to an alternative location well before erosion becomes an imminent threat. In order to maintain the sustainability of coastal settlements, relocation should take place close to the existing community. Relocation of residential properties should also be to land which is outside of the Coastal Change Management Area.

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

Proposals for the relocation and replacement of community facilities, commercial and business uses affected by coastal erosion will be permitted in the Countryside, provided that:

- The proposed development replaces that which is within the Coastal Change Management Area as identified on the Policies Map and is forecast to be affected by erosion within 20 years of the date of the proposal;
- The new development is located at an appropriate distance inland with regard to Policy WLP8.25 on the Coastal Change Management Area;
- The new development is in a location that is accessible to the coastal community from which it was displaced; and
- The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

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

- The development replaces a permanent building which is within the Coastal Change Management Area as identified on the Policies Map and is forecasted to be affected by erosion within 20 years of the date of the proposal; and
- The relocated dwelling is adjacent to an existing settlement;
- The relocated dwelling is outside of the Coastal Change Management Area as identified on the Policies Map; and
- The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

Renewable and Low Carbon Energy

- 8.143 Planning plays a key role in reducing greenhouse gas emissions. One way in which planning can achieve this is by being supportive of appropriately conceived renewable energy developments. Waveney is already home to a number of renewable energy and low carbon developments, including wind turbines in Lowestoft, Kessingland and Holton, solar farms around Ellough and an anaerobic digester in Ellough.
- 8.144 The National Planning Policy Framework requires Local Plans to develop a positive strategy to promote energy from renewable and low carbon sources. The Framework encourages Local Plans to maximise renewable and low carbon energy development, consider identifying suitable areas for development and support community-led initiatives for renewable and low carbon energy. A written ministerial statement (18 June 2015) adds further to national policy with respect to wind farms which states that wind energy development should only be permitted if the site is in an area identified as suitable for wind energy development in a Local Plan or Neighbourhood Plan and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
- 8.145 It should be noted that not all renewable energy and low carbon developments within Waveney are determined by Waveney District Council as the planning authority. The Council is only responsible for renewable and low carbon energy development of 50 megawatts or less installed capacity.



- 8.146 Whilst the Council is keen to support renewable energy developments, it is aware that these developments can have significant negative effects on the environment, including heritage, biodiversity and landscape. Proposals for renewable energy should be considered against Policies WLP8.32, WLP8.33, WLP8.34, WLP8.35, WLP8.36 and WLP8.37 of the Local Plan on these issues. Renewable and low carbon energy developments can also have an affect on amenity of residents and workers nearby through, noise, smell, shadow flicker and glare. Developments can also cause safety issues, such as distraction of drivers and equipment failure. The National Planning Practice Guidance gives a full range of considerations for different types of renewable and low carbon technology. The Council will use this when determining applications for renewable and low carbon energy development.
- 8.147 The Government places great emphasis on local people being in control of delivering renewable and low carbon energy developments. The Council therefore believes that Neighbourhood Plans are best placed to identify suitable areas for renewable and low carbon energy projects. As Neighbourhood Plans have to go through a referendum, this is a key way of demonstrating local support and commitment to a local renewable and low carbon energy project. Suitable areas identified in Neighbourhood Plans will need to be in conformity with all of the policies of this Local Plan, but particularly Policies WLP8.32, WLP8.33, WLP8.34, WLP8.35, WLP8.36 and WLP8.37 on biodiversity, the landscape and the historic environment.

Policy WLP8.27 - Renewable and Low Carbon Energy

The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development.

Renewable and low carbon energy schemes will be permitted where:

- There are no significant adverse effects on the amenities of nearby properties, there are no adverse safety impacts and no significant adverse effects on the transport network; or
- The proposal is in a suitable area for renewable and low carbon energy as identified in a Neighbourhood Plan. For wind energy the proposed development must also have the backing of the community.

Cumulative effects and the impact of ancillary infrastructure will form part of the assessment for planning applications for renewable and low carbon energy developments.

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

Sustainable Construction

- 8.148 New development can contribute significantly to climate change through the generation of carbon emissions during construction and in subsequent use.
- 8.149 The energy and water efficiency of new buildings is controlled by Building Regulations. However, there is still a role for the planning system. For water efficiency the Government has introduced an optional technical standard that requires new housing to go further than building regulations and be designed to consume 110 litres/person/day as opposed to 125 litres/person/day. Additionally Local Planning Authorities can encourage developers to consider improvements to the energy efficiency and the sustainability of buildings with respect to carbon emissions.
- 8.150 The Waveney Renewable Energy and Sustainable Construction Supplementary Planning Document (2009) indicated that new office and school development could viably achieve the enhanced sustainability standard of 'Very Good' as set by the British Research Establishment Environmental Assessment Method. There is no evidence to suggest that circumstances have changed which would mean this standard can no longer be met.
- 8.151 The Waveney Water Cycle Study (2017) identifies that whilst Essex and Suffolk Water predict there to be a surplus supply of water over the plan period to 2036, the area is within an area of water stress as identified by the Environment Agency. Demand management is part of Essex and Suffolk Water's strategy to ensure there are sufficient resources over the period. The study estimates that the cost of achieving the enhanced building control regulation referred to above is very low and could help contribute to achieving 52% water neutrality in the District (where the amount of water used before planned growth is the same as that after growth).
- 8.152 Policy WLP8.28 sets out the Council's approach to securing and encouraging the development of more sustainable buildings to lower energy and water usage and help reduce the District's contribution to climate change.



- 8.153 A key element of the policy is requiring a sustainability statement to be submitted with a planning application for major development¹¹ demonstrating how the developer has considered improvements to the sustainability of the buildings and the development. The policy also applies the optional building regulation standard for new dwellings in terms of water efficiency and requires new school and office development to achieve the 'Very Good' standard set by the British Research Establishment Environmental Assessment Method. In demonstrating that the development achieves 'Very Good', design stage certificates will be required and planning conditions will require the submission of post-construction certificates.

Policy WLP8.28 – Sustainable Construction

Proposals for major residential and commercial development schemes should demonstrate through the submission of a sustainability statement that, where practical, they have incorporated:

- Improved efficiency of heating, cooling, and lighting of buildings by maximising daylight and passive solar gain through the orientation and design of buildings.
- Sustainable water management measures such as the use of sustainable drainage systems, green roofs and/or rainwater harvesting systems.
- Locally sourced and recycled materials.
- Renewable and low carbon energy generation into the design of new developments. Larger schemes should explore the scope for district heating.
- Minimising construction waste, including designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
- Accessible and unobtrusive sustainable waste management facilities such as appropriate provision of refuse/recycling/composting bin storage.
- Promotion of sustainable transport modes including secure and convenient cycle storage and charging points for electric vehicles.
- A show home demonstrating environmentally sustainable options which can be purchased and installed in homes bought off-plan.

All new residential development in the District should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day unless it can be demonstrated that it is not viable or feasible to do so.

All new office and school developments in Waveney of equal or greater than 1,000 sqm gross floorspace are required to achieve the British Research Establishment Environmental Assessment Method "Very Good" standard or equivalent unless it can be demonstrated that it is not viable or feasible to do so.

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¹¹ As defined in the Development Management Procedure Order 2010 (as amended) i.e. 10 or more houses or 1,000sqm floorspace of non-residential development.

Design

- 8.154 High quality design is a critical part of good planning and sustainable development and should contribute positively to making places better for people. Good design is concerned not only with how development looks but also how it feels and functions.

Design Quality

- 8.155 The National Planning Policy Framework identifies high quality design and amenity standards as a core planning principle. Section 7 of the Framework sets national planning policy on design. Local plans are expected to develop robust policies which set out the quality of development expected for the area. Design considerations are not limited to the design of buildings and will also apply to connections between people and places as well as integrating new development in to the natural, built and historic environment. Weight should be given to innovative designs which help to improve the standard of design in the area. Where appropriate, design projects should be referred to a design review panel. National Planning Practice Guidance seeks to use planning policies to improve crime prevention, access and inclusion, safe and connected streets, cohesive neighbourhoods and provision of services.
- 8.156 A framework of good design principles provides guidance for the design of new development without imposing architectural styles or stifling creativity. Application of such principles can accommodate different architectural styles whilst complementing and strengthening local distinctiveness. Innovative design is encouraged where it demonstrates a high quality design approach and is respectful of its setting.
- 8.157 It is a primary aim of the planning system that development should deliver good standards of amenity for existing and future occupiers and surrounding uses and does not generate significant harmful effects. Harmful effects can arise from overlooking, loss of privacy, noise and light pollution, and overbearing development amongst others. Such effects can be triggered by individual developments or as a result of cumulative impacts. The impact can be acute or dispersed, affecting the general amenity or tranquillity of an area.
- 8.158 It is vitally important that new development integrates with its surroundings. Design of new development should take account of important landscape or topographical features and make best use of them. Retention and/or enhancement of natural and semi-natural features will help with the integration of new development and provide biodiversity and drainage benefits. They can improve ecological connectivity by providing green links and networks. These could include woodlands, trees, hedgerows, ponds, watercourses, and geological features amongst others. Landscaping, both hard and soft, makes a key contribution to the overall quality and feel of development and proposals should provide details of good quality landscaping. Particular care should be taken with developments on the edge of settlements, ensuring the development is readily integrated in to the overall setting.
- 8.159 Promoting public safety and discouraging crime and disorder are important outputs of a well designed scheme. Development proposals should incorporate 'Secured by Design' principles and encourage natural

surveillance over public areas. Particular care will be required in the design of car parking areas, landscaped areas, public spaces and pedestrian routes in order to avoid creating crime and disorder issues.

- 8.160 Development must facilitate access for all people to carry out their everyday activities as much as possible. New development should include positive measures to promote access for all, regardless of age, mobility or disability.
- 8.161 As stated previously, Waveney has an ageing population and incidence of dementia is increasing across the country as the age of the population increases. The RTPI has produced detailed guidance on how developments can be designed to support people with dementia¹². Creating familiar, legible, distinctive, accessible, comfortable and safe environments can improve the ability of people living with dementia to live well. Dementia friendly design principles should be incorporated where appropriate using the principles outline in the policy below. Specifically, the larger sites allocated in this Local Plan by Policies WLP2.4, WLP2.12, WLP2.15 and WLP3.1 should be designed in order to meet these principles.
- 8.162 Developments should facilitate accessibility and connectivity within and across the site. Existing footpaths, cycle routes and bridleways on the site should be retained. Links should be incorporated to new and/or existing transport routes of all types outside of the site. Car parking should be well integrated in developments and car dominated environments avoided.
- 8.163 Recycling and waste management is an important element of a well designed and properly functioning development. Therefore adequate and appropriate provision for the storage and collection of waste and recycling bins must be integrated into development proposals.
- 8.164 Where open space is provided this shall be designed to a high standard and be well integrated into the surrounding area to encourage people to use it and enhance the public realm. New open space should demonstrate a clear function and be of a size and layout to provide recreation and public amenity value for the community in the long term.
- 8.165 Each new area of open space should have at least two good street frontages and be well overlooked, with adjacent properties facing the open space as much as possible. Entrances and connections with streets and spaces should be also be well overlooked and support desire lines. Good quality planting and landscaping should be provided that will support formal and informal activities such as play and stimulate visual interest. Where areas for informal ball games are provided these should be level. The planting and landscaping should connect into the wider green infrastructure network wherever possible in order to support wildlife and enhance the public realm.
- 8.166 The Council has received feedback indicating there is a perception that design of development in the District is not as strong as it should be. Effective design policies alongside understanding and enhancing the distinctive qualities of the District are key to addressing this issue. 'Building for Life 12' is a Government backed standard for well designed homes and neighbourhoods. It is intended to guide discussions between Local Planning Authorities, developers and other stakeholders and encourage better designed development. It features a traffic light scoring system across 12 categories to guide assessment of a

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¹² http://www.rtpi.org.uk/media/2213533/dementia_and_town_planning_final.compressed.pdf

development. In order to raise design standards, major residential developments¹³ will be expected to perform extremely positively when assessed using Building for Life 12. This will mean scoring green outcomes of the vast majority of indicators and avoiding red outcomes unless there are exceptional circumstances.

- 8.167 Feedback from Anglian Water suggests that there is limited capacity for combined sewers to accept new surface water flows from new development and that sustainable drainage systems should be the preference for dealing with surface water. Sustainable drainage systems can take up large areas of land on development sites and therefore significantly influence the layout. However, this should not be to the detriment of good urban design. Sustainable drainage systems should be integrated into the green infrastructure provision on the site and complement the overall landscaping scheme of the site. Sustainable drainage systems should not be surrounded by palisade fencing and where restrictions of access is required due to safety considerations, these should be innovatively designed by low impact barriers such as landscaping or planting.



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¹³ As defined in the Development Management Procedure Order (2015). At the time of writing this was developments of 10 or more.

Policy WLP8.29 – Design

Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should:

- Demonstrate a clear understanding of the form and character of the built and natural environment and use this understanding to complement local character and distinctiveness;
- Respond to local context and the form of surrounding buildings in relation to:
 - the overall scale and character
 - layout
 - site coverage
 - height and massing of existing buildings
 - the relationship between buildings and spaces and the wider street scene or townscape
 - and by making use of materials and detailing appropriate to the local vernacular;
- Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;
- Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;
- Take into account the need to promote public safety and deter crime and disorder;
- Create permeable and legible developments which are easily accessed and used by all, regardless of age, mobility and disability;
- Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, avoiding perception of a car dominated environment;
- Include hard and soft landscaping schemes to aid the integration of the development into its surroundings; and
- Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins.

Development proposals which fail to meet the above criteria will be refused planning permission.

Where open space is provided this shall be designed and landscaped to a high standard to enhance the public realm. It should demonstrate a clear function and support formal and informal activities and wildlife. Good connections, overlooking and a strong relationship to the street and nearby properties must be provided.

Major residential development proposals will be supported where they perform positively when assessed against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are exceptional circumstances.

Innovative design will be strongly supported where it meets the above criteria.

Developments should use sustainable drainage systems to drain surface water. Sustainable drainage systems should be integrated into the landscaping scheme and green infrastructure provision of the development and not detract from the design quality of the scheme.

Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

Housing Density and Design

8.168 It is important to make efficient use of land whilst delivering high quality developments which complement local distinctiveness. The National Planning Policy Framework allows Local Planning Authorities to set their own approach to housing density.

8.169 Lowestoft and the market towns are built up areas with characteristically higher densities of development and benefit from greater provision of services and facilities.



Higher densities in these settlements will therefore complement the existing urban density levels and deliver more houses in sustainable locations. Development in these locations should be of an urban scale at a minimum density of 30 dwellings per hectare. In the central areas of Lowestoft and the market towns densities higher than 30 dwellings per hectare can be appropriate where they reflect the local character of development and are well served by public transport.

8.170 Outside of Lowestoft and the market towns housing density will vary and housing densities should reflect local character.

8.171 Well established design guidance, including Building for Life 12 and in Design Guides published around the country, identify that development in an urban context should be appropriately designed to define and enclose urban spaces (which includes streets) using buildings and structures. This can help to create places with a sense of identity and improve local distinctiveness.

8.172 A key element is the high level of continuity in the built frontage using buildings of appropriate height and width. Detached buildings are ineffective in enclosing spaces and work best at lower densities with landscaping around them. Urban scale developments should therefore make use of terraced and semi-detached buildings in providing continuous built frontages to enclose space. Where detached buildings are grouped together in high density schemes the result is often poorly defined with indistinct places and spaces. Urban scale developments must therefore demonstrate a higher proportion of terraced and semi-detached properties than detached properties. Buildings and structures forming developments at an urban scale of 30 dwellings per hectare and above should therefore be designed to enclose space.

8.173 Housing density is calculated using only the site areas which will be developed for housing and directly associated uses. These uses will include access roads within the site, private garden space, car parking areas, open space, landscaping and small children's play areas, where these are provided.

Policy WLP8.30 – Housing Density and Design

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

Development proposals in and adjacent to the built-up area of Lowestoft and the market towns should aim for urban scale development at a density of at least 30 dwellings per hectare, unless local character indicates otherwise.

Urban scale development proposals should use buildings and structures to enclose spaces and create places of individual and distinctive identity. Urban scale development should avoid detached buildings which are narrowly separated and do not effectively enclose spaces and should demonstrate a greater proportion of terraced or semi-detached properties than detached properties.

Neighbourhood Plans can set their own policies for housing density which respond to local circumstances.



Residential Gardens and Urban Infilling

- 8.174 New development in gardens or other plots of land (such as parking areas) in urban areas can provide valuable new homes in sustainable locations. However, it is common for such sites to be very sensitive to new development by virtue of their close proximity to nearby homes and relationship to existing development and therefore require careful planning. The National Planning Policy Framework allows Local Planning Authorities to set out policies to control new development on residential gardens where it may cause harm.
- 8.175 Consultation on the Local Plan has identified a number of negative issues in connection with this type of development. These included cramped development, poor amenity spaces, amenity issues, unsuitable access and poor relationships to existing buildings. Setting out parameters to help prevent harm arising from such common issues can enable new homes to be delivered where appropriate whilst safeguarding existing homes and the wider environment.

Policy WLP8.31 – Residential Gardens and Urban Infilling

Housing development on garden and other urban infill sites will be supported where they satisfy the following criteria:

- The scale, design and siting of the proposal is in keeping with the character and density of the surrounding development and would not generate a cramped form of development;
- Attractive, useable and proportionately sized amenity spaces and adequate parking and turning spaces are provided for the proposed and existing dwellings;
- The proposal, by way of design, siting and materials integrates into the surrounding built, natural, and where necessary historic environment;
- The living conditions of proposed and existing properties are not unacceptably harmed through means such as overlooking, loss of light, or overbearing forms of development;
- Safe access is provided which does not generate significant harm to the character or amenity of the area;
- Safeguard protected trees.

Neighbourhood Plans are able to set their own policies on this type of development which respond to local circumstances.

Natural Environment

Biodiversity

- 8.176 Wildlife sites, flora and fauna and geological features are an important resource for current and future generations. The Council will seek to protect both formally designated sites and other areas of wildlife and geological interest. Within Waveney District there are several internationally and nationally important geological sites and wildlife habitats. These include Special Protection Areas, Special Areas of Conservation, Ramsar Sites, National Nature Reserves, Sites of Special Scientific Interest and Ancient Woodland. A number of sites within and adjoining the Waveney area are recognised as internationally important for wildlife conservation, such as Benacre and Easton Bavents Lagoons and areas of geological importance that include Corton Cliffs and Covehithe.
- 8.177 Suffolk Wildlife Trust in conjunction with Suffolk County Council have identified a substantial number of regionally important wildlife sites within the Local Plan area, known as County Wildlife Sites. Suffolk has a list of local Biodiversity Action Plan species and habitats which are important to protect and enhance.
- 8.178 Sites protected for their biodiversity and geodiversity value are represented on the Policies Map. Other non-protected green spaces contribute towards the wider green infrastructure network and are shown on the Policies Map.
- 8.179 The National Planning Policy Framework gives significant protection to the internationally and nationally protected sites referred to above. It also encourages Local Plans to develop criteria based policies to assess the impact of development on wildlife and geodiversity sites. It states the level of protection should be commensurate with the level at which the site is designated (i.e. international, national and local). The Framework encourages positive planning at the landscape scale for the creation and enhancement of ecological and green infrastructure networks.
- 8.180 The Waveney Green Infrastructure Strategy identifies green infrastructure networks within built up areas in the District which could be used to help inform how new development can positively contribute towards enhancing green infrastructure in an area to benefit biodiversity.
- 8.181 Policy WLP8.32 sets out the approach to protecting and enhancing biodiversity and geodiversity within Waveney. The policy seeks to give an appropriate amount of protection to locally protected sites of biodiversity and geodiversity value as well as species and natural features found on sites. It also encourages the provision of features within developments which can support biodiversity and ecological networks. Such features could include roosting or nesting spots on trees and buildings for birds and bats, features which enable permeability for hedgehogs and water features such as ponds.
- 8.182 Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. The Suffolk Biodiversity Information Service can provide general species distribution data for development sites and further information is also available from the Suffolk Wildlife Trust. Natural England can provide detailed information regarding sites of geological importance.

Policy WLP8.32 – Biodiversity and Geodiversity

Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity through the creation of new green infrastructure and improvement to linkages between habitats. Regard should be had to the Waveney Green Infrastructure Strategy.

Proposals that will have a direct or indirect adverse impact on locally recognised sites of biodiversity or geodiversity importance, including County Wildlife Sites, Biodiversity Action Plan habitats and species, will not be supported unless it can be demonstrated that new opportunities to enhance the green infrastructure network will be provided as part of the development that will mitigate or compensate for this loss.

Where compensatory habitat is created, it should be of equal or greater size than the area lost as a result of the development, be well located to positively contribute towards the green infrastructure network and biodiversity and be supported with a management plan.

Where there is reason to suspect the presence of protected species, applications should be supported by an ecological survey undertaken by a suitably qualified person. If present the proposal must be sensitive to, and make provision for their needs.

Any development with the potential to impact on a Special Protection Area or Special Area for Conservation within or outside of the District will need to be supported by sufficient information to allow a Habitat Regulations Assessment to be undertaken.



Landscape Character

- 8.183 Waveney District is characterised by landscapes associated with the coast, river valleys and open countryside. Together these have contributed towards shaping historical patterns of development and the identity of local communities. The District shares part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and part of the Norfolk and Suffolk Broads (The Broads Authority is the Planning Authority for the Broads). These nationally designated landscapes benefit from significant levels of protection in national planning policy and the Council will apply national planning policy to proposals within the Area of Outstanding Natural Beauty to ensure its protection. The National Planning Policy Framework also supports the protection of locally valued landscapes.
- 8.184 The Waveney District Landscape Character Assessment (2008) identifies and describes distinctive landscape character areas throughout the District. Ten landscape character areas were identified including Rural Wooded Valley, Rural River Valley, Coastal Broads and Marshes, Dunes, Coastal Levels and Resorts, Coastal Cliffs, Settled Farmland, Tributary Valley Farmland, Farmed Plateau Clayland, Estuarine Marsh and Sandlings. These have been further sub-divided into component landscape character areas each with distinct and recognisable local, and often historic, identity.
- 8.185 The Landscape Character Assessment sets out specific details about each landscape character area including 'sensitivities', 'strategic objectives' and 'considerations in relation to development'. Appendix 7 provides a summary of the key attributes and strategic objectives for each landscape character area.
- 8.186 The Rural River Valleys and Tributary Valley Farmland character areas are identified in the Landscape Character Assessment as being valued landscapes that are particularly sensitive to change.
- 8.187 Within the District, the area along the Waveney Valley is adjacent the Broads National Park. These adjacent areas share many similar characteristics. The Broads Landscape Character Assessment (2006) was updated in 2012 in conjunction with the Broads Landscape Sensitivity Study for Renewables and Infrastructure which explored the sensitivity of the landscape to renewable energy development.



8.188 The Settlement Fringe Landscape Sensitivity Study (2016) builds on the District Landscape Character Assessment (2008) and defines the sensitivity of landscapes around key settlements. This information can be used, to inform consideration about the effects of development proposals on the distinctive character, qualities and sensitivities of landscapes within the fringes of settlements within the District and on the settings of adjacent protected landscapes (the Broads and the Suffolk Coast and Heaths Area of Outstanding Natural Beauty). The study provides advice on the sensitivity, value and capacity of landscapes to accommodate development in the following buffer areas around settlements:



- Lowestoft – 1,500 metres
- Market Towns – 1,000 metres
- Villages – 500 metres

8.189 The assessment supports the findings of the Landscape Character Assessment by identifying Tributary Valley Farmland and Rural River Valley landscapes on the fringes of settlements as being valued landscapes that are particularly sensitive to change.

8.190 Policy WLP8.33 provides protection for all landscape character areas in the District. It requires proposals to consider the strategic objectives and considerations identified in the key local landscape evidence referred to in the policy. In doing this, proposals should consider not only how they relate to the local landscape but how they can integrate into it through good design and landscaping. Landscaping and structural planting which reinforces historic field patterns or enhances connectivity within the green infrastructure network to the benefit of wildlife will be supported. Consideration should be given to strength of place, visibility, value and contribution to designated landscapes. The existing public rights of way network is fragmented in many locations and development proposals should consider how they could enhance public footways to benefit the network in the long-term.

8.191 The Policy also gives specific protection from significant impacts on those landscapes which provide a setting to the Broads, the Area of Outstanding Natural Beauty and landscapes characterised as Rural River Valleys and Tributary Valley Farmland in the Landscape Character Assessment. Significant adverse impacts will be judged based on the scale of the development, the associated effect on the key characteristics which define the sensitivity and value of the landscape, the visual impact, the duration and permanency of the effect and the extent to which any effects can be mitigated through a landscaping scheme. In assessing impact the Waveney District Landscape Character Assessment (2008), the Settlement Fringe Landscape Sensitivity Study (2016), the Broads Landscape Character Assessment (2006) and the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012) will be used.

- 8.192 Conservation of areas recognised for their tranquil character, dark skies and sense of wildness are key management issues recognised in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan and by the Broads Authority. Tranquillity and Night Blight Maps prepared by the Campaign to Protect Rural England (2007 and 2016 respectively) indicate that the areas with greatest tranquillity are located between Kessingland and Reydon within the Area of Outstanding Natural Beauty and in the rural area near the Saints. These areas are shown to have good (but not high) levels of tranquillity. The maps also show that Waveney is the one of the darker Districts in the country with much of the District darker than regional and national averages. The Broads Authority Night Blight and Dark Skies Assessment (2016) identified that in the Southern Broads, the darkest skies were located around Geldeston. In Waveney District this relates to the area between Mettingham and Shipmeadow.

Policy WLP8.33 – Landscape Character

Proposals for development should be informed by, and be sympathetic to, the distinctive character areas, strategic objectives and considerations identified in the Waveney District Landscape Character Assessment (2008), the Settlement Fringe Landscape Sensitivity Study (2016), the Broads Landscape Character Assessment (2006) and the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012).

Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and where possible enhance:

- The special qualities and local distinctiveness of the area;
- The visual and historical relationship between settlements and their landscape settings;
- The pattern of distinctive landscape elements such as watercourses, commons, woodland trees, (especially hedgerow trees) and field boundaries, and their function as ecological corridors; and
- Visually sensitive skylines, seascapes and significant views towards key landscapes and cultural features.

Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network.

Development will not be permitted where it will have a significant adverse impact on:

- The setting of the Broads or the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; or
- Locally sensitive and valued landscapes including Rural River Valleys and Tributary Valley Farmland character areas.

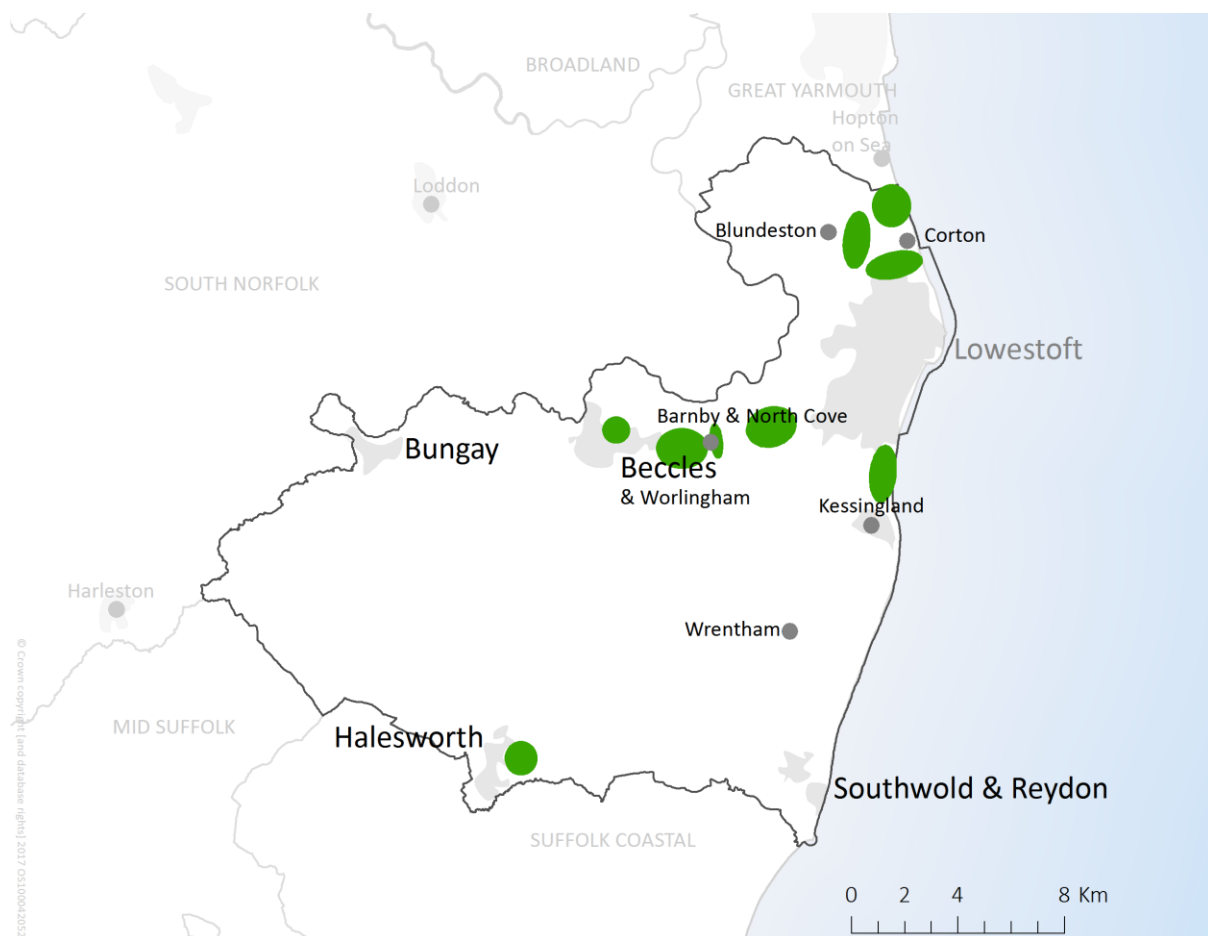
Proposals for development should protect and enhance the tranquillity and dark skies of the area.

Coalescence of Settlements

8.193 There are a number of locations throughout the District where important undeveloped areas of land exist between settlements. These gaps help protect the identity and character of separate settlements. Gaps between settlements help give the sense of leaving one place and arriving at another. Even where there is countryside between settlements, the presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside. At night, various forms of artificial lighting can also lead to a sense of continuous urbanisation. Examples of important gaps in the District include land between:

- Barnby and North Cove (west of Mill Lane)
- Worlingham and North Cove
- Beccles and Worlingham (north of Lowestoft Road)
- Corton and Hopton
- Halesworth and Holton
- Lowestoft and Barnby
- Lowestoft and Blundeston
- Lowestoft and Corton
- Lowestoft and Kessingland

Figure 36 Coalescence of Settlements



8.194 In order to retain the identity and character of settlements it is necessary to protect these gaps from development which could undermine their openness or lead to the coalescence of settlements. The Council will consider how proposals fit within the wider landscape and whether features such as the network of fields, trees and hedgerows are conserved, and therefore maintain the break between settlements. It will also seek to limit other urbanising impacts including increased lighting, traffic movements and ribbon development along road corridors.

Policy WLP8.34 – Coalescence of Settlements

Development which contributes towards the coalescence of settlements through a reduction in openness and space between settlements or creation of urbanising effects between settlements will not be permitted.

Historic Environment

- 8.195 Waveney is fortunate in having a wealth of visually and historically important heritage assets which are desirable to protect and enhance. There are 14 Conservation Areas within Waveney (two of which fall within the area of Waveney District which is covered by the Broads Authority), 1,602 listed buildings, 29 scheduled monuments and 3 historic parks and gardens. There are also 1,420 locally listed buildings in Waveney.
- 8.196 The National Planning Policy Framework recognises the value of heritage assets and also the contribution that they can make to sustainable economic development. The Framework seeks to protect heritage assets from harm, with the level of protection increasing according to the significance of a heritage asset. Grade I and II* listed buildings, scheduled ancient monuments and Grade I and II* registered parks and gardens are therefore granted the highest levels of protection.
- 8.197 The weight and considerations to be taken into account for designated heritage assets is well covered in the Framework and local policies in this Local Plan do not seek to replicate these. Policy WLP8.35 highlights the objective of the Council to positively protect and enhance all heritage assets and ensure that planning applications which could affect assets are supported by sufficient information. The Council will work proactively with developers, Neighbourhood Plan groups and other partners such as Historic England to ensure new development conserves and enhances the historic environment. The impacts of all site allocations in this Local Plan have been assessed against their impact on the historic environment and mitigation measures have been identified in the site allocation policies where relevant. The Central and Coastal Lowestoft Regeneration Strategy in Section 2 of this Local Plan identifies the Historic High Street area of Lowestoft as an area where the historic environment should be proactively enhanced. Policy WLP6.2 contains specific criteria protecting the character of the Southwold Harbour Conservation Area. Policies WLP8.36, WLP8.37 and WLP8.38 provide further guidance for development affecting locally listed buildings, Conservation Areas and archaeology.
- 8.198 Policy WLP8.35 highlights the requirement for development proposals which have the potential to impact on heritage assets or their settings to be supported by a Heritage Impact Assessment prepared by a suitably qualified individual. The assessment should describe the significance of any heritage assets affected, including their setting. It should go on to establish the impact of proposals on the asset and its setting and consider whether the impact could be reduced through modification or mitigation. The level of detail should be proportionate to the importance of the asset. As a minimum the Suffolk Historic Environment Record should be consulted. Pre-application advice is strongly encouraged to be sought in instances where a Heritage Impact Assessment may be required. This will allow the Council to give valuable advice on scope and level of detail required in the assessment ensuring that an adequate assessment is submitted with a planning application.
- 8.199 The Council has prepared and adopted a Built Heritage and Design Supplementary Planning Document. This document provides valuable guidance on the implementation of the historic environment policies of this Local Plan and other detailed guidance on conserving heritage assets. The document will be kept up to date and reviewed from time to time.

Policy WLP8.35 – Heritage Assets

The Council will work with partners, developers and the community to protect and enhance the District's historic environment.

Proposals for development should conserve or enhance Heritage Assets and their settings.

All development proposals which have the potential to impact on Heritage Assets or their settings should be supported by a Heritage Impact Assessment prepared by a suitably qualified individual. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Assessment is sufficient.

Proposals should take into account guidance included in the Built Heritage and Design Supplementary Planning Document.



Locally Listed Buildings and Non-Designated Heritage Assets

8.200 The National Planning Practice Guidance encourages Councils to identify non-designated heritage assets in their Local Plans. For many years the Council has retained a list of locally important buildings. There are currently 1,420 locally listed buildings on the Local List within the District. These buildings are identified on the Policies Map. To date these have only been identified within or adjacent to Conservation Areas. Notable examples include, the Tuttles Building on Station Square Lowestoft and Southwold Pier.

8.201 The following criteria have been used to identify locally listed buildings:

- Contribute to the value of the townscape;
- Be a good or relatively unaltered example of a structure constructed in the local vernacular building tradition;
- Be a good example of the work of a respected local architect;
- Have a strong association with a prominent historical figure and/or event; or
- Form a notable example of a coherent planned housing or commercial development.

8.202 The criteria will be routinely updated through amendments to the Built Heritage and Design Supplementary Planning Document to take into account latest best practice.

8.203 The Local List is not exhaustive and there are likely to be a number of other examples of non-designated heritage assets of local significance. Policy WLP8.36 sets out criteria for determining applications which may affect a locally listed building or another non-designated heritage asset which has not been specifically identified on the list. In line with the National Planning Policy Framework the policy seeks to avoid and reduce harm to these assets. Although the level of protection afforded to them is not as great as that for designated heritage assets.

8.204 Policy WLP8.36 seeks to restrict new uses which would result in substantial harm to a building or its setting or proposals which result in a loss or partial loss of the asset. One of the criteria which allows for harm or loss is that all other options for the asset or the continued use have been exhausted. In demonstrating this, a marketing exercise in accordance with the principles outlined in Appendix 7 should be undertaken. Evidence of marketing will be required to be submitted with any planning application. It should also be demonstrated that it is not technically feasible and economically viable to accommodate the proposed new use for the site within the existing building. The Policy allows for loss of a building if the structure is unsound. In these cases a structural survey will be required to support a planning application.

8.205 The Policy encourages Neighbourhood Plans to identify other buildings in their locality worthy of protection. In doing this, Neighbourhood Plans should use the above criteria.

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

Locally Listed Buildings are identified on the Policies Map.

Proposals for the re-use of Locally Listed Buildings will be supported if compatible with the fabric and setting of the building. New uses which result in substantial harm to a building or its setting will not be permitted unless all other options for the building have been exhausted.

Proposals which involve the demolition or part demolition of a Locally Listed Building or other non-designated Heritage Assets will only be permitted where there are comprehensive and detailed plans for redevelopment of the site and where:

- The building is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
- All measures to sustain the existing use or find an alternative use/user have been exhausted.

Neighbourhood Plans can identify other buildings of historic or local significance. However, the protection afforded to these should be no more than that provided to Locally Listed Buildings protected by this policy. Buildings identified should meet the criteria for identifying Locally Listed Buildings.

Conservation Areas

- 8.206 Conservation Areas are designated Heritage Assets and are afforded a high level of protection in national planning policy. Conservation areas are identified on the Policies Map and are located in Beccles¹⁴, Bungay¹⁴, Halesworth, Holton, Homersfield, Lowestoft (North and South), Oulton Broad¹⁴, Somerleyton¹⁴, Southwold, Southwold Harbour, Walberswick Quay, Wangford, Wissett and Wrentham.
- 8.207 All of the above Conservation Areas have had Conservation Area Appraisals prepared. These are updated regularly and provide an overview, of the character, significance and management of the Conservation Areas.
- 8.208 Policy WLP8.37 sets out the local approach for the management of development within the Conservation Areas in order to avoid and reduce harm and to enhance the integrity of the areas. The Policy requires that proposals within Conservation Areas take into account the Conservation Area Appraisal and Management Plan proposals in order to conserve and enhance the areas. It also sets out the approach to managing demolitions within Conservation Areas. Similar to the approach for Locally Listed Buildings, proposals for the demolition of buildings in Conservation Areas with architectural, historic or visual significance will only be permitted where the building is structurally unsound or all measures to sustain the use or find an alternative use for the building have been exhausted. In demonstrating this, a marketing exercise in accordance with the principles outlined in Appendix 7 should be undertaken. Evidence of marketing will be required to be submitted with any planning application. It should also be demonstrated that it is not technically feasible and economically viable to accommodate the proposed new use for the site within the existing building. For buildings which are considered structurally unsound, a structural survey should be included with any planning application.
- 8.209 Since 2004 the Council has had a policy for the replacement of windows and other features in Conservation Areas. All Conservation Areas in the Waveney Local Plan area have Article 4 Directions which means planning permission is required for these types of proposals. The policy approach seeks to retain historic features in prominent parts of Conservation Areas which contribute to the character of area. This policy approach has proved successful in conserving and enhancing Conservation Areas within the District and has been carried forward. Further detail on the implementation of this policy is set down in the Built Heritage and Design Supplementary Planning Document.

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¹⁴ Conservation areas partly managed by Broads Authority. Also within Waveney district is the Conservation Area of Ellingham, which is entirely within the Broads Authority-managed area of Waveney and so is not covered by this policy.

Policy WLP8.37 – Conservation Areas

Development within Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area.

Proposals which involve the demolition of non-listed buildings in a Conservation Area will only be permitted where:

- The building is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect);
- All measures to sustain the existing use or find an alternative use/user have been exhausted; or
- The building has no architectural, historic or visual significance.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

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



Archaeology

- 8.210 The District contains a range of important archaeological sites. Some of these are designated as scheduled ancient monuments, although most assets are non-designated and sometimes not known of until development proposals come forward. Scheduled Ancient Monuments are nationally significant assets and afforded great protection in the National Planning Policy Framework. The Council recognises that archaeological remains are a non-renewable resource which are valuable for their own sake and for their role in education, leisure and tourism.
- 8.211 All sites allocated in the Local Plan have been considered for their archaeological potential. Where there is potential, the relevant policies set out the requirements for either an archaeological investigation to take place prior to planning permission or by condition on a planning permission. Policy WLP8.38 requires a full archaeological assessment of sites within potential areas of archaeological importance. The Policy prefers preservation in situ of archaeological remains, but where this is not feasible, developers are expected to make arrangements to record any finds.

Policy WLP8.38 – Archaeology

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

Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

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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.

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