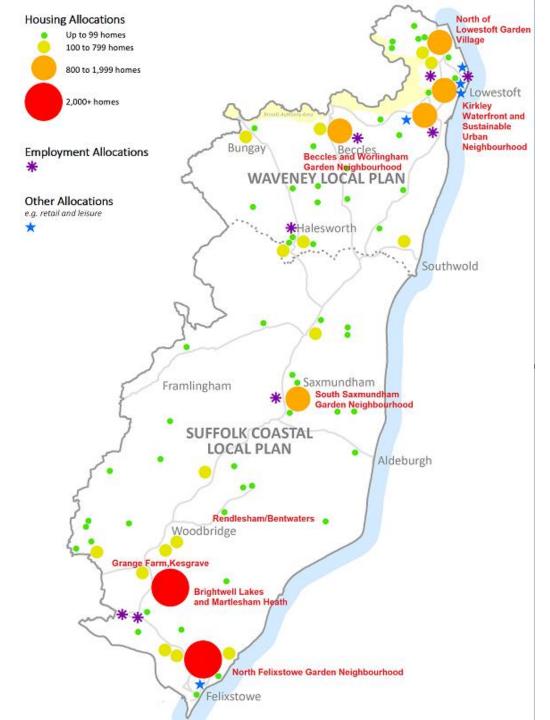


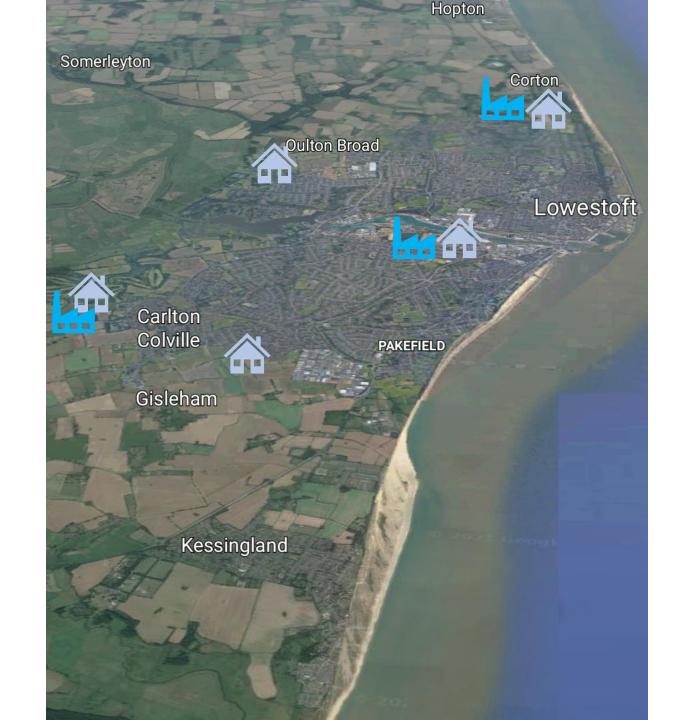
### AGENDA

- 1) Welcome, introductions, purpose of meeting (5 mins) **Chair (Cllr David Ritchie, Cabinet Member for Planning)**
- 2) Major Development Sites update (20 mins) Ben Woolnough (Planning Development Manager)
- 3) Lowestoft Regeneration latest (20 mins) **Darren Newman (Economic Regeneration Manager)**
- 4) CIL Charging Schedule update (10 mins) Adam Nicholls (Principal Planner, Policy and Delivery)
- 5) Cycling & Walking Strategy (15 mins) Anthony Taylor/Jason Beck (Senior Planner and Planner, Policy and Delivery)
- 6) Active Travel Planning in Lowestoft (15 mins) Calum Poole (Senior Transport Planner)/Kerry Allen (Principal Transport Towns Planner), Suffolk CC
- 7) Questions from the PCs/AOB (30 mins) **Chair**
- 8) Wrap up (5 mins) Chair

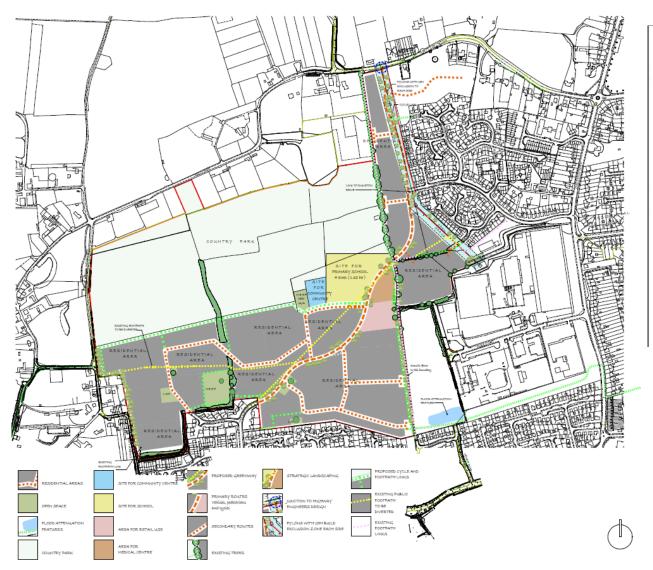


# East Suffolk

Strategic sites Garden villages Garden Neighbourhoods new communities.....







'Woods Meadow' Draft Development Brief



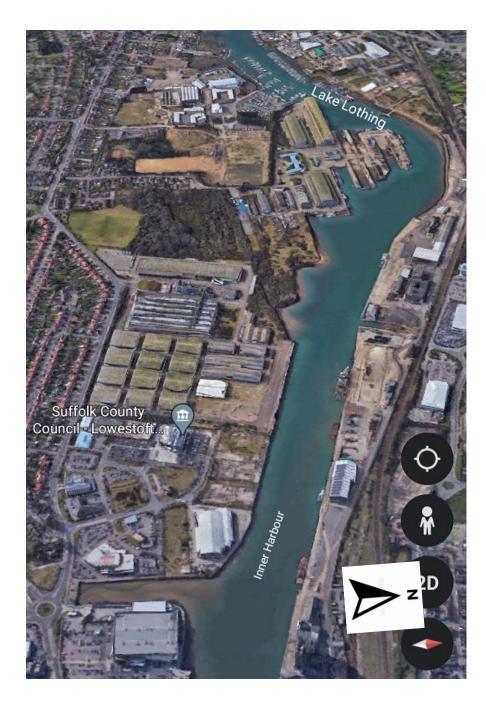


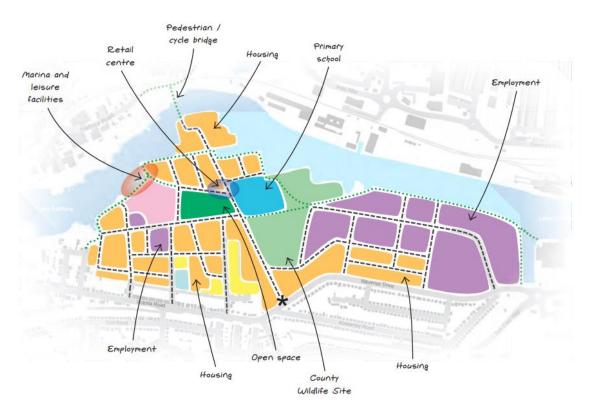
July '93

#### WAVENEY DISTRICT COUNCIL

#### Woods Meadow, Oulton

800 dwellings Primary School Country Park transferred to East Suffolk





### Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood

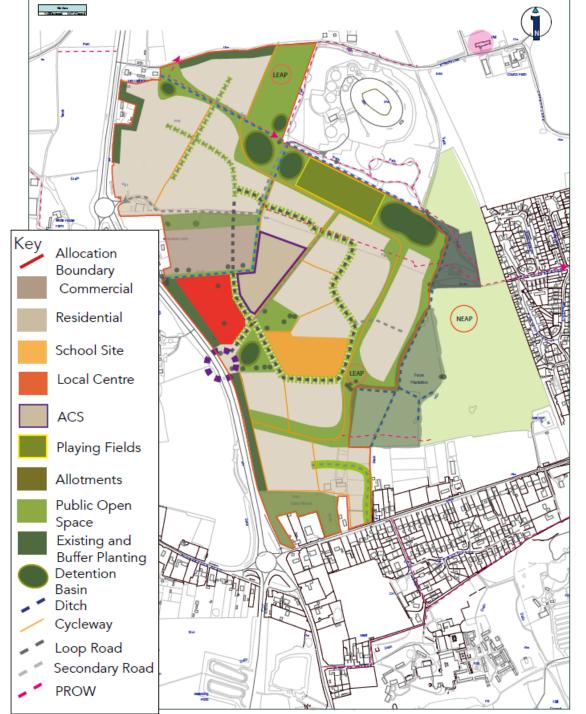
Approximately 1,380 new dwellings

Employment

Open Space – County Wildlife Site

Primary School

Local Plan - East Suffolk Council - Waveney Local Plan (Adopted March 2019) - East Suffolk Council, Strategic Planning Consultations (inconsult.uk)

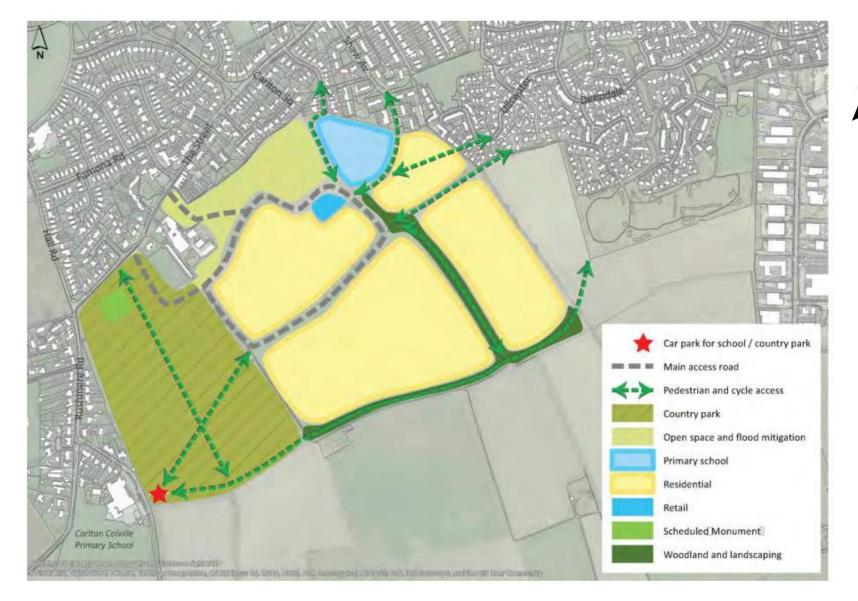


#### Policy WLP2.13 – North of Lowestoft Garden Village

Approximately 1,300 new dwellings 8 Ha of employment Primary School

> Local Plan - East Suffolk Council - Waveney Local Plan (Adopted March 2019) - East Suffolk Council, Strategic Planning Consultations (inconsult.uk)

#### Figure 11 - Land south of The Street, Carlton Colville/Gisleham illustrative masterplan

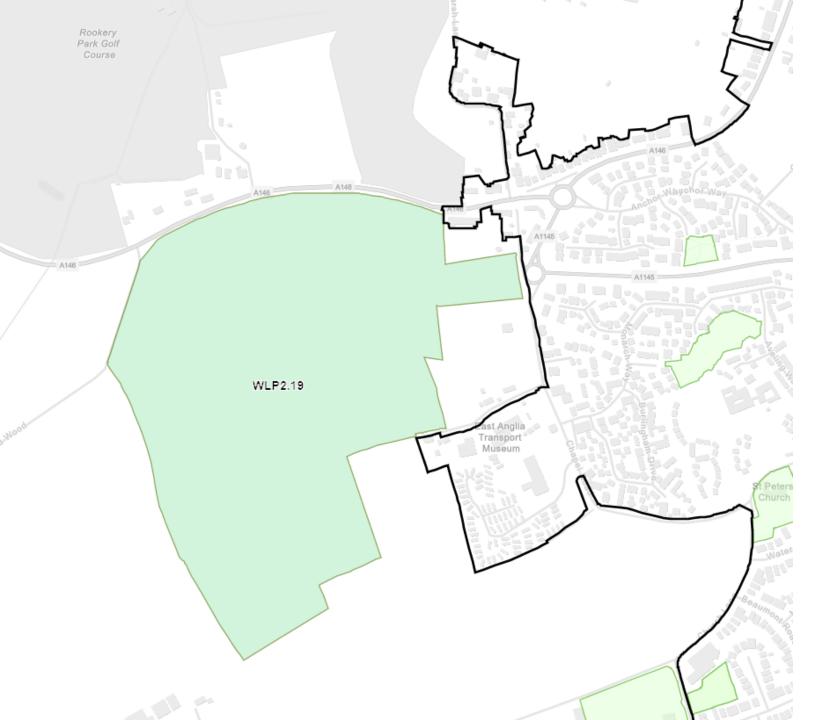


<u>Local Plan - East Suffolk Council - Waveney Local Plan (Adopted March 2019) - East Suffolk</u> <u>Council, Strategic Planning Consultations (inconsult.uk)</u> Policy WLP2.16 – Land South of The Street, Carlton Colville/Gisleham

Approximately 900 new dwellings

Strategic drainage measures

Primary School Country Park



#### Policy WLP2.19 - Oakes Farm, Beccles Road, Carlton Colville

Employment/Commercial

Some residential

Enabling development providing 20.75 hectares of Sports land.

 <u>Local Plan - East Suffolk Council - Waveney Local Plan</u> (Adopted March 2019) - East Suffolk Council, Strategic <u>Planning Consultations (inconsult.uk)</u>

#### 🛱 Transport

- Lake Lothing Third Crossing
- Improvements to Bloodmoor Roundabout
- 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)
- Pedestrian and cycle path between Corton and Hopton
- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to Lowestoft Station

#### Education

- New 2 form entry primary school on the Kirkley Waterfront and Sustainable Urban Neighbourhood site (Policy WLP2.4)
- New 2 form entry primary school (including pre-school) on the North of Lowestoft Garden Village site (Policy WLP2.13)
- New 2 form entry primary school (including pre-school) on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)
- Expansion of existing primary schools in north Lowestoft to accommodate 85 pupils
- New pre-school setting on North of Lowestoft Garden Village (Policy WLP2.13)
- New pre-school settings in the Carlton Colville, Kirkley and Whitton, Oulton, Gunton and Corton Wards
- Extensions to secondary schools in north Lowestoft to accommodate 133 pupils

#### PHealth Care

New medical centre on Woods Meadow, Oulton and extensions to other surgeries in the town

#### # Community Facilities

- New library in Oulton Broad and other improvements to library provision
- New community centre in Carlton Colville and on the North of Lowestoft Garden Village

#### 🚓 Green Infrastructure

- New sports facilities at Oakes Farm (Policy WLP2.19)
- New allotments on Monckton Avenue and on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)
- Country park on Land south of The Street, Carlton Colville/Gisleham (Policy WLP2.16)
- 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 WLP2.16)

#### ▲ Utilities

Localised improvements to the sewerage network

#### Table A1.2 - Infrastructure Delivery Framework

#### Transport

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Improvements to cycle infrastructure outlined in Cycle Strategy	Essential/ Desirable	Waveney District Council, Suffolk County Council	Unknown	None	£O	Unknown	Section 106, CIL	Unknown	Suffolk County Council	Over entire plan period
Normanston Park Pedestrian and Cycle Bridge	Essential	Waveney District Council	£1,200,000	None	£O	£1,200,000	CIL	£O	Suffolk County Council, Waveney District Council, grant funding from organisations such as Sustrans	Short term
Brooke Peninsula Pedestrian and Cycle Bridge	Essential	Suffolk County Council, Waveney District Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Section 106, CIL	£O	Suffolk County Council	Medium term
Extensions to footpaths along Parkhill, Oulton	Essential	Suffolk County Council	£37,800	None	£0	£37,800	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Hall Lane and Union Lane, Oulton	Essential	Suffolk County Council	£34,440	None	£O	£34,440	Section 278, Section 106	£0	None	Short term

#### Education

#### Early Education

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
1 new Pre School setting in North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Gunton and Corton area North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£500,000	None	£O	£500,000	Section 106	£O	None	Short-medium term
2 new pre-school settings in Kirkley and Whitton Area	Essential	Suffolk County Council	£1,000,000	None	£0	£1,000,000	CIL	£0	None	Short-medium term

#### Primary

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Arnount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
New Primary School (including pre-school) on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£7,800,000	None	£0	£6,035,714	Section 106	£1,764,286	Suffolk County Council, CIL from future development	Medium – long term
New Primary School (including pre-school) on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	Essential	Suffolk County Council	£7,680,000	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of	£4,730,434	£2,949,566	Section 106	£O	None	Medium term
New Primary School (including pre-school) on Land South of The Street, Carlton Colville (Policy WLP2.16)	Essential	Suffolk County Council	£7,800,000	None	£0	£4,178,571	Section 106	£3,621,429	Suffolk County Council, CIL from future development	Medium term

#### Secondary

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
Capacity for additional pupils in secondary schools across the District where they are needed	Essential	Suffolk County Council	£2,874,954	None	£0	£2,874,954	CIL	£O	Suffolk County Council	Over entire plan period
Total			£2,874,954			£2,874,954		£0		

#### Health

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Remaining Funding	Potential Funding Sources to Fill Gap	Timescale/ Progress
658 square metres of clinical floorspace in the Lowestoft Area	Essential	Great Yarmouth and Waveney CCG	£1,454,436.62	Unknown	£0	£1,454,436.62	CIL	£0	NHS England	Short-medium term
16 square metres of clinical floorspace in Kessingland	Essential	Great Yarmouth and Waveney CCG	£35,366.24	Unknown	£0	£35,366.24	CIL	£0	NHS England	Short-medium term



Infrastructure Funding Statement 2019-20



#### Infrastructure Funding Statement (IFS) » East Suffolk Council

### The town investment plan

#### Story of the town to future investors and funders

- Highlighting the strengths, weaknesses, challenges and opportunities
- Linked to national regional and local strategies
- Sets out clear objectives for the town
- 10-year vision and delivery plan for the town
- £24.9m secured through the towns deal
- £125m Gull Wing river crossing
- £67m Flood Risk Management Programme
- Levelling up fund



#### ...THINK LOWESTOFT

FINANCIAL

#### PROJECT OUTPUT TABLE

The Lowestoft Flood Risk Management Programme, Gull Wing River Crossing, Full Fibre and Smarter Town projects underpin and protect all of the outputs below.

PROJECT	COMMERCIAL FLOORSPACE M2	REFURBISHED FLOORSPACE M2	PUBLIC REALM IMPROVEMENT M2	JOBS CREATED	BUSINESSES CREATED		DWELLINGS CREATED	PRIVATE SECTOR INVESTMENT UNLOCKED
Cultural Quarter	9,100	2,500	9,700	370	10	10	0	£17M
Historic Quarter	0	2,800	16,200	120	10	5	0	TBC
Station Square	2,100	0	15,000	190	5	5	9	£19M
Gateway Improvements to Lowestoft Port	8,100	0	28,100	140	0	5	0	твс
Seafront Vision	900	0	300,000	30	10	0	0	твс
Kirkley Sustainable Neighbourhood	17,700	0	83,800	775	15	25	1,400	£250M
Marine Science Campus	твс	твс	TBC	твс	твс	TBC	0	TBC
Eastern Energy Hub and Power Park	18,800	0	28,100	850	40	25	0	£68M
Employment Readiness Programme	0	0	0	100	0	0	0	£0
First Light Festival Cultural Programme	0	0	0	5	0	0	0	£100,000
TOTAL	56,700	5,300	480,900	2,580	90	75	1,409	£354.1M

#### ... THINK LOWESTOFT

# Employment Enterprise & skills



#### **Projects in delivery phase**

- Port Gateway (£2.7M through Towns Fund)
- Lowestoft Eastern Energy Facility
- PowerPark (Newcombe House)

#### **Projects in development phase**

- Marine Science Campus
- Lowestoft Eastern Energy Facility phase 2

### Port Gateway

- Public realm along South Quay Wharf
- New Pocket Park

NORFOLK VANGUARD WEST 1800MW

NORFOLK BOREAS 1800MW

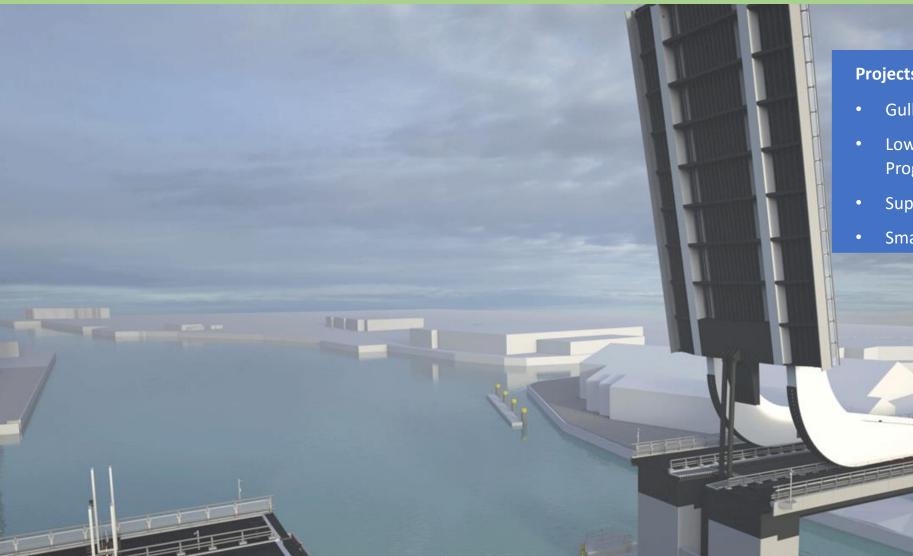
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• New Operations & maintenance facility

### Lowestoft Eastern Energy Facility

- Improved port infrastructure to support future growth
- Increased harbour depth

### Collaboration & Connectivity



#### Projects in delivery phase

- Gull Wing River Crossing
- Lowestoft Flood Risk Management Programme

TIMIT

- Superfast broadband
- Smart Towns

# Lowestoft Flood Risk Management Plan





- Pump station complete
- 121 property installations completed
- Construction begun on the flood walls
- Outline design on the barrier being progressed

## Superfast broadband Free wifi

- Download speed of 330mbps from 80mpbs
- Upload speed 30mbps from 20mbps
- 5G coverage
- Free Wi-Fi through Smart towns

(C)

# Celebrating our Heritage & Cultural



#### Projects being delivered

- North Heritage Action Zone
- South Heritage Action Zone
- The Historic Quarter

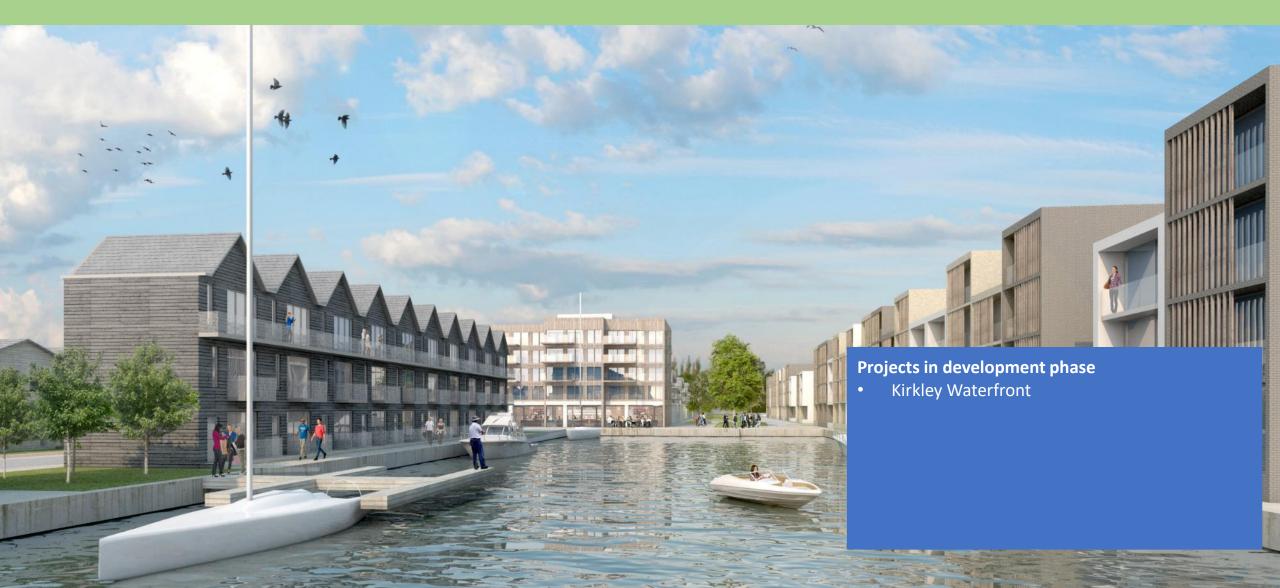
Projects under development

Delivery of the Cultural Strategy

### Heritage Quarter

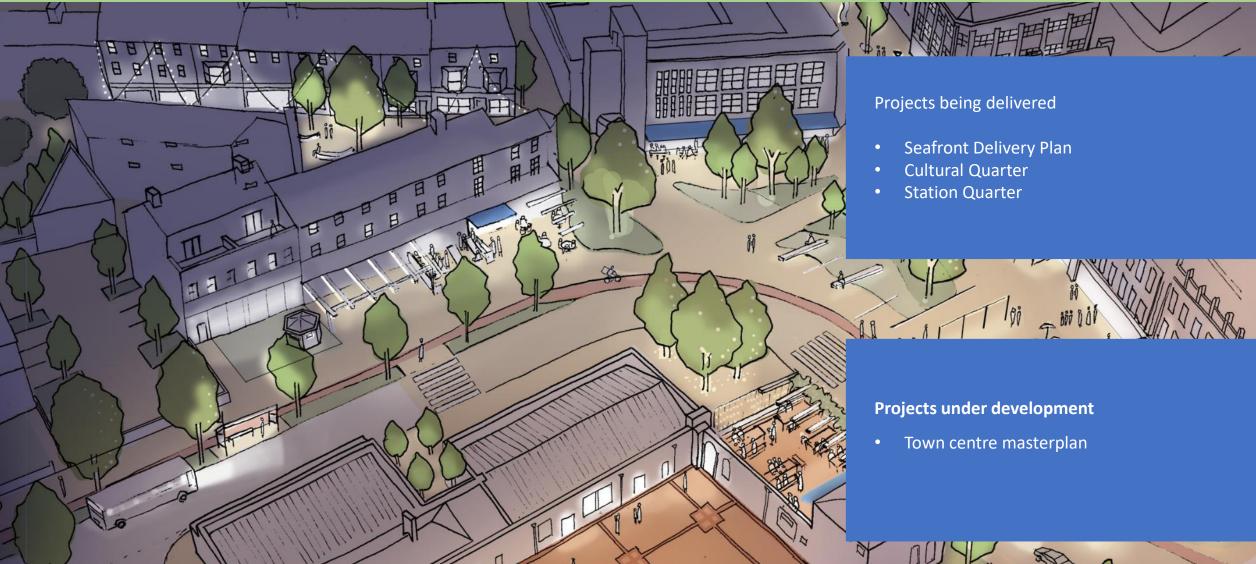
- Restoration and development of the former town hall building
- Restoration of the Lowestoft scores
- Enhancement of the Public realm

# Living your life in Lowestoft



# Transforming our Town Centre, retail & leisure

I The way of the



### Cultural Quarter

RYTHM ----

SENTIMENTAL JOURNEY SHOWADDYWADDY

Jonas Kaufmann My Vienna



- Battery Green Road car park to new leisure and Culture venue
- Repurpose and relocate the exiting customer service building to provide new food & Drink offer
- Development of the Marina Theatre
- Improved Public realm

### STATION QUARTER

#### Key Outputs

- Redevelopment of the Post office to an arts based venue
- Redevelopment of the station building to provide new food and drink offer
- Improved public realm

## SOUTH SEAFRONT

- Redevelopment of the East Point Pavilion
- Secure the cliff face at Jubilee cliff
- Beach hut development
- Beach board walk to provide disabled and push access onto the beach
- Public realm improvements

LEFTER

# Questions?

### THINK LOWESTOFT

East Suffolk Community Infrastructure Levy (CIL) Charging Schedule Preparation

Lowestoft area Parish Councils meeting 7<sup>th</sup> April 2021



### 1a – What is CIL?

- "A charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area" (Planning Practice Guidance)
- Introduced through 2010 CIL Regulations (with many amendments since)
- Infrastructure can also be secured through planning obligations (S106 agreements) and highways agreements (S38/S278 agreements)

# 1b – What is CIL?

- S106 and S38/278 agreement monies can only be spent 'locally' (directly connected to the development)
- CIL monies must be spent on infrastructure to support growth e.g. roads, cyclepaths, schools, playspace, health facilities etc
- Parishes get either 25% or 15% of CIL monies from development arising in their parish area
- ES Council gets the rest, including an element to be spent on administration of CIL

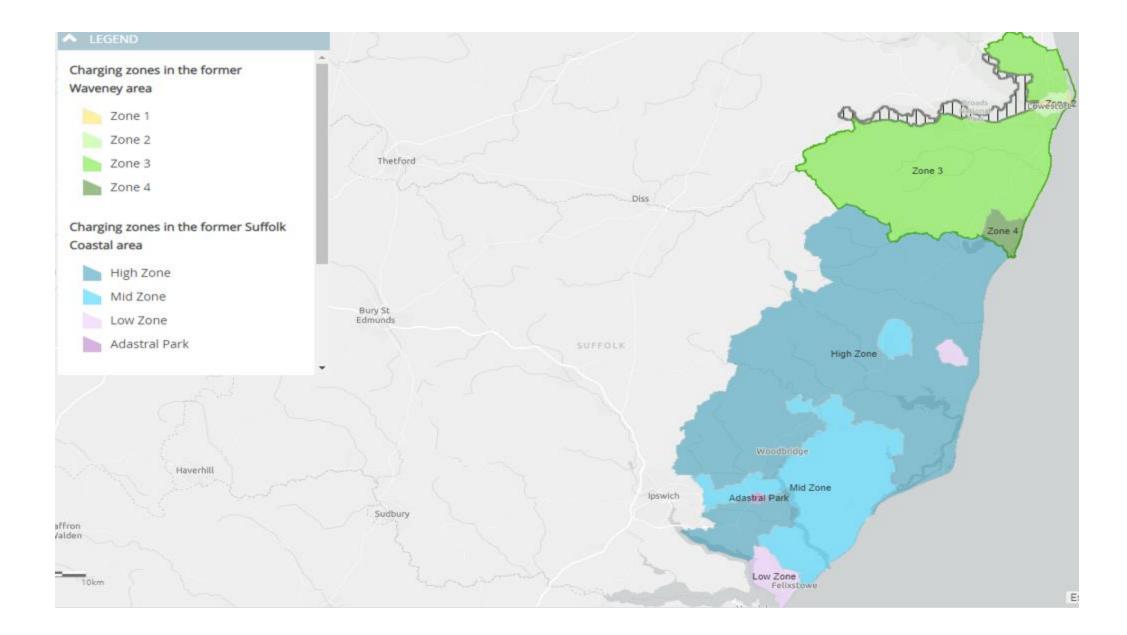


### 2a) Two existing CIL Charging Schedules

#### Suffolk Coastal (2015)

#### Waveney District Council Community Infrastructure Levy Raising funds for infrastructure delivery: Community Charging Schedule Infrastructure Levy Date Approved: 22<sup>11</sup> May 2013 Date that Charging Schedule takes effect: 1<sup>st</sup> August 2013 Charging Schedule This Charging Scholals has been insued, approved and published in accordance with Part 11 of the Parening Act 2008 and the Community rehardfacture Long Regulation 2018 (or amended). EASTSUFFOLK cite part of the basi halfeds (some) area harmedly counted by the a solution and sold into that it is maked May 2015 Carning into effort: 13 July 2015

Waveney (2013)



### 2c) List of current CIL charges

#### Suffolk Coastal

Residential (C3IC4) Charging Zone	CIL Charging Schedule Rate 2015 Ic rate originally 244 ((nearest firm) then 259 from Annual Rate in 2017)	2020 Indexed CIL rate per sqm Ic rate: 259 Iy rate: 334	2021 Indexed CIL rate per sqm Ic rate: 259 Iy rate: 333
Adastral Park	£0	£0	£0
Low Zone	£50	£64.48	£64.29
Mid Zone	£90	£116.06	£115.71
High Zone	£150	£193.44	£192.86

Other types of development (applicable throughout the District)	CiL Charging Schedule Rate 2015 Ic rate originally 244 ((nearest firm) then 259 from Annual Rate in 2017)	2020 Indexed CIL rate per sqm Ic rate: 259 Iy rate: 334	2021 Indexed CIL rate per sqm Ic rate: 259 Iy rate: 333
Convenience Retail	£100	£128.96	£128.57
All other development	60	£0	60

#### Waveney

		-					
Zone	Residential Charging Zone		Cil. Charging Schedule Rate 2013 Ic rate originally 222 (Insarest firm) then 224 from Annual Rate in 2014)		2020 Indexed CIL rate per sqm Ic rate: 224 Ip rate: 334		2021 Indexed CIL rate per sqm Ic rate: 224 Ip rate: 303
1	Lake Lothing flood zone and the Sustainable Urban Neighbourhood and Kirkley Waterfront site		.00		£D		£D
2	Inner Lowestoft		£45		£67.10		665.90
з	Oution, Lowestoft, Beccles, Bungay, Halesworth and surrounding rural areas		050		5.89.46		£89.20
4	Reydon and South surrounding rural a		£150		£223.66		£222.99
develo (applic	development (applicable throughout lic rate		redule Rate 2013 222 ((nearest firm) nual Rate in 2014)	2020 in CIL rate sqm Ic rate: Ip rate:	224	CIL sq lc i	21 Indexed Lrate per m rate: 224 rate: 333
Holiday	Holiday lets £40			£59.64		25	9.46
superst	Supermarkets, £130 superstores and retail watehouses		£193.6-		£193.84 £		93.26
All othe	All other development ED			£0		£0	

3a) Preparationof East SuffolkCIL ChargingSchedule

- Both CIL Charging Schedules are now quite dated
- Local Plans adopted in 2019 (Waveney) and 2020 (Suffolk Coastal)
- Time right to review, update and simplify CIL charges across the district as a whole
- Consultancy Aspinall Verdi has been appointed to help prepare viability information (development costs, profit margins, land value, house sales prices etc)

3b) Preparation of East Suffolk CIL Charging Schedule

- Plan-wide viability assessments previously undertaken by Aspinall Verdi to support the two Local Plans (Waveney LP and Suffolk Coastal LP)
- A 'typology' approach to viability was practised – having a representative range of sites rather than testing each individual site
- Same approach being taken for CIL Viability Assessment
- Exception: various 'strategic'-scale sites such as North of Lowestoft Garden Village – are being tested individually

4a) What kind of developments are being assessed?

### Housing



4b) What kind of developments are being assessed?

### Specialist (retirement) housing



4c) What kind of developments are being assessed?

### **Tourism accommodation**





4e) What kind of developments are being assessed?

### Offices



4f) What kind of developments are being assessed?

## Industrial



# 4g) Viability elements

- The key development cost components are the same as used for the Plan-Wide Viability Studies (in 2018 and 2019)
- Many assumptions have not changed since then but others have been updated – build costs change regularly and the latest (2021) index is used
- 'Conservative' approach taken to values and assumptions
- Consultation on CIL 'basics' costs undertaken in spring 2021

# 4h) Other CIL elements

- Also preparing a draft Instalment Policy
- Instalment Policy enables CIL payments to be split, with payments spread over time – which helps cashflow
- Current separate Instalment Policies for Waveney and Suffolk Coastal areas



INITIAL DRAFT East Suffolk Community Infrastructure Levy (CIL) Instalment Policy

Consultation draft March 2021

5) Next steps and timetable (*dates subject to change*)

Stage	Time
Formal agreement of draft CIL Charging Schedule by Cabinet	7 September 2021
Public consultation	Mid Sept-late Oct 2021
Submission for examination	Late November/December 2021
Examination hearing(s)	Winter 2022
Examiner's report	Spring 2022
Adoption (Council)	Spring 2022
CIL Charging Schedule comes into effect	Early summer 2022

## 6) Questions

## •Any questions?

Adam Nicholls Principal Planner Adam.nicholls@eastsuffolk.gov.uk

# Cycling & Walking Strategy Update



## Scope of Strategy

- Identify the key corridors within East Suffolk where there may be significant benefits from improving cycling and walking connections between settlements;
- Produce cycling and walking suitability maps for the 'major centres', 'market towns' and some of the more sustainable 'large villages' in East Suffolk (as identified in the Suffolk Coastal Local Plan and Waveney Local Plan);
- Assess cycling and walking infrastructure improvements throughout East Suffolk (as identified through Initial Consultation – 19/10/2020-07/12/2020) and create a list of prioritised improvements; and
- Produce an implementation map to monitor the delivery of cycling and walking opportunities identified in the Strategy, which will be updated when identified cycling and walking solutions are implemented.

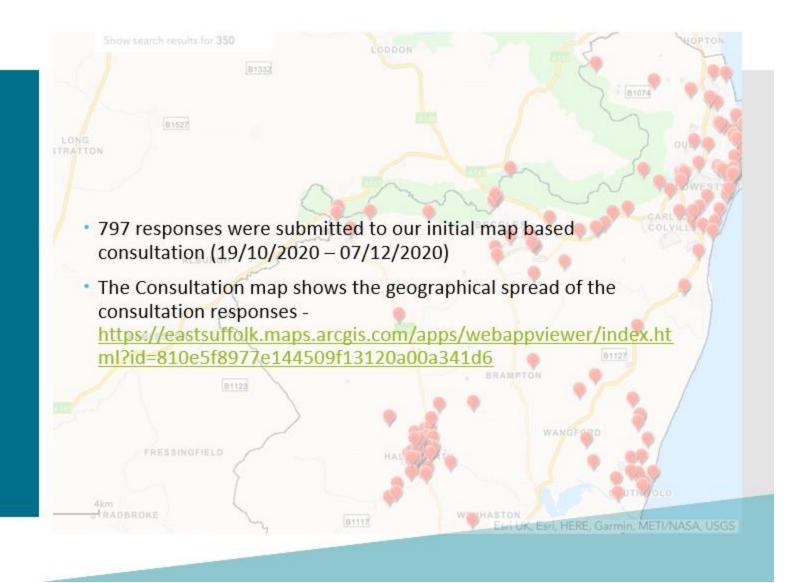
## **Key Corridors**

- Please note these are not finalised and may change prior to the next consultation.
  - Ipswich Kesgrave Martlesham Woodbridge Melton
  - Ipswich Brightwell Lakes
  - Ipswich Felixstowe
  - Saxmundham Snape Aldeburgh Leiston Yoxford (Darsham train station) – Saxmundham
  - Lowestoft Kessingland
  - Lowestoft Beccles Bungay
  - Lowestoft Hopton (Suffolk/Norfolk border)





# Consultation overview



## Scoring

- First stage is an MCAF assessment rating a suggestions impact in terms of Connectivity and Growth, Modal Shift, Optimisation, Safety, Biodiversity and Leisure
- AMAT Scoring (Active Mode Appraisal Toolkit) This assesses a basic cost to benefit ratio.
- Steering Group
- Consultation





Allocations / Implementation Map

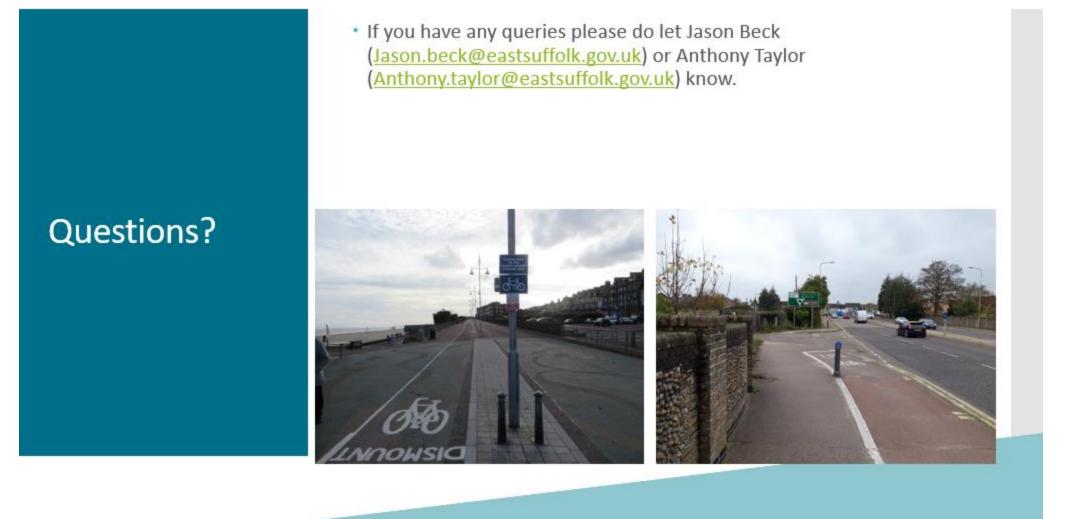
- Look at how allocations can be improved which have a direct connection with funding sources.
- Other different sources available
- Creation of a map showing what has been implemented has opportunity for monitoring and review



## Timeline

- Strategy drafted September 2021
- Formal consultation October-November 2021
- Modify draft Strategy November 2021 January 2022 (dependent on number of consultation responses received)
- Adoption March 2022





## Active Travel in Lowestoft

Calum Poole Senior Transport Planner Suffolk County Council

6<sup>th</sup> July 2021



## **Active Travel in Lowestoft**

Active Travel Policy

Local Cycling & Walking Infrastructure Plan

Active Travel Fund

• Mini-Hollands & Low Traffic Neighbourhoods

Behaviour Change Activities



### 103 Department for Transport

## Gear Change

A bold vision for cycling and walking



### Health

£1bn per annum, with further indirect costs calculated at £8.2bn



### Congestion

routes in London are moving 46% of the people in only 30% of the road space



### Environmental and air quality

Meeting the targets to double cycling and increase waking would lead to savings of £567 million annually from air quality alone and prevent 8,300 premature deaths each year and provide opportunities to improve green spaces and biodiversity<sup>6</sup>.



### Climate change

the most cost-effective ways of reducing



### Economy

Cycling contributes £5.4bn to the economy per year and supports 64,000 jobs





### Wellbeing

20 minutes of exercise per day cuts risk of developing depression by 31% and increases productivity of workers



### Local businesses

Up to 40% increase in shopping footfall by well-planned improvements in the walking environment







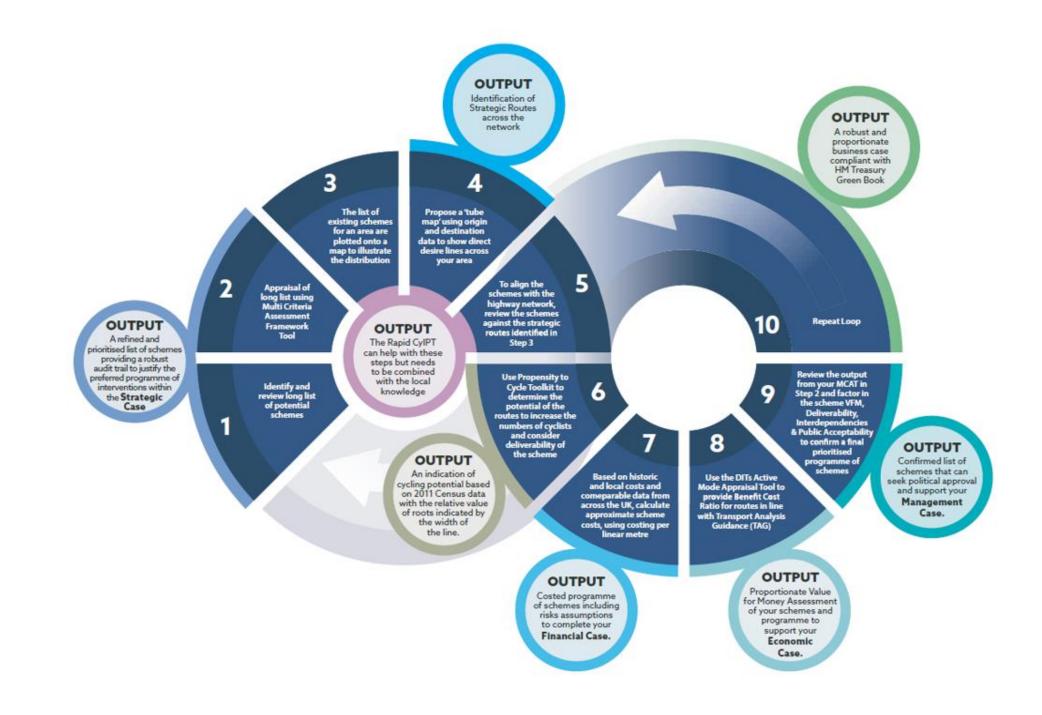


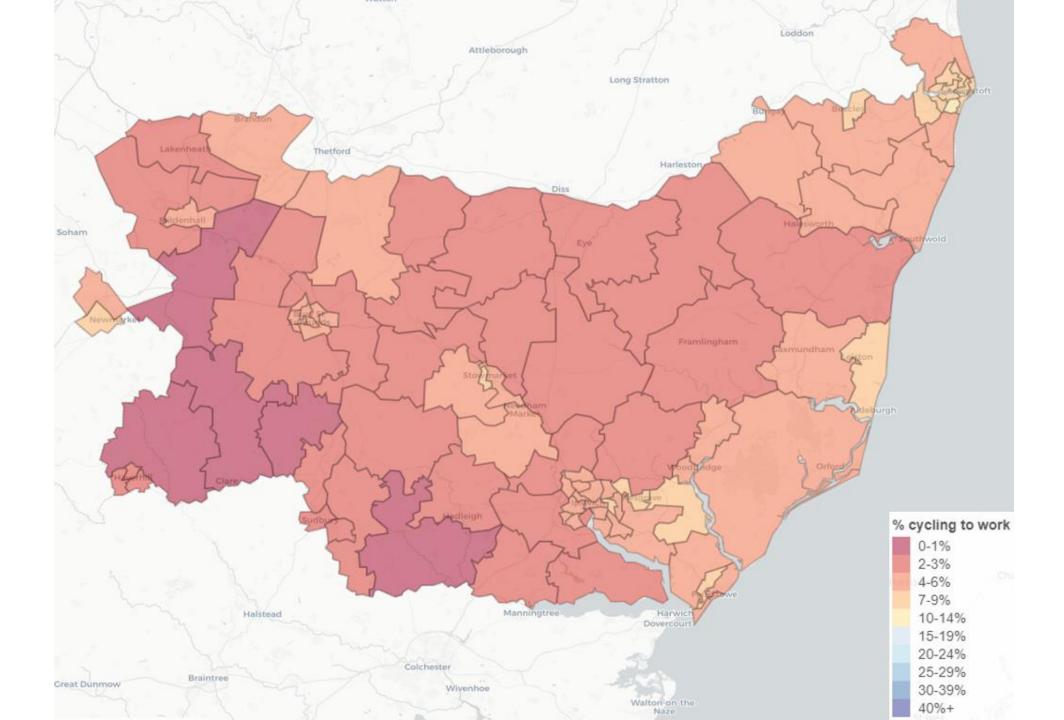
# **Active Travel in Lowestoft**

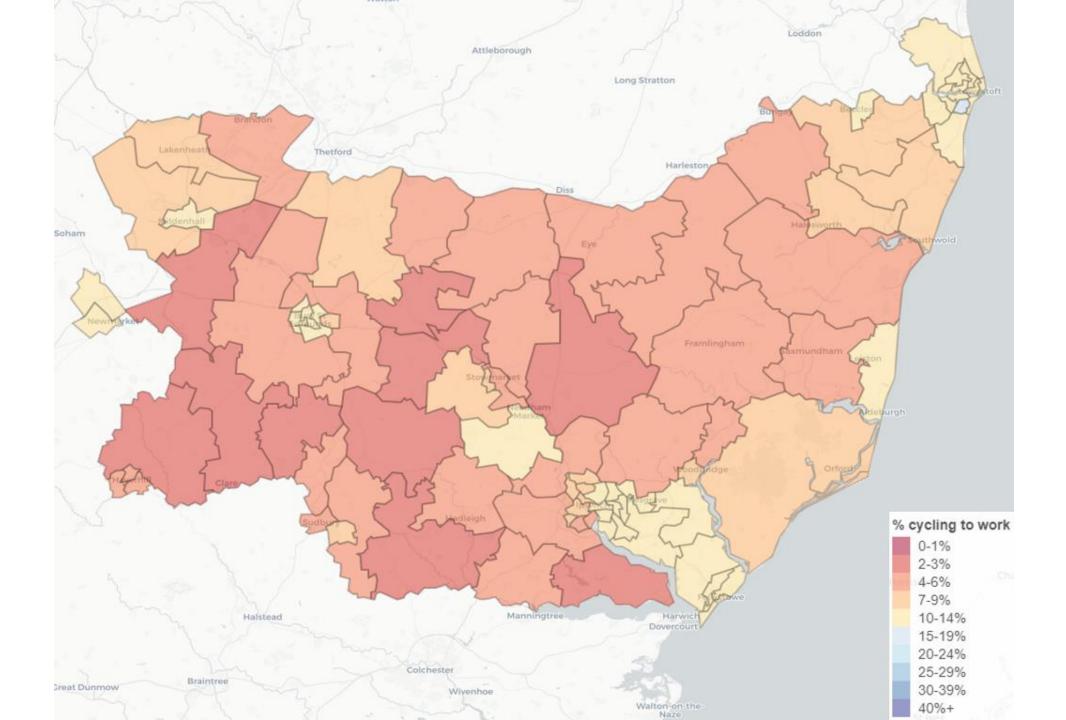
Active Travel Policy

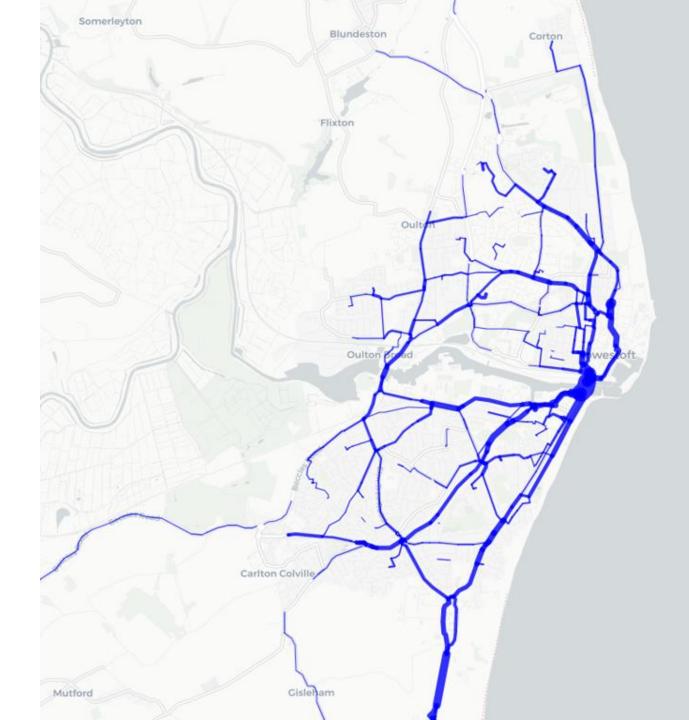
Local Cycling & Walking Infrastructure Plan

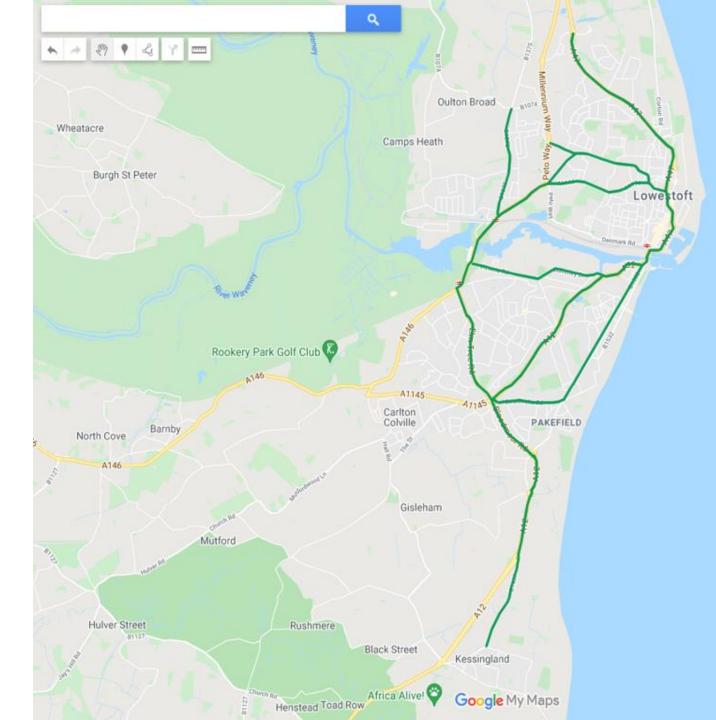












# **Active Travel in Lowestoft**

Active Travel Policy

Local Cycling & Walking Infrastructure Plan

Active Travel Fund

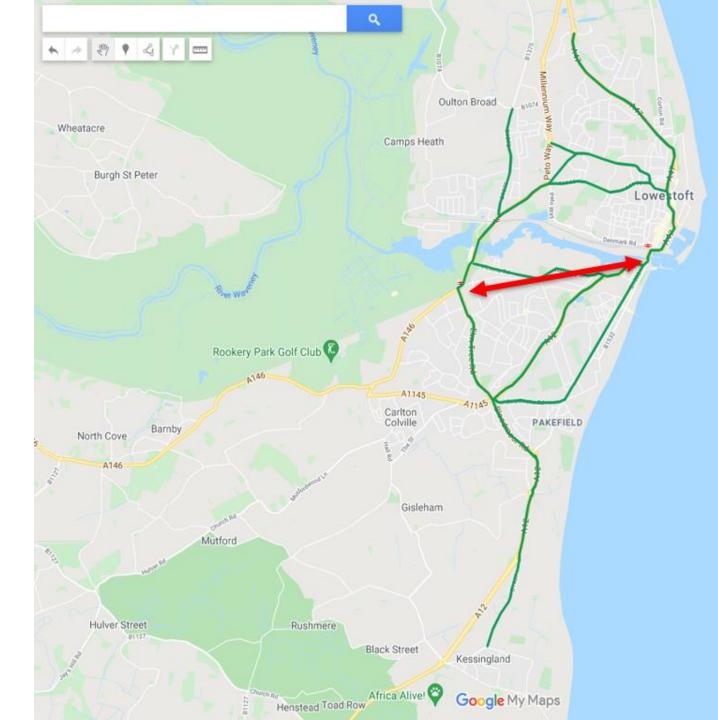




### Risbygate Street, Bury St Edmunds







BIKE HANGA

BIKE HANGAR Incure cycle parking





# **Active Travel in Lowestoft**

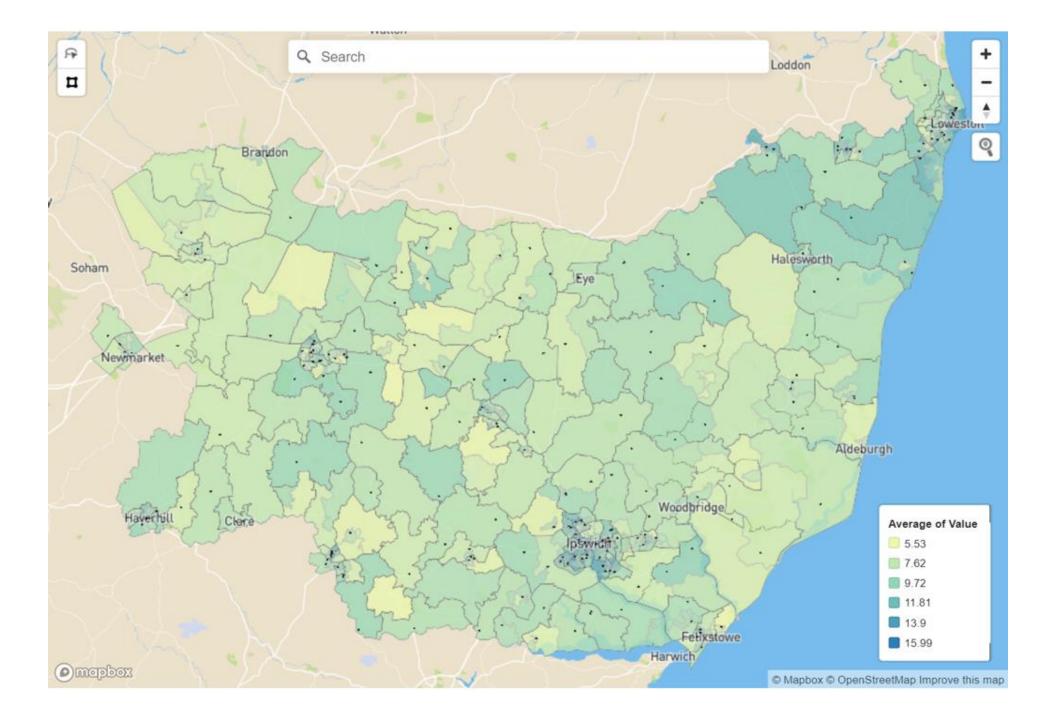
Active Travel Policy

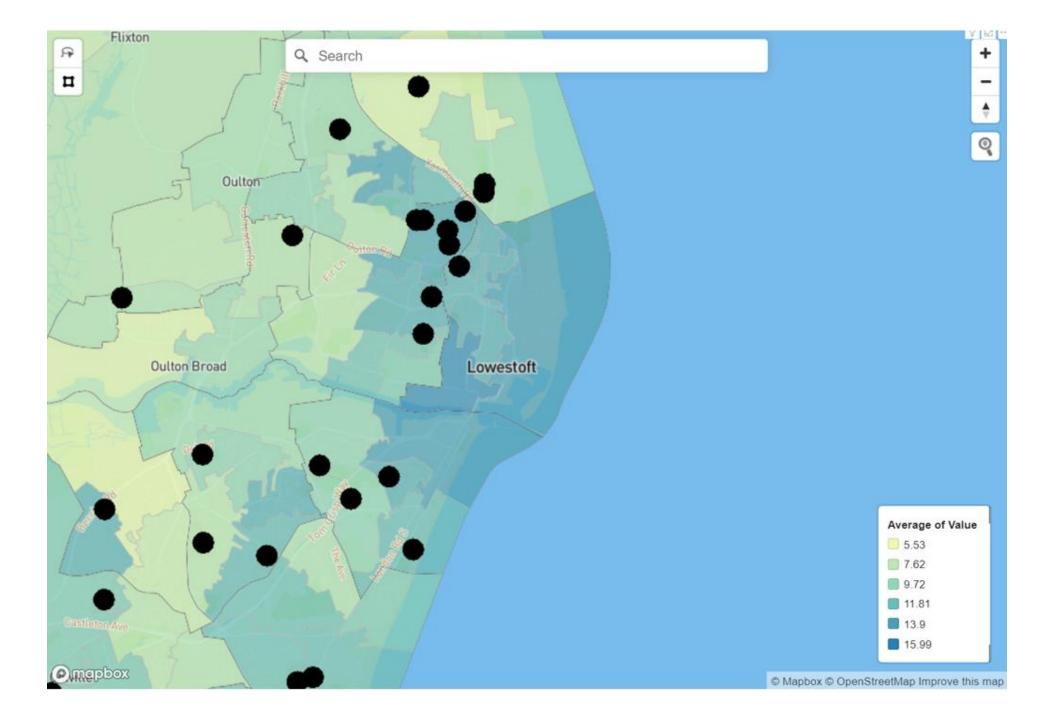
Local Cycling & Walking Infrastructure Plan

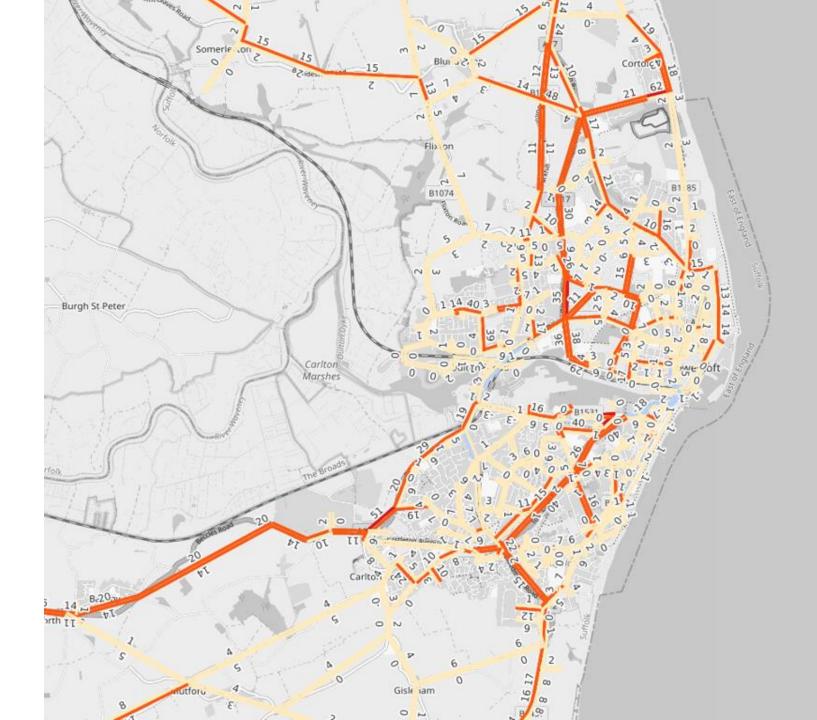
Active Travel Fund

• Mini-Hollands & Low Traffic Neighbourhoods









# **Active Travel in Lowestoft**

Active Travel Policy

Local Cycling & Walking Infrastructure Plan

Active Travel Fund

• Mini-Hollands & Low Traffic Neighbourhoods

Behaviour Change Activities



## **Behaviour Change**

# L©VE T© RIDE









## **GP Social Prescribing Pilot**







Gear Change: A bold vision for cycling and walking

Suffolk's Local Cycling & Walking Infrastructure Plan

**Suffolk's Active Travel Improvements** 

Suffolk's Transport Recovery Plan (Phase 2)





Questions from the Town and Parish Councils/ AOB

