COUNCIL

Wednesday, 23 March 2016

WESTERN END OF LAKE LOTHING CONCEPT STATEMENT (REP1356)

PURPOSE OF REPORT

1. To consider the Western End of Lake Lothing Concept Statement for Adoption (attached).
2. The Local Plan Working Group have considered the document and endorsed the guidance.

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<th>Is the report Open or Exempt?</th>
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<th>Wards Affected:</th>
<th>Whitton Ward</th>
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| Cabinet Member: | Councillor David Ritchie  
Deputy Leader and Cabinet Member for Planning and Coastal Management |
|-----------------|----------------------------------------------------------|

| Supporting Officer: | Ian Johns  
Planning Officer (Policy)  
(01502) 523065  
ian.johns@eastsuffolk.gov.uk |
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INTRODUCTION

1.1 The Western End of Lake Lothing Concept Statement Supplementary Planning Document (SPD) supports the delivery of the Local Plan (formerly Local Development Framework), which the Council has a statutory duty to produce. The Development Plan Documents that currently constitute the Waveney Local Plan are the Core Strategy (Adopted January 2009), Site Specific Allocations (Adopted January 2011), Development Management Policies (Adopted January 2011) and the Lake Lothing and Outer Harbour Area Action Plan (Adopted January 2012).

1.2 The Lake Lothing and Outer Harbour Area Action Plan guides the regeneration of central Lowestoft. This provides more detailed policy proposals for each part of the Lake Lothing area. Policy SSP6 (Western End of Lake Lothing) details the acceptable land uses within the site, the need for waterfront access and for flood risk resilience.

1.3 The Western End of Lake Lothing Concept Statement will build on the policies contained in the Area Action Plan and other related Local Plan policies. The Concept Statement provides a vision for the mixed use redevelopment of the south side of the western end of Lake Lothing containing residential, employment and tourism uses. These different uses are distributed appropriately throughout the site and new developments will be expected to provide high quality design which is sensitive to the surrounding area and seeks to minimise flood risk. The Concept Statement will improve road layout, increase off street parking and, where possible, increase access to the waterfront.

1.4 This Concept Statement will be of use to those who are involved in the regeneration of the Western End of Lake Lothing. During the preparation of this document there has been consultation with local residents, businesses, landowners and statutory consultees. This Concept Statement will be a material consideration when deciding planning applications.

FINANCIAL AND GOVERNANCE IMPLICATIONS

2.1 In terms of finance and value for money, there will be some costs associated with the publication of the final document that have been budgeted for this year. However, it is envisaged that this document will be primarily available online and therefore publication costs should be small. An up-to-date planning policy framework provides greater certainty for decision making and certainty for developers when they prepare their proposals and therefore potentially reduces time and costs related to dealing with planning applications and appeals.

2.2 Supplementary Planning Documents are prepared through powers contained within the Planning and Compulsory Purchase Act 2004. This SPD was prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012. As soon as reasonably practical after the adoption of an SPD, a statement setting out the issues raised during the public consultation and how these were addressed and an adoption statement should be published and made available. The adoption statement should be sent to anyone who has asked to be notified. Following adoption there will be a three month period during which it is possible to make legal challenges.

HOW DOES THIS RELATE TO EAST SUFFOLK BUSINESS PLAN

3.1 The Western End of Lake Lothing Concept Statement will assist in the delivery of the vision and key elements of the Business Plan through providing guidance for the economic regeneration of this part of Lowestoft.

3.2 Guidance contained within the document will create high quality flood resilient developments that will benefit local residents and give them a sense of pride in their community.

3.3 The concept statement makes provision for future housing delivery.

3.4 It will maximise this area’s waterfront location to create new opportunities for employment and tourism development.
4 OTHER KEY ISSUES

4.1 The document has been subject to a Strategic Environmental Assessment (SEA) screening assessment and a Habitats Regulations Assessment (HRA) screening assessment. Both concluded that a full SEA and Appropriate Assessment, respectively, were not needed and no changes to the document were necessary.

4.2 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 a Sustainability Appraisal of the SPD was not required.

4.3 An Equality Impact Assessment was undertaken on the SPD during its preparation to see if any characteristic groups in the community would be positively or adversely affected by the guidance set out in this document. This included an assessment of the approaches set out in the document to see if there are ways to improve access to facilities across the District for all residents in Waveney. When considered in conjunction with other Council documents it was considered that the risk of adverse effects on characteristic groups in the community was minimised and amendments to the document were considered but not deemed necessary.

5 CONSULTATION

5.1 In the early stages of preparation, a preliminary consultation of four weeks was undertaken which sought feedback on what information should be included in the document. This consultation targeted groups that may have an interest in the issues to be addressed. These included local landowners, businesses and residents. Representations and the Council’s responses are provided in Appendix B. Following this feedback a draft of the Concept Statement was prepared and a second consultation of six weeks was completed. This consultation was an open consultation available to all members of the public. Representations and the Council’s responses are provided in Appendix C. Comments from both consultations have been considered and incorporated into the final document as appropriate.

5.2 The Local Plan Working Group of members has overseen the whole process and sought to respond positively to consultation feedback wherever possible.

6 OTHER OPTIONS CONSIDERED

6.1 The Council has the option not to adopt this SPD but this could have negative consequences for the regeneration of the Western End of Lake Lothing and hamper delivery of the Area Action Plan. Without the SPD there will be greater uncertainty among landowners and developers about what the Council is seeking to achieve on the site. As a result there will need to be additional discussions about future development and there is the increased risk of unsuitable development proposals being submitted. Resolving both of these issues would require increased officer time.

7 REASON FOR RECOMMENDATION

7.1 Adoption of this Concept Statement will provide a vision that will guide the regeneration of the Western End of Lake Lothing. It will provide practical guidance about appropriate development, minimising flood risk and improving parking and road layout. It will aid regeneration of the Western End of Lake Lothing and assist with the delivery of the Area Action Plan.

RECOMMENDATIONS

1. That the Western End of Lake Lothing Concept Statement is adopted.

2. That the Western End of Lake Lothing Concept Statement Supplementary Planning Document, the statement summarising the main issues raised during the consultation and how these have been addressed in the SPD, and the necessary adoption statement are published and made available in accordance with the required regulations.
### APPENDICES

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<thead>
<tr>
<th>Appendix</th>
<th>Description</th>
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<tbody>
<tr>
<td>Appendix A</td>
<td>Western End of Lake Lothing Concept Statement Supplementary Planning Document</td>
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<tr>
<td>Appendix B</td>
<td>Consultation Representations and Council responses from the Preliminary Consultation (This Appendix can be viewed on the Council’s website, is available in the Members Room or upon request).</td>
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<td>Appendix C</td>
<td>Consultation Representations and Council Responses from the Formal Consultation</td>
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### BACKGROUND PAPERS

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<tr>
<th>Date</th>
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<tr>
<td>2015</td>
<td>Strategic Environmental Assessment Screening Report</td>
<td><a href="http://www.waveney.gov.uk/ldf">www.waveney.gov.uk/ldf</a> Planning Policy Team</td>
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<td>2015</td>
<td>Habitats Regulations Screening Report</td>
<td><a href="http://www.waveney.gov.uk/ldf">www.waveney.gov.uk/ldf</a> Planning Policy Team</td>
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