

APPENDIX

Schedule of Main Modifications

The modifications below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	3	Paragraph 2 Neighbourhood Plans	Insert 'general' before 'conformity' in second sentence: This means that policies and proposals within Neighbourhood Plans should be in <u>general</u> conformity with these policies. Some policies provide specific guidance for Neighbourhood Plans.
MM2	29	After Paragraph 1.22 Policy WLP1.1 Scale and Location of Growth	New paragraphs after paragraph 1.22: <u>The site allocations in this Local Plan together with existing commitments, in the form of completions since 2014 and extant planning permissions and Neighbourhood Plan allocations, will deliver the level of growth and distribution strategy set out in Policy WLP1.1. It is likely that in addition to allocations and existing commitments there will be additional housing development in the District from windfall planning applications in accordance with Policies WLP1.3, WLP8.6, WLP8.7 and WLP8.11 and Neighbourhood Plans.</u> <u>Based on evidence in the Strategic Housing and Economic Land Availability Assessment and given that the potential for development within Settlement Boundaries will be proportional to the settlement size, windfall development coming forward from planning applications in accordance with Policy WLP1.3 is unlikely to skew the distribution strategy. Therefore the percentages detailed in the Policy will not need to</u>

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			<p><u>be routinely considered in the development management process but will be kept under review through annual monitoring.</u></p> <p><u>Policies WLP1.1 and WLP1.3 allow Neighbourhood Plans and Neighbourhood Development Orders to allocate and permit additional land for development outside settlement boundaries which will have a greater risk of skewing the overall strategy if not appropriately managed. Therefore, these policies require that new allocations in Neighbourhood Plans and development permitted through Neighbourhood Development Orders do not undermine the overall distribution strategy.</u></p> <p><u>At present it is not clear what the potential for development is through Policy WLP8.7, therefore this policy also requires consideration of whether a proposal would cumulatively undermine the distribution of housing in Policy WLP1.1 and Policy WLP7.1.</u></p>
MM3	30	Policy WLP1.1 – Scale and Location of Growth	<p>Policy WLP1.1 – Scale and Location of Growth</p> <p>In the period 2014 to 2036, the Council will:</p> <ul style="list-style-type: none"> ■ Make provision for the delivery of a minimum 8,223 dwellings in Waveney (374 per year). ■ Maximise opportunities for economic growth, with the aim of achieving a minimum of 5,000 additional jobs in Waveney. <p>To deliver this, make provision for:</p> <ul style="list-style-type: none"> ○ 43 hectares of employment land for B1/B2/B8 uses. ○ 2,200m² (net) of convenience (food) and 11,000m² (net) of comparison (non-food) retail floorspace. <p><u>Any shortfalls in housing delivery against the above target will be recovered over the entire plan period. As such, when calculating a five year supply requirement the Council will apportion any past shortfall against</u></p>

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			<p><u>the target over the remaining plan period.</u></p> <p>In order to sustainably deliver the growth targets set out above, new residential development will be distributed across the District approximately as follows:</p> <ul style="list-style-type: none"> ■ Lowestoft Area - 56% of housing growth ■ Beccles and Worlingham - 16% of housing growth ■ Halesworth and Holton - 8% of housing growth ■ Bungay - 6% of housing growth ■ Southwold and Reydon - 4% of housing growth ■ Rural Area - 10% of housing growth (See Policy WLP7.1 for more detail on the distribution across rural villages) <p>Employment land development will be focused mainly in Lowestoft and Beccles and distributed approximately as follows:</p> <ul style="list-style-type: none"> ■ Lowestoft Area - 60% of employment land development ■ Beccles - 25% of employment land development ■ Other Market Towns and Rural Areas - 15% of employment land development <p>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 centre should accommodate approximately 15% of retail and leisure development. The remaining proportion of development should come from within District Centres (Oulton Broad and Kirkley), Local Centres (including new Local Centres on large housing allocations) and other Market Towns Town Centres commensurate with the level of housing and employment growth.</p> <p>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</p>

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			at a scale which does not undermine the overall distribution strategy.
MM4	33	Policy WLP1.2 Presumption in Favour of Sustainable Development	<p>Delete Policy:</p> <p>Policy WLP1.2 — Presumption in Favour of Sustainable Development</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ The proposal would undermine the achievement of the vision and the strategic priorities/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 refused.
MM5		<p>Every housing allocation policy:</p> <p>WLP2.4</p> <p>WLP2.6</p> <p>WLP2.13</p> <p>WLP2.14</p> <p>WLP2.15</p> <p>WLP2.16</p> <p>WLP2.20</p>	Add the word 'approximately' before each reference to dwelling numbers in housing site allocation policies.

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		WLP3.1	
		WLP3.2	
		WLP4.1	
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		WLP4.3	
		WLP4.4	
		WLP4.5	
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		WLP7.16	
		WLP7.17	

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MM6	49	Policy WLP2.1 Central and Coastal Lowestoft Regeneration	<p>Policy WLP2.1 – Central and Coastal Lowestoft Regeneration</p> <p>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, the Marine Management Organisation, <u>the Broads Authority</u>, landowners and local businesses to deliver the objectives for Central and Coastal Lowestoft and the specific objectives identified for the main themed opportunity areas.</p> <p>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.</p> <p>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.</p>
MM7	51	Policy WLP2.2 PowerPark	<p>Policy WLP2.2 – PowerPark</p> <p>Land comprising the PowerPark (23.37 hectares) as defined on the Policies Map is allocated for employment development (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.</p> <p>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.</p> <p>The Council will work with Suffolk County Council, Associated British Ports, the Environment Agency, the Marine Management Organisation and landowners <u>where practicable</u> to:</p> <ul style="list-style-type: none"> ■ Improve the general appearance of the site through improvements to the public realm,

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			<p>landscaping improvements and on-site branding.</p> <ul style="list-style-type: none"> ■ 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. <p>New development and redevelopment within the site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ Provision should be made for cyclists including covered secure cycle parking and showering facilities for employees. ■ Development should avoid and if necessary mitigate any impact on the Outer Harbour Kittiwake Colony and Ness Point County Wildlife Site. A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning applications. ■ Proposals should respect the cultural heritage of the area and ensure where possible 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 applications. <p><u>New development next to, opposite, or in close proximity to the PowerPark should ensure potential conflicts are mitigated through the layout, use and environmental credentials of new buildings. Developers</u></p>

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			<p><u>should liaise with businesses and port operators to ensure that potential conflicting uses are addressed prior to any application for planning permission. New development should not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the PowerPark.</u></p>
MM8	53	Policy WLP2.3 Peto Square	<p>Policy WLP2.3 – Peto Square</p> <p>Land comprising Peto Square (65.8 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).</p> <p>Once strategic flood defence measures are in place residential and hotel development will be supported on this site as part of mixed use developments subject to a site specific flood risk assessment demonstrating the development will be safe in accordance with the Exceptions test.</p> <p>The Council will work with Suffolk County Council, Associated British Ports, Network Rail, the Environment Agency, landowners and local businesses to:</p> <ul style="list-style-type: none"> ■ 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. <p>New development and redevelopment within the site should be developed in accordance with the</p>

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			<p>following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. <p>A Neighbourhood Plan or Supplementary Planning Document should be prepared to provide further detail on how the site should be developed.</p>
MM9	52	After paragraph 2.27 WLP2.3 Peto Square	<p>Insert new paragraph after paragraph 2.27:</p> <p><u>The site is adjacent to the Inner Harbour Port Area. In line with Policy WLP2.10, development should be designed to minimise conflicts between land uses in the allocation and the port area and ensure development does not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the Inner Harbour Port area.</u></p>
MM10	54	Paragraph 2.29 WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	<p><u>The mixed use redevelopment of the south side of Lake Lothing has the potential to transform Lowestoft and raise the profile of the town. The vision for this site is to transform it into a vibrant, inclusive community that is integrated with adjacent areas and provides access to employment, services and facilities in a high quality environment which maximises the opportunities presented by the waterfront.</u></p> <p>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</p>

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			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.
MM11	55	After Paragraph 2.36 WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	<p>Insert new paragraph after paragraph 2.36:</p> <p><u>The site is opposite to the Inner Harbour Port Area. In line with Policy WLP2.10, development should be designed to minimise conflicts between land uses in the allocation and the port area and ensure development does not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the Inner Harbour Port area.</u></p>
MM12	56	Policy WLP2.4 WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	<p>Policy WLP2.4 – Kirkley Waterfront and Sustainable Urban Neighbourhood</p> <p>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;</p> <ul style="list-style-type: none"> ■ <u>Approximately</u> 1,380 new dwellings; ■ Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings; ■ <u>1.5 2</u> form entry primary school including and a pre-school setting (2.2 hectares); ■ Playing field; ■ Local retail centre comprising a <u>mix of</u> convenience store <u>retail</u>, cafés and other local services; ■ Marina facilities; and ■ <u>Approximately</u> 7.5 hectares of employment development (falling under use classes B1, B2 and or B8) and/or port related development <u>fronting Lake Lothing</u>. <p>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</p>

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			<p>former Witham Paints Factory site.</p> <p>The primary school, playing field and local centre should be located centrally within the residential development around the main access road.</p> <p>New employment development/redevelopment (falling under use classes B1, B2 and or B8) <u>should provide sufficient and appropriate space to meet identified needs and demand. and port related development should be</u> <u>Employment development should be</u> focused on the waterfront area of the former Jeld Wen Factory Site <u>and the Riverside Road area</u>. 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 <u>development is part of or ancillary to the Lake Lothing Third Crossing project or where:</u></p> <ul style="list-style-type: none"> ■ 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 4; and ■ The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns. <p>New development and redevelopment within the site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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.

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			<ul style="list-style-type: none"> ■ Development should provide active frontages along Waveney Drive. ■ Employment development should consider neighbouring residential uses and 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. 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. ■ <u>Development should facilitate the provision of a pedestrian and cycle bridge over Lake Lothing at the Brooke Peninsula. The bridge should be an opening bridge and should not cause an unacceptable adverse impact upon navigation and other harbour operations;</u> ■ 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 1,800sqm 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. A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ 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. ■ <u>A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.</u> ■ 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

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			<p>Emergency Planners must be submitted with any planning application.</p> <p>A Transport Assessment and Travel Plan should be submitted with any planning application.</p> <p>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.</p> <p>On-site infrastructure, including the primary school, <u>pre-school provision</u>, playing field and pedestrian/cycle bridge will be secured and funded through Section 106 planning obligations. More details are included in Appendix 1.</p>
MM13	59	Paragraph 2.41 WLP2.6 Western End of Lake Lothing	<p>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. <u>The site relates well to the neighbouring WLP2.4 site, however, it has a different character made up of smaller parcels of land with a distinctive maritime character. The vision for the site is to complement and integrate with the proposals on the neighbouring site and provide a mix of housing and maritime related uses and open up the waterfront.</u></p>
MM14	60	Policy WLP2.6 Western End of Lake Lothing	<p>Policy WLP2.6 – Western End of Lake Lothing</p> <p>Land comprising the Western End of Lake Lothing (3.83 hectares) as defined on the Policies Map is allocated for mixed-use development including:</p> <ul style="list-style-type: none"> ▪ <u>Approximately 57 dwellings;</u> ▪ Marine-focused employment; and

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			<ul style="list-style-type: none"> ■ Tourism uses. <p>New development and redevelopment within the site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ <u>A full site investigation report assessing the risk of ground contamination should be submitted with any planning application.</u> <p>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.</p>
MM15	61	After paragraph 2.47 Policy WLP2.7 Former Battery Green Car Park	<p>New paragraph after paragraph 2.47:</p> <p><u>The site is opposite the PowerPark. In line with Policy WLP2.2, development should be designed to minimise conflicts between land uses in the allocation and the port area and ensure development does not result in unreasonable restrictions being placed on the operations of the port or existing businesses within PowerPark.</u></p>

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MM16	62	Policy WLP2.8 Former Lowestoft Hospital	<p>Policy WLP2.8 – Former Lowestoft Hospital</p> <p>The Former Lowestoft Hospital (0.72 hectares) as defined on the Policies Map is allocated for a comprehensive residential redevelopment of approximately 45 homes. Residential accommodation with an element of care will be strongly supported.</p> <p>The site should be developed <u>to a high quality design</u> in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The 1882 original hospital building, the 1927 wing which fronts on to Alexandra Road and the other early 20th Century frontages on Alexandra Road and Tennyson Road should be retained and re-used as part of any scheme. If it is not viable or feasible to do this, the facades of these buildings should be retained as part of the redevelopment. ■ Part of the site between Milton Road East and the 1882 original hospital building should be retained as public open space so that the south elevation of the hospital building can be appreciated from the highway.
MM17	64	Policy WLP2.9 Historic High Street and Scores Area	<p>Policy WLP2.9 – Historic High Street and Scores Area</p> <p>The Historic High Street and Scores Area is defined on the Policies Map.</p> <p>The Historic High Street and Scores should be conserved and enhanced through heritage-based regeneration 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.</p> <p>Proposals to enhance and expand the Triangle Market will be supported.</p> <p>New development should enhance connections and legibility between the High Street and the East of England Park and provide environmental improvements.</p>

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			<p>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.</p> <p>New open market housing of exceptional design 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.</p> <p>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.</p> <p>A design guide will be prepared <u>either as part of a Neighbourhood Plan or a Supplementary Planning Document</u> to ensure new development within the area is of exceptional urban design and enhances the historic environment of the area.</p>
MM18	64 / 65	Policy WLP2.10 Inner Harbour Port Area	<p>Policy WLP2.10 – Inner Harbour Port Area</p> <p>The Inner Harbour Port Area is defined on the Policies Map.</p> <p>Within the Inner Harbour Port Area land and buildings will be retained in port and other associated uses, <u>with the exception of redevelopment or other land use changes required to accommodate the delivery and construction of the Lake Lothing Third Crossing in the form approved by a development consent order made under the Planning Act 2008.</u> Proposals involving the redevelopment or change of use of existing</p>

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			<p>premises, to uses not related to the port <u>or the Lake Lothing Third Crossing as so approved</u> will not be permitted.</p> <p>New development within the Inner Harbour Port Area should ensure that technology, equipment, and business practices are utilised in order to minimise noise and other amenity issues.</p> <p>New development on South Quay should include landscaping and public realm treatments which improve the appearance of this key gateway to the town centre.</p> <p>New development next to, or opposite, <u>or in close proximity to</u> 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 <u>businesses and</u> port operators to ensure that potential conflicting uses are addressed prior to any application for planning permission. <u>New development should not result in unreasonable restrictions being placed on the operations of the port or existing businesses within the Inner Port Harbour Area.</u></p>
MM19	67	Policy WLP2.11 Oulton Broad District Shopping Centre	<p>Policy WLP2.11 – Oulton Broad District Shopping Centre</p> <p>Oulton Broad District Shopping Centre is identified on the Policies Map.</p> <p>New Town Centre Use Development (falling within use classes A1, A2, A3, A4, A5, C1, D2 and B1a) will be permitted within the Oulton Broad District Centre where the scale and function of the development is consistent with the role of the District Centre and would not impact on the vitality and viability of Lowestoft Town Centre.</p> <p>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 will not be permitted</p>

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			<p><u>A4 (drinking establishments), A5 (hot food takeaways) and other non-A class uses will not be permitted.</u></p> <p>The following changes of use of ground floor premises 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:</p> <ul style="list-style-type: none"> ■ From use classes A1 (retail) and A2 (financial and professional services) to A3 (restaurants and cafés). ■ Other premises <u>From any use other than use classes A1(retail) or A2 (financial and professional services)</u> in the Oulton Broad District Shopping Centre to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways).
MM20	68	Policy WLP2.12 Kirkley District Shopping Centre	<p>Policy WLP2.12 – Kirkley District Shopping Centre</p> <p>Kirkley District Shopping Centre is identified on the Policies Map.</p> <p>New Town Centre Use Development (falling within use classes A1, A2, A3, A4, A5, C1, D2 and B1a) will be permitted within the Kirkley District Centre where the scale and function of the development is consistent with the role of the District Centre and would not impact on the vitality and viability of Lowestoft Town Centre.</p> <p>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 will not be permitted <u>A4 (drinking establishments), A5 (hot food takeaways) and other non-A class uses will not be permitted.</u></p> <p>The following changes of use of ground floor premises 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</p>

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			<p>safety:</p> <ul style="list-style-type: none"> ■ From use classes A1 (retail) and A2 (financial and professional services) to A3 (restaurants and cafés). ■ Other premises From any use other than use classes A1(retail) or A2 (financial and professional services) in the Kirkley District Shopping Centre to use classes A3 (restaurants and cafés), A4 (drinking establishments) and A5 (hot food takeaways).
MM21	71	Paragraph 2.80, Policy WLP2.13 North Lowestoft Garden Village	<p>It will <u>may</u> be possible to access initial phases of development from Corton Long Lane. However, longer term there will be a need for a new or improved access from the A47 trunk road. 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.</p>
MM22	73	WLP2.13 North Lowestoft Garden Village	<p>Policy WLP2.13 – North of Lowestoft Garden Village</p> <p>Land comprising the North of Lowestoft Garden Village (approximately 71 hectares) as defined on the Policies Map is allocated for a comprehensive mixed use development including:</p> <ul style="list-style-type: none"> ■ <u>Approximately</u> 1,300 new dwellings; ■ Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings; ■ 2 form entry primary school including <u>and</u> a pre-school <u>setting (2.2 hectares)</u>; ■ A local shopping centre comprising a convenience store, cafés, a pre-school setting, community centre and other local services; ■ Playing field, play areas and green infrastructure; and ■ 8 hectares of employment development (falling under use classes B1, B2 and B8) <p>A masterplan should be prepared and adopted as either a Supplementary Planning Document or as part of</p>

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			<p>a Neighbourhood Plan. No development will be permitted on this site until the masterplan has been prepared.</p> <p>The masterplan should:</p> <ul style="list-style-type: none"> ■ Set out detailed arrangements for access on to the site. ■ 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. ■ <u>Ensure the identity of the existing village of Corton is maintained.</u> ■ Ensure there is no adverse effect on the operation of the water treatment works. ■ 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. ■ Include an assessment of ecology and identify key ecological networks and habitats to be preserved and enhanced through the development. ■ Be informed by evidence of archaeology. ■ Set out the approach to infrastructure delivery on the site. <p>Housing development on the site should help facilitate the delivery of the employment land.</p> <p>On-site infrastructure <u>and specific site related infrastructure</u>, including the primary school, <u>pre-school provision, community centre</u> and open space will be secured and funded through Section 106 planning obligations. More details are in Appendix 1.</p>
MM23	75	Policy WLP2.14 Land North of Union Lane, Oulton	<p>Policy WLP2.14 – Land North of Union Lane, Oulton</p> <p>Land north of Union Lane, Oulton (5.70 hectares) as identified on the Policies Map is allocated for a</p>

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			<p>residential development of <u>approximately</u> 150 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 30 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. ■ <u>If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting.</u> ■ A full site investigation report assessing the risk of ground contamination should be submitted with any planning application. ■ Development should avoid impacts on and enhance the historic burial ground. ■ A Transport Assessment and Travel Plan should be submitted with any planning application. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. <p><u>If required, land for the pre-school setting will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).</u></p>
MM24	76	Paragraph 2.98 Policy WLP2.15 Land Between Hall Lane and Union	<p>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. <u>Union Lane, being narrower and less suitable for through traffic, could provide a secondary vehicular access subject to demonstration that safe and suitable</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
		Lane, Oulton	<u>access could be provided for all users, including those accessing the Public Rights of Way network to the north and west. Pedestrian and cycle access should be provided to Union Lane and Hall Lane.”</u>
MM25	77	Policy WLP2.15 Land Between Hall Lane and Union Lane, Oulton	<p>Policy WLP2.15 – Land Between Hall Lane and Union Lane, Oulton</p> <p>Land between Hall Lane and Union Lane, Oulton (6.37 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 190 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 30 dwellings per hectare. ■ Vehicular access should be <u>primarily off Hall Lane. A secondary vehicular access could be provided off Union Lane subject to demonstration that the access is safe and suitable.</u> A pedestrian and cycle access should be provided on to Union Lane. The pavement on Hall Lane should be extended to the site entrance. ■ A play space equivalent to a local area for play of approximately 0.04 hectares in size should be provided. ■ <u>If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting.</u> ■ <u>A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.</u> ■ <u>The development should be designed to avoid harm to the setting of the grade II* listed Manor House. The design should ensure a link remains between the Manor House and the fields to the north west.</u> ■ The design of the development should complement the transition from suburban to rural character along Hall Lane and Union Lane. ■ Natural features on the site such as the pond, trees and hedgerows should be retained

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			<p>and incorporated into the layout of the development.</p> <ul style="list-style-type: none"> ■ 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. <p><u>If required, land for the pre-school setting will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).</u></p>
MM26	81	WLP2.16 Land South of The Street, Carlton Colville/Gisleham	<p>Policy WLP2.16 – Land South of The Street, Carlton Colville/Gisleham</p> <p>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:</p> <ul style="list-style-type: none"> ■ <u>Approximately</u> 900 new dwellings; ■ Retirement community comprising a care home / nursing home and/or extra care and/or sheltered dwellings; ■ 2 form entry primary school including <u>and a pre-school setting (2.2 hectares)</u>; ■ Country park (at least 15 hectares); ■ Allotments, flood mitigation and play space; and ■ Local shops comprising a convenience store.

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			<p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 35 dwellings per hectare. Housing density should be higher to the north of the site close to the primary school and lower towards the west and south of the site. ■ 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 should not be developed and instead used for flood mitigation in line with the Lowestoft Flood Risk Management Project, surface water drainage and open space including the provision of a local equipped area for play and allotments. ■ The primary school should be provided to the north of the site in an accessible location to the existing community of Carlton Colville as well as the new community. ■ The Country park should be located to the west of the site and provide protection to the setting of the Scheduled Monument and Grade I listed Holy Trinity Church. It should include a fenced neighbourhood equipped area for play and a open landscaped area for dog walking and other recreation. ■ <u>A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.</u> ■ 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. ■ <u>Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site and the suitability of the site for prior extraction. If prior extraction is considered appropriate, development will be</u>

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			<p><u>conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</u></p> <ul style="list-style-type: none"> ■ The development should facilitate the relocation of the existing horse riding business at Bell Farm to elsewhere on the landowners holding. ■ A detailed masterplan, prepared in consultation <u>informed by ongoing engagement</u> with the community, should be <u>prepared and submitted</u> with any <u>full or outline</u> planning application. ■ Existing natural features such as hedgerows, dykes and trees should be retained where possible. ■ 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. <p>On-site <u>and specific site related</u> infrastructure, including the primary school, <u>pre-school provision</u>, <u>improvements to Bloodmoor Roundabout</u>, flood risk mitigation and country park will be secured and funded through Section 106 planning obligations. More details are in Appendix 1.</p>
MM27	84	Policy WLP2.17 South Lowestoft Industrial Estate	<p>Policy WLP2.17 – Land at South Lowestoft Industrial Estate</p> <p>Land at South Lowestoft Industrial Estate (20 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).</p>

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			<p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ Vehicular access should be from Hadenham Road <u>and/or Tower Road</u> 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 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. <p>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.</p>
MM28	87	Policy WLP2.19 Oakes Farm, Beccles Road, Carlton Colville	<p>Policy WLP2.19 – Oakes Farm, Beccles Road, Carlton Colville</p> <p>Land at Oakes Farm, Beccles Road, Carlton Colville (30.23 hectares) as identified on the Policies Map is allocated for sports and leisure uses.</p> <p>The site should deliver at least 20.75 hectares of sports pitches, non-pitch sports and other sports and leisure facilities to relevant standards together with changing facilities and car parking.</p> <p><u>Up to</u> Approximately 6.23 <u>8</u> hectares of the site, <u>to the north of the site, fronting on to Beccles Road</u> 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. Development on this part of the site should not be commenced until the 20.75 hectares of land has been made available for sports and leisure</p>

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			<p>use.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ Existing rights of way should be retained. ■ A cycle route should be provided from Wood Lane to Chapel Road. ■ The route of any future A146 Barnby Bypass should be protected. ■ The County Wildlife Site, hedgerows, ditches and trees should be conserved and enhanced through development. ■ The impact of any floodlighting on wildlife and residential amenity should be mitigated. ■ 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. ■ 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. ■ <u>The route of the existing clean water pipe serving the wider Lowestoft area should be protected.</u>
MM29	89	Policy WLP2.20 Gunton Park, off Old Lane, Corton	<p>Policy WLP2.20 – Gunton Park, off Old Lane, Corton</p> <p>Land at Gunton Park, off Old Lane, Corton (3.85 hectares) as identified on the Policies Map is allocated for a</p>

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			<p>residential development of <u>approximately</u> 65 dwellings and open space.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ Development of this site should not take place until a replacement site, of a larger size and higher quality, for the provision of rugby playing pitches <u>and cricket pitches</u> has been agreed and delivered. ● Vehicular access should be off Old Lane, and improvements to the current access will be required. ■ An area of publicly accessible open space of not less than 1.4 hectares should be provided. ■ The residential part of the site should be developed at a density of 25 dwellings per hectare. ■ An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. <p>A Transport Statement should be submitted with any planning application.</p>
MM30	95	Paragraph 3.18 – Policy WLP3.1 Beccles and Worlingham Garden Neighbourhood	<p>An outline masterplan has been prepared as shown in Figure 13. Development proposals should <u>be in accordance with a detailed masterplan based on the have regard to this outline masterplan. Proposals for the development should also be informed by The masterplan has an accompanying report, the Beccles and Worlingham Garden Neighbourhood Masterplan Report (2018) and proposals for development should have regard to this.</u> A comprehensive approach to development is essential to the success of this allocation. Preferably the site will come forward through a single, comprehensive outline planning application for the entire site. However, this may not be practical for the landowners concerned. In these circumstances it will be essential that individual planning applications do not threaten a comprehensive approach.</p>

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MM31	95	Paragraph 3.19 – Policy WLP3.1 Beccles and Worlingham Garden Neighbourhood	Planning applications must support the delivery of the community facilities, access and utilities across the entire garden neighbourhood in accordance with <u>informed by the principles set out in the</u> Beccles and Worlingham Garden Neighbourhood Masterplan Report. The key areas below are in need of particular consideration:
MM32	96	Paragraph 3.20 – Policy WLP3.1 Beccles and Worlingham Garden Neighbourhood	In delivering a comprehensive approach to development in line with the indicative <u>based on the outline</u> masterplan it may be necessary for landowners to sign up to land value equalisation agreements. The Council can help facilitate discussions and if necessary secure equalisation through bespoke section 106 planning obligations. The Council will not support any planning application for development which could undermine a comprehensive approach to delivery or frustrates the delivery of any other part of the site.
MM33	97	Policy WLP3.1 Beccles and Worlingham Garden Neighbourhood	<p>Policy WLP3.1 – Beccles and Worlingham Garden Neighbourhood</p> <p>Land south of the built up areas of Beccles and Worlingham, between Ellough Road and M&H Plastics (89.80 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development including:</p> <ul style="list-style-type: none"> ■ <u>Approximately 1,250</u> new dwellings; ■ Retirement community comprising a care home / nursing home and extra care and/or sheltered dwellings; ■ 2 form entry primary school including <u>and</u> a pre-school setting (2.2 hectares); ■ Country park, indoor/outdoor sports facilities, allotments, play areas and public open space (at least 25 hectares); ■ Community Hub comprising a convenience store, local shops, community centre and pre-school setting;

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			<ul style="list-style-type: none"> ■ Employment development (falling under use classes B1, B2 and B8) (5 hectares). <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ <u>Vehicular access to the employment development should be from Ellough Road.</u> ■ 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, Field View Gardens/Foxglove Close and Cedar Drive. ■ Development proposals must support the delivery of the community facilities, access and utilities across the entire garden neighbourhood in accordance with <u>informed by the principles set out in</u> the Beccles and Worlingham Garden Neighbourhood Masterplan Report. Development which would undermine comprehensive development of the site will not be permitted. ■ The primary school and community hub should be located in a central location within the site which has good accessibility from the new community as well as the existing community of south Beccles and Worlingham. ■ Any C2 uses and retirement housing should be provided in a central location on the site, close to the new services and facilities. ■ The country park including a <u>A cycle path</u> 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 should be preserved and enhanced. ■ Natural features on the site such as ponds, trees and hedgerows should be retained and

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			<p>incorporated into the layout of the development. Views towards Beccles Church should be created through the layout of open space.</p> <ul style="list-style-type: none"> ■ 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. <p>On-site infrastructure, including the primary school <u>and pre-school provision</u>, community centre, <u>cycle link along Ellough Road</u>, sports fields and open space will be secured and funded through Section 106 planning obligations. More detail is in Appendix 1.</p> <p>A detailed masterplan <u>for the whole site</u>, based on the outline masterplan in Figure 13, and <u>informed by incorporating the Beccles and Worlingham Garden Neighbourhood Masterplan Report principles in the accompanying masterplan report and by ongoing engagement with the community</u>, should be prepared in consultation with the community and submitted as part of any planning application.</p>
MM34	100	Policy WLP3.2 Land West of London Road, Beccles	<p>Policy WLP3.2 – Land West of London Road, Beccles</p> <p>Land at London Road, Beccles (10.99 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately 280 dwellings</u>.</p>

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			<p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ 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. <p><u>If needed at the time of the planning application, 0.09 hectares of land on the site should be reserved for a new pre-school setting. The pre-school setting will be secured by and funded through a Section 106 planning obligation.</u></p>
MM35	102	Policy WLP3.3 Land south of Benacre Road at Ellough	Policy WLP3.3 – Land South of Benacre Road at Ellough Airfield, Ellough

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		Airfield, Ellough	<p>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).</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ <u>Any planning application on the site should be accompanied by a contamination assessment.</u>
MM36	109	Policy WLP4.1 Halesworth/Holton Healthy Neighbourhood	<p>Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood</p> <p>The Halesworth/Holton Healthy Neighbourhood (22.05 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development comprising:</p> <ul style="list-style-type: none"> ■ <u>Approximately 215 dwellings;</u> ■ 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); and ■ Education/Training Facility.

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			<p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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 before the completion of the first 100 dwellings <u>appropriate delivery mechanisms and triggers will need to be agreed with the Council, in consultation with Sport England, to ensure the comprehensive development of the whole site in a coordinated and timely way.</u> ■ Redevelopment of the site will include replacement of the Apollo Youth Club. ■ 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

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			<p>Lane should provide pedestrian and cycle access to the site.</p> <ul style="list-style-type: none"> ■ 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. <p>A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.</p>
MM37	110	Policy WLP4.2 Land Adjacent to Chediston Street, Halesworth	<p>Policy WLP4.2 – Land Adjacent to Chediston Street, Halesworth</p> <p>Land adjacent to Chediston Street, Halesworth (9.17 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 200 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ This site should be developed at a density of approximately 30 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 should be prepared to integrate the site within the landscape. ■ A Transport Assessment and Travel Plan should be submitted with any planning application. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ <u>Any planning application should be supported by evidence which assesses the quantity</u>

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			<u>and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.</u>
MM38	113	Paragraph 4.33 Policy WLP4.5 Land at Dairy Farm, Saxons Way, Halesworth	Existing community buildings in the town such as the London Road office and the Rifle Hall struggle to deliver modern fit for purpose facilities to meet the needs of the existing community and the growing community of Halesworth and Holton. To accommodate the level of growth planned for Halesworth and Holton a new pre-school setting is required. This site, with its close proximity to the town centre makes it the most suitable site to provide these facilities. The proximity to the town centre means that there is potential for linked trips which will help enhance the vitality and viability of the town centre and reduce the need to travel. <u>The developer will be expected to provide serviced land to accommodate the provision of the community centre and pre-school. Any such land will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).</u>
MM39	114	Policy WLP4.5 Land at Dairy Farm, Saxons Way, Halesworth	<p>Policy WLP4.5 – Land at Dairy Farm, Saxons Way, Halesworth</p> <p>Land at Dairy Farm, Saxons Way, Halesworth (1.44 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 40 dwellings and a community centre and pre-school setting.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The south of the site (1 hectare) should be developed for 40 dwellings at a density of 40 dwellings per hectare. ■ Housing development on this site should help to facilitate the community centre and pre-school on the northern part of the site (0.44 hectares). ■ Good footpath and cycle provision should be provided through the site, linking

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			<p>development with the town centre, residential areas and wider rights of way network.</p> <ul style="list-style-type: none"> ■ <u>Development should conserve and enhance the conservation area and the setting of adjacent and nearby heritage assets.</u> ■ <u>A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.</u> <p>An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. No vegetation clearance should take place until the results of the assessment are completed and any necessary mitigation measures are in place. Clearance of scrub should be undertaken outside of the bird breeding season and any loss of BAP species habitat should be compensated for.</p> <p><u>Land for the community centre and pre-school setting will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).</u></p>
MM40	123	Policy WLP5.1 Land East of St Johns Road, Bungay	<p>Policy WLP5.1 – Land East of St Johns Road, Bungay</p> <p>Land east of St Johns Road, Bungay (4.65 hectares) as identified on the Policies Map is allocated for <u>approximately 85 dwellings</u>.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. This planting should support biodiversity connectivity to and from the watercourse known as Tin River.

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			<ul style="list-style-type: none"> ■ 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. ■ Land adjacent to the Tin River should be retained as land for drainage attenuation and public open space, as shown on the masterplan in Figure 17. Houses adjacent to this area should have their primary frontage facing the Tin River. ■ The hedgerow on the north eastern boundary of the site by the Tin River should be retained. ■ A pedestrian and cycle route should be provided through the site, linking St Johns Road to Kerrison Road and Meadow Road. <u>The links should be constructed up to the edge of the site and support onward connections.</u> ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ A flood risk assessment demonstrating the development is safe and does not increase flooding outside of the developed part of the site 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.
MM41	126	Policy WLP5.2 Land West of St Johns Road, Bungay	<p>Policy WLP5.2 – Land West of St Johns Road, Bungay</p> <p>Land west of St Johns Road, Bungay (21 hectares) as identified on the Policies Map is allocated for a comprehensive development of <u>approximately</u> 400 dwellings, 3 hectares of employment land, a pre-school</p>

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			<p>setting and open space.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ The employment land should provide a mix of small and medium sized B1 (business and light industrial) and B2 (general industrial) units. B8 uses will only be acceptable where it is demonstrated that the traffic impact (in particular heavy goods vehicles will not have an adverse impact on the town centre. ■ The employment land must <u>shall be developed/facilitated</u> at the same time, or in advance of, the residential development. ■ The employment land should be located to the south of the site. A suitable buffer should be provided between the employment land and the residences to safeguard residential amenity. ■ Vehicular access should be from St Johns Road. ■ A parking and turning area for buses should be provided adjacent to the High School. ■ An extension to the school playing field of 2 hectares should be provided. <u>2.75 hectares of land bordering the Bungay High School should be reserved to allow the school to expand.</u> ■ <u>0.09 hectares of land on the site should be made available for a new pre-school setting. The preschool setting should be secured and funded through a Section 106 planning obligation.</u> ■ 1.2 hectares of open space should be provided on site, including a neighbourhood equipped area for play and a levelled area for informal ball games. ■ 0.25 hectares of allotment land should be provided on site. ■ Natural features on the site such as trees and hedgerows should be retained and incorporated into the layout of the development. ■ A 10 metre wide landscape belt should be provided along the southern edge of the site. ■ Any planning application should be supported by a landscape strategy which demonstrates how the development is integrated in to the landscape through the design of the buildings

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			<p>and use of landscaping.</p> <ul style="list-style-type: none"> ■ Pedestrian and cycle routes should be provided <u>up to the edge of the site</u> which connect to the swimming pool; the employment land; existing residential development to the north; public rights of way immediately to the south and west of the site; and allow for onward connections to the west of the site. ■ 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 completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ Any planning application is to be accompanied by a drainage strategy incorporating sustainable drainage principles. ■ <u>A heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application.</u> ■ <u>The landscape strategy must demonstrate how it will preserve the setting of the Grade II Listed Manor Farm.</u> ■ <u>Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.</u> ■ <u>A detailed masterplan, informed by ongoing engagement with the community and any existing planning consents for the site, should be prepared and submitted as part of any full or outline planning application.</u>
MM42	131	After Paragraph 6.8, Policy WLP6.1 Land West of Copperwheat Avenue,	<p>Add new paragraph after Paragraph 6.8:</p> <p><u>There are a high number second homes within Southwold and Reydon. One of the key objectives behind</u></p>

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		Reydon	<p><u>this allocation is to increase the provision of housing and in particular affordable housing to allow more people who work in the area to live in the area. Therefore, the housing mix on this site should have particular regard to the requirements of Policy WLP8.1 on Housing Mix and ensure the mix is tailored to meet local needs. In doing this regard should be had to the Strategic Housing Market Assessment together with any relevant local evidence available at the time of the application.</u></p>
MM43	132	WLP6.1 Land West of Copperwheat Avenue, Reydon	<p>Policy WLP6.1 – Land West of Copperwheat Avenue, Reydon</p> <p>Land to the west of Copperwheat Avenue, Reydon (9.8 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 220 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site should be developed at a density of approximately 25 dwellings per hectare. ■ <u>Development should provide a mix of new housing in line with Policy WLP8.1 which is tailored to meet local needs.</u> ■ Development should respect the character of the surrounding Area of Outstanding Natural Beauty <u>and have regard to the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan.</u> 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 landscaping scheme, <u>informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and a completed Landscape and Visual Impact Assessment,</u> should be prepared to integrate the site within the landscape. ■ 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

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			<p>listed building.</p> <ul style="list-style-type: none"> ■ Development should include the provision of an open space of 0.8 hectares which includes a neighbourhood equipped area for play. The site should 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. ■ Development will include improvements to The Crescents as well as a pedestrian crossing of Wangford Road to be defined through a Transport Assessment. ■ 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 completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ <u>Any planning application should be supported by evidence which assesses the quantity and quality of sand and gravel resources within the site in order to determine whether it is practical to make use of resources on site, in accordance with the Suffolk Minerals and Waste Local Plan.</u> ■ 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: <ul style="list-style-type: none"> ○ The development replaces a permanent residential building which is affected by erosion within 20 years of the date of the planning application; and ○ The existing site is either cleared and made safe or put to a temporary use

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			<p>beneficial to the local community; or</p> <ul style="list-style-type: none"> ○ 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.
MM44	151	Policy WLP7.5 Land North of The Street, Somerleyton	<p>Policy WLP7.5 – Land North of The Street, Somerleyton</p> <p>Land north of The Street, Somerleyton (0.65 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 10 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 15 dwellings per hectare. ■ Building heights should be no higher than 2 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 completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ A heritage asset <u>asset impact</u> 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 condition relating to a contamination investigation will need to be attached to any planning permission.
MM45	157	Policy WLP7.7 Land North of Elms Lane, Wangford	<p>Policy WLP7.7 – Land North of Elms Lane, Wangford</p> <p>Land north of Elms Lane, Wangford (0.89 hectares) as identified on the Policies Map is allocated for a</p>

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			<p>residential development of <u>approximately</u> 16 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ Hedgerows and trees located along the site boundaries should be protected and reinforced where possible. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ Any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the <u>wider landscape and the Area of Outstanding Natural Beauty and conservation area</u>, and any necessary mitigation works. ■ A landscaping scheme, informed by the <u>Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment</u>, 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. <p><i>NOTE: Reversed order of bullet points and 6</i></p>
MM46	160	Policy WLP7.8 Land North of Chapel Road, Wrentham	<p>Policy WLP7.8 – Land North of Chapel Road, Wrentham</p> <p>Land north of Chapel Road, Wrentham (4.82 hectares) as identified on the Policies Map is allocated for a</p>

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			<p>residential development of <u>approximately</u> 60 dwellings and open space.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The residential part of the site will be developed at a density of approximately 30 dwellings per hectare. ■ Any proposal should be designed to provide a mix of housing types and sizes including single and two storey dwellings. ■ Dwellings in the north part of the site and along the west boundary should be no higher than 1.5 storeys. ■ <u>Any planning application should be supported by a Landscape and Visual Impact Assessment that identifies the impact on the wider landscape and the Area of Outstanding Natural Beauty and conservation area, and any necessary mitigation works.</u> ■ Low density development is to be supported with a landscaping scheme to provide openness on site and provide screening along the <u>north and west boundary boundaries</u> of the site. <u>This landscaping scheme should be informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment.</u> ■ 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. ■ <u>Existing informal pedestrian footways should be protected and incorporated into</u>

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			<p><u>development where possible.</u></p> <ul style="list-style-type: none"> ■ Hedgerows and trees located along the site boundaries should be protected and reinforced where possible. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ A footway along the frontage of the site with Chapel Road should be provided. ■ A Transport Statement should be submitted with any planning application. ■ <u>Any planning application should include 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.</u>
MM47	166	WLP7.9 Land south of Southwold Road, Brampton	<p>Policy WLP7.9 – Land South of Southwold Road, Brampton</p> <p>Land south of Southwold Road, Brampton (3.04 hectares) as identified on the Policies Map is allocated for mixed use development including <u>approximately</u> 50 dwellings, replacement village hall and recreational open space.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ 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. Covered 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

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			<p>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.</p> <ul style="list-style-type: none"> ■ A footway should be extended along Southwold Road to connect the site to the existing development to the west. ■ 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 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 completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ <u>A comprehensive masterplan based on the indicative masterplan in Figure 27, including the various components of the site allocation, should be submitted as part of any planning application. Appropriate delivery mechanisms and triggers will need to be agreed with the Council to ensure the comprehensive development of the site.</u> ■ <u>The public open space land, comprising of an equipped play area, playing field and amenity green space, the village hall setting and car park land shall be secured through a Section 106 planning obligation. The equipped play areas shall be funded through a Section 106 planning obligation and the footpath along the south side of Southwold Road shall be secured by and funded through a Section 106 planning obligation and/or a</u>

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			<u>Section 278 Agreement.</u>
MM48	167	Paragraph 7.93 - Policy WLP7.10 – Land at Toodley Farm, Station Road, Brampton	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. A bus service operates between Beccles and Southwold and stops are located close to the site on Station Road. This provides a choice of transport modes for residents and contributes towards rural sustainability. There is currently demand for self build plots in the District especially in the countryside. Given this is very close to the rail station it <u>could</u> provides an opportunity to accommodate some of this demand in a <u>reasonably</u> sustainable location. The site therefore is considered to be appropriate for allocation of 8 self build plots.
MM49	167	Policy WLP7.10 – Land at Toodley Farm, Station Road, Brampton	<p>Policy WLP7.10 – Land at Toodley Farm, Station Road, Brampton</p> <p>Land at Toodley Farm, Station Road, Brampton (0.55 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately 8 self build or custom build</u> dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ Trees located along the street frontage should be protected where possible. ■ Landscaping and tree planting will be required along the west and south boundary. <p>A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.</p>
MM50	174	Policy WLP7.12 Land East of The Street, Lound	<p>Policy WLP7.12 – Land East of The Street, Lound</p> <p>Land east of The Street, Lound (0.43 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately 10</u> dwellings.</p>

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			<p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ 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. ■ Dwellings 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. ■ Car parking should be provided on-plot. ■ 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 <u>impact</u> 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. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. <p>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.</p>
MM51	177	Policy WLP7.13 Land North of Chapel Road, Mutford	<p>Policy WLP7.13 – Land North of Chapel Road, Mutford</p> <p>Land north of Chapel Road, Mutford (0.32 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 6 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p>

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			<ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 20 dwellings per hectare. ■ Development should consist of 3 pairs of semi-detached dwellings. ■ Car parking should be provided on-plot to the side of the dwellings. ■ Hedgerows along the front of the site should be protected except where their removal is required for access drives. ■ A landscaping scheme, <u>informed by the Waveney District Landscape Character Assessment (2008) and an appropriate appraisal of the landscape,</u> should be prepared to integrate the site within the landscape. ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application. ■ 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.
MM52	180	Policy WLP7.14 Land North of School Road, Ringsfield	<p>Policy WLP7.14 – Land North of School Road, Ringsfield</p> <p>Land north of School Road, Ringsfield (2.56 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately 30 dwellings.</u></p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 20 dwellings per hectare. ■ Any proposal is to provide a mix of housing sizes and types. ■ A landscaped car park of at least 24 spaces must be provided on the site opposite the primary school. <u>The car park should be secured and funded through a Section 106 planning obligation.</u> ■ The footway on the north side of School Road should be extended to connect the site to the existing development. ■ Hedgerows and trees located along the north and west boundaries should be protected and

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			<p>reinforced with additional planting. A landscaping scheme will be required to support any planning application.</p> <ul style="list-style-type: none"> ■ A completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
MM53	183	Policy WLP7.15 Land East of Mill Road, Rumburgh	<p>Policy WLP7.15 – Land East of Mill Road, Rumburgh</p> <p>Land east of Mill Road, Rumburgh (1.40 hectares) as identified on the Policies Map is allocated for a residential development of <u>approximately</u> 10 dwellings.</p> <p>The site should be developed in accordance with the following site specific criteria:</p> <ul style="list-style-type: none"> ■ The site will be developed at a density of approximately 10 dwellings per hectare <u>that is appropriate for the local surrounding area</u>. ■ Any proposal is to provide a mix of housing sizes and types. ■ The frontages of the dwellings should follow The Street and Mill Road. Footpaths should be provided along these frontages. ■ 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 landscaping within the site. ■ <u>Where possible</u>, 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 completed ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
MM54	193	Policy WLP8.1 Housing Mix	<p>Policy WLP8.1 – Housing Mix</p> <p>The mix of sizes and types of units on any particular site should be based on evidence of local needs</p>

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			<p>including the Strategic Housing Market Assessment and in consultation with the local planning authority.</p> <p>Proposals for new residential developments will <u>only</u> be permitted where at least 35% of new dwellings on the site are 1 or 2 bedroom properties, <u>unless this can be satisfactorily demonstrated to be unfeasible.</u></p> <p>Neighbourhood Plans can set out a more detailed approach to housing type and mix which reflects local circumstances and is supported by evidence.</p>
MM55	197	Policy WLP8.2 Affordable Housing	<p>Policy WLP8.2 – Affordable Housing</p> <p>All new housing developments on sites with a capacity of 11 dwellings or more must make provision for a proportion of the total dwellings to be affordable housing as follows:</p> <ul style="list-style-type: none"> ▪ Housing developments in the Lowestoft and Kessingland area(excluding Corton) must provide a minimum of 20% affordable housing; ▪ Housing developments in the Southwold and Reydon area must provide a minimum of 40% affordable housing; ▪ Housing developments in the remainder of the District must provide a minimum of 30% affordable housing; <p><u>Proposals which provide a higher amount of affordable housing than set out above will also be permitted.</u></p> <p>Of these affordable dwellings, 50% should be for affordable rent. and 50% should be for intermediate tenures including shared ownership and discounted homes for sale. Sheltered and extra-care housing should be included as affordable units where needed and where practicable.</p> <p>Affordable housing should be preferably delivered on the site as part of a mixed tenure scheme. Exceptionally, on smaller sites, it may be agreed between the local planning authority and the developer</p>

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			<p>for a commuted sum to be paid towards the provision of affordable housing elsewhere.</p> <p>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.</p> <p>In exceptional circumstances the level and tenure of affordable housing may be varied where it can be satisfactorily demonstrated through the preparation of a viability assessment in line with the guidance in Appendix 5, 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.</p> <p>Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability support this.</p>
MM56	199	Policy WLP8.3 - Self Build and Custom Build	<p>Policy WLP8.3 – Self Build and Custom Build</p> <p>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 all other relevant policies of this Local Plan.</p> <p>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 <u>unless this can be satisfactorily demonstrated to be unfeasible</u>. Once completed and available for development, the serviced plots should be marketed for a period of not less than 12 months. Marketing should be in accordance with the principles set out in Appendix 4. If, following this period, any of the serviced plots remain unsold, they may be built out by the developer.</p> <p><u>Proposals which provide a higher amount of self or custom build properties than set out above will also be</u></p>

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			<p><u>permitted.</u></p> <p>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.</p>
MM57	215	Policy WLP8.13 New Employment Development	<p>Policy WLP8.13 – New Employment Development</p> <p>Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted within Existing Employment Areas.</p> <p>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 a <u>significant adverse</u> impact on surrounding land uses.</p> <p>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 a <u>significant adverse</u> impact on surrounding land uses and where:</p> <ul style="list-style-type: none"> ■ 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. <p><u>Where expansion of existing premises falling within use classes B1, B2 and B8 cannot reasonably take place within Existing Employment Areas, development will be permitted on adjacent land outside of Settlement Boundaries providing it does not have a significant adverse impact on surrounding land uses.</u></p>

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MM58	219	Policy WLP8.15 New Self Catering Tourist Accommodation	<p>Policy WLP8.15 – New Self Catering Tourist Accommodation</p> <p><u>Applications for new self catering tourism development will be determined in accordance with the considerations below. Where proposals are for expansion or intensification of an existing site, the resultant number of pitches or units will determine which of the below considerations will apply.</u></p> <p>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 proportionate to the size of the site must be provided on site. Large sites (80+ pitches/units) will be supported where:</p> <ul style="list-style-type: none"> ■ 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 proportionate to the size of the site is provided on site; and ■ Commercial, recreational or entertainment facilities are provided on site. <p>Self catering tourist accommodation comprising permanent buildings will only be permitted within the Settlement Boundaries defined by Policy WLP1.2; through the conversion of rural buildings of permanent structure; or on large scale sites where commercial, recreational or entertainment facilities are provided on site.</p> <p>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.</p>

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MM59	219	Policy WLP8.16 New Hotels and Guest Houses	<p>Policy WLP8.16 – New Hotels and Guest Houses</p> <p>New build hotels and guest houses will be supported in town centres and <u>also</u> seafront locations in Corton, Lowestoft, Kessingland and Southwold.</p> <p>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:</p> <ul style="list-style-type: none"> ■ Adequate on-site car parking is provided for guests and staff; ■ Adequate off-street bin storage is provided for the number of guests/residents; and ■ The property is above average size (i.e. above 160sqm original floorspace) <p>New hotels and guest houses will be restricted by means of planning conditions or a legal agreement which permits tourism use only.</p>
MM60	229	WLP8.21 Sustainable Transport	<p>Policy WLP8.21 – Sustainable Transport</p> <p>Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.</p> <p>Development will be supported where:</p> <ul style="list-style-type: none"> ■ It is proportionate in scale to the existing transport network; ■ It is located close to, and provides safe pedestrian and cycle access to services, facilities and public transport; ■ It is well integrated into and enhances the existing cycle network including the safe design and layout of new routes and provision of covered, secure cycle parking;

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			<ul style="list-style-type: none"> ■ It is well integrated into, <u>protects</u> and enhances the existing pedestrian routes and the public rights of way network; ■ It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety; ■ It will improve public transport in the rural areas of the District; ■ It includes facilities for charging plug-in and other ultra-low emission vehicles; and ■ The cumulative impact of new development will not create significant adverse <u>severe</u> impacts on the existing transport network. <p>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.</p> <p>Subject to design considerations under Policies WLP8.29, WLP8.30 and WLP8.31, 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).</p> <p><u>In consultation with the Highway Authority, the scale, location and nature of development will be considered in determining how the transport impacts of development should be assessed. As indicative thresholds, 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. Non-residential development will be considered on a case by case basis.</u></p>
MM61	243	Policy WLP8.27 Renewable and Low Carbon Energy	<p>Policy WLP8.27 – Renewable and Low Carbon Energy</p> <p>The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon</p>

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			<p>energy development.</p> <p><u>Renewable and low carbon energy schemes, including wind energy schemes, will be permitted where the proposal is in a suitable area for renewable and low carbon energy as identified in a Neighbourhood Plan.</u></p> <p>Renewable and low carbon energy schemes, <u>with the exception of wind energy schemes, will also be permitted where there are no significant adverse effects on the amenities of nearby properties or businesses, there are no adverse safety impacts and no significant adverse effects on the transport network.</u></p> <ul style="list-style-type: none"> ■ There are no significant adverse effects on the amenities of nearby properties or businesses, 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. <p>Cumulative effects and the impact of ancillary infrastructure will form part of the assessment for planning applications for renewable and low carbon energy developments.</p> <p>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.</p>
MM62	248	WLP8.29 Design	<p>Policy WLP8.29 – Design</p> <p>Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should:</p> <ul style="list-style-type: none"> ■ Demonstrate a clear understanding of the form and character of the built, <u>historic</u> and

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			<p>natural environment and use this understanding to complement local character and distinctiveness;</p> <ul style="list-style-type: none"> ■ Respond to local context and the form of surrounding buildings in relation to: <ul style="list-style-type: none"> ○ 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 the 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. <p>Development proposals which fail to meet the above criteria will be refused planning permission.</p> <p>Major residential development proposals will be supported where they perform positively when assessed</p>

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			<p>against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are exceptional circumstances.</p> <p>Innovative design will be strongly supported where it meets the above criteria.</p> <p>Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.</p>
MM63	252	Policy WLP8.31 Lifetime Design	<p>Policy WLP8.31 – Lifetime Design</p> <p>Where appropriate, Pproposals for housing developments of 10 or more dwellings should demonstrate that the design supports the needs of older people and those with dementia through the creation of environments which are;</p> <ul style="list-style-type: none"> ■ Familiar ■ Legible ■ Distinctive ■ Accessible ■ Comfortable, and ■ Safe <p>All new housing developments on sites with a capacity of 10 or more dwellings or more must make provision for 40% 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.</p>
MM64	259	Policy WLP8.35 Landscape Character	<p>Policy WLP8.35 – Landscape Character</p> <p>Proposals for development should be informed by, and be sympathetic to, the distinctive character areas,</p>

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			<p>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 (2016), and the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012) and the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan.</p> <p>Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and where possible enhance:</p> <ul style="list-style-type: none"> ▪ 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; ; ▪ <u>The distinctive landscapes of the Suffolk Heritage Coast;</u> ▪ <u>The natural beauty and special qualities of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; and</u> ▪ <u>The unique landscape and characteristics of the Broads.</u> <p>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.</p> <p>Development will not be permitted where it will have a significant adverse impact on:</p> <ul style="list-style-type: none"> • <u>The landscape and scenic beauty of the protected landscapes and the settings of the designated areas of the Broads or the Suffolk Coast and Heaths Area of Outstanding Natural Beauty; or-</u> • <u>Locally sensitive and valued landscapes including Rural River Valleys and Tributary Valley Farmland</u>

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			<p><u>character areas.</u></p> <p>Development will not be permitted where it will have a significant adverse impact on locally sensitive and valued landscapes including Rural River Valleys and Tributary Valley Farmland character areas.</p> <p><u>Development within the setting of the Broads and Area of Outstanding Natural Beauty or within the Area of Outstanding Natural Beauty itself will be informed by a Landscape and Visual Impact Assessment to assess and identify potential impacts and to identify suitable measures to avoid or mitigate these impacts.</u></p> <p>Proposals for development should protect and enhance the tranquillity and dark skies of both the Waveney District and Broads Authority areas.</p>
MM65	263	Policy WLP8.37 Historic Environment	<p>Policy WLP8.37 – Historic Environment</p> <p>The Council will work with partners, developers and the community to protect and enhance the District’s historic environment.</p> <p>Proposals for development should <u>seek to</u> conserve or enhance Heritage Assets and their settings.</p> <p>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 an individual with relevant expertise. Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment is sufficient. The level of detail of a Heritage Impact Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets affected.</p> <p>Proposals should take into account guidance included in the Built Heritage and Design Supplementary Planning Document.</p>

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MM66	265	Policy WLP8.38 Non Designated Heritage Assets	<p>Policy WLP8.38 – Non-Designated Heritage Assets</p> <p>The Council maintains a local list of Non-Designated Heritage Assets.</p> <p>Proposals for the re-use of <u>buildings which are on the Local List of Non-Designated Heritage Assets or otherwise identified as a non-designated heritage asset</u> will be supported if compatible with the fabric and setting of the building <u>elements of the fabric and setting of the building which contribute to its significance.</u></p> <p>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.</p> <p>Proposals which involve the demolition or part demolition of a <u>building which is on the Local List of Non-Designated Heritage Assets or otherwise identified as a non-designated heritage asset</u> will only be permitted where there are comprehensive and detailed plans for redevelopment of the site and where:</p> <ul style="list-style-type: none"> • 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. <p>Neighbourhood Plans can identify other buildings <u>and assets</u> of historic or local significance. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. Buildings <u>Assets</u> identified should meet the criteria for identifying Non-Designated Heritage Assets on the Local List.</p>
MM67	267	Policy WLP8.39 Conservation Areas	<p>Policy WLP8.39 – Conservation Areas</p> <p>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</p>

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			<p>preserve or enhance the character or appearance of the area.</p> <p>Proposals which involve the demolition of non-listed buildings in a conservation area will only be permitted where:</p> <ul style="list-style-type: none"> ■ The building has no architectural, historic or visual significance; <u>or</u> ■ 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; <u>or</u> <p>In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.</p> <p>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.</p> <p><i>NOTE: Reordered bulleted list</i></p>
MM68	268	Policy WLP8.40 Archaeology	<p>Policy WLP8.40 – Archaeology</p> <p>An <u>full</u>-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.</p> <p>Development should preserve and record archaeological remains. Where proposals affect archaeological sites, preference will be given to preservation in situ <u>appropriate to the significance of the remains</u> unless it</p>

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			<p>can be shown that recording of remains, assessment, analysis reporting, dissemination and deposition of archive <u>for access and curation</u> is more appropriate.</p> <p><u>Archaeological conditions or planning obligations will be imposed on consents as appropriate, considering the level of significance. Measures to disseminate and promote information about archaeological assets to the public will be supported.</u></p>
MM69	269	Paragraph 3 Appendix 1 - Table A1.1 - Infrastructure and Delivery Framework	<p>Table A1.2 sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options (where known). <u>The table represents a point in time. Over time, requirements and costs may change and the up to date position will be published annually by the Council in an Infrastructure Funding Statement.</u> The table categorises infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.</p>
MM70	270- 290	Appendix 1 - Table A1.1 - Infrastructure and Delivery Framework	Delete column: "Infrastructure Requirements"