

Help plan our future

Options for the new
Waveney Local Plan

www.waveney.gov.uk/newlocalplan

Consultation: 22nd April to 17th June 2016

WAVENEY
Local Plan



We are preparing a new Local Plan for the District and this is your first opportunity to take part in its preparation.

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

This consultation aims to get your views on the levels of growth we need to plan for over the period to 2036, and where that growth should be located. The consultation asks a number of questions about other key planning issues such as the approach to affordable housing or design of new developments.

At the back of this consultation are a number of potential sites for development which could help meet growth requirements. We would welcome your views on whether any of these particular sites should be identified for development in the new Local Plan. Also, if you are aware of any other land that could be suitable and available for development, please let us know during the consultation period.



How many homes and jobs do we need?



What new infrastructure is required?



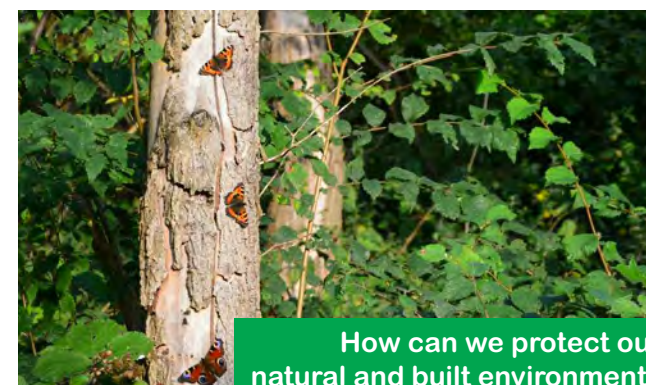
What are the key issues facing Waveney and how can the management of development address them?



How can we improve and regenerate our town centres?



Where should new development be located?



How can we protect our natural and built environment?

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Introduction

The new Local Plan will review and update our existing Local Plan (known as the Local Development Framework).

Unlike the existing Local Plan, which is split across four separate documents, the new Local Plan will be just one document containing all the planning policies and proposed development sites in the District.

The new Local Plan will cover the period to 2036 and will set out the amount of growth that needs to be planned for, where the growth should go and how it should be delivered. The new Local Plan will also contain planning policies that will protect the District's valuable natural and built environment and ensure that new development is delivered in a sustainable way. These planning policies will be used by the Council when making decisions on planning applications.

The new Local Plan will take into account emerging Neighbourhood Plans being prepared in the District and will provide a basis for new Neighbourhood Plans to be prepared against. The new Local Plan will need to clearly identify the 'Strategic Policies' that new Neighbourhood Plans will need to be in accordance with.

The new Local Plan will take approximately 2 years to prepare and following this consultation there will be at least two further opportunities for you to have your say. Following these consultations, the final draft plan will be submitted to the Government for independent examination.



Engagement undertaken to date

In a series of workshops held in September 2015, Parish and Town Councils were asked about local issues and how their areas could look in 2036. In order to obtain a comprehensive view of the issues affecting the housing market, we held a forum for developers, agents and others active in the housing market on Tuesday 10th November 2015.



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

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

Waveney context

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

The New Anglia Strategic Economic Plan, the Suffolk Growth Strategy and the East Suffolk Growth Plan all set out ambitious plans to transform and grow the local and regional economy. The East Suffolk Business Plan sets out Waveney's and Suffolk Coastal's priorities for the next three years for improving quality of life and puts a strong emphasis on delivering economic and housing growth for the areas. The Local Plan is one of the key tools available to the Council to help deliver these shared objectives locally. There is huge potential for growth in Waveney associated with the development of offshore wind farms. The East Anglia Array which is located just off the coast of Lowestoft will be one of the largest wind farms in the world with a capacity of up to 7GW. The first phase of this scheme has consent and Lowestoft has been chosen as the construction management and operations and maintenance base for the phase. The second phase is now being considered for consent and four further phases are being progressed to planning. In total it is estimated that at least 1,500 new jobs will be created in Waveney as a result of these developments. The Local Plan will be a key tool in ensuring these jobs become a reality and ensuring there will be enough homes to accommodate the associated population growth.


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Waveney context (continued)



115,254 population



37,000 hectares in area



26km shoreline

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

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



Key issues

Social



Waveney's **population is growing and ageing**. Between 2011 and 2036 it is expected that the population will grow by at least 8,000 people. However, the number of working age people in the District may have fallen.

Waveney suffers from **low levels of participation in physical exercise** and high rates of **adult and childhood obesity**.

Educational **attainment at GCSE level is low** compared to Suffolk and national averages.

Some parts of Lowestoft suffer from **high levels of deprivation** and **average earnings** in Waveney are **below Suffolk averages**.

House prices on average are **6 times above average earnings** and rural parts of the District are **unaffordable for many**.

Housing need and demand is increasing and may soon exceed supply.

Waveney benefits from **low levels of crime** and levels of unemployment have been decreasing recently.

Environmental



Waveney has a **rich but sensitive natural and built environment**.

The southern coastal section of the District is part of the Suffolk Coast and Heaths **Area of Outstanding Natural Beauty** and to the north of the District is the **Norfolk and Suffolk Broads**.

Waveney has significant areas of **sensitive wildlife habitats** which support biodiversity of local, national and international importance.

The District has a **rich historic environment** which could be **sensitive to pressures of new development**.

Some parts of the District are at **risk from flooding and coastal erosion** which will increase with climate change.

Air quality is largely good but the **water quality** of some rivers and streams **is decreasing**.

Economy



Historically Waveney's economy has been based on **farming, printing, manufacturing, food processing** and industries taking advantage of the coastal location, such as **tourism** and the **offshore sector**.

The number of **jobs** available in Waveney has been **declining** and productivity remains below East of England averages.

There is **huge potential for jobs growth** from the **offshore wind** sector and from initiatives such as the Great Yarmouth and Waveney **Enterprise Zone**.

Lowestoft Town Centre has suffered in recent years with increasing numbers of **vacant units**. However, the town centres in **market towns** have been **performing better**.

Vision for the plan

The new Local Plan needs a vision to describe how Waveney will look in 2036.

In shaping this vision, it would be helpful if you could answer the following questions:

Q01 a) *What is good about living or working in Waveney now?*

b) *What is good about living or working in the town or village you live in?*

Q02 a) *What is not so good about living and working in Waveney now?*

b) *What is not so good about living or working in the town or village you live in?*

Q03 a) *What is your vision for Waveney by 2036 and what are the key priorities that need to have been addressed by 2036?*

b) *What are your vision and priorities for your town or village?*



How much growth?

National Planning Policy requires that we calculate how many houses and jobs we need in the District to 2036.

630

The number of new homes built between 2011 and 2015

The existing Local Plan's growth targets were based on the regional plan for the East of England. The growth targets in the existing plan for the period 2001 to 2021 are 5,800 new homes and 5,000 new jobs. Regional plans were revoked in 2012 and national planning policy now allows Councils to set their own targets for growth.

In identifying a local target, national planning policy requires Local Plans to meet 'objectively assessed needs' for housing and economic development. An 'objectively assessed need' is a technical calculation of how many houses and jobs are needed in an area over a period of time. However, if there are good reasons, we can set lower or higher growth targets in the Local Plan.

We have produced a series of evidence documents which assess the amount of growth needed for housing and economic development. The two key studies are the Strategic Housing Market Assessment and Objectively Assessed Housing Need Study (2016) and the Employment Land Needs Assessment (2016). Each study presents a number of scenarios for growth and these are summarised into three scenarios below. All the scenarios are for the timescale 2011-2036. The scenarios go back to 2011 as

this was the date of the last census. This means that some of the needs identified have already been addressed. For example, between 2011 and 2015 630 new homes have been built. There are also 3,151 number of homes with the benefit of planning permission which have not yet been completed and a further 633 number of homes on sites allocated in the existing local plan which have not yet come forward.

We need to first work out which of the scenarios best represents this 'objectively assessed need' and then whether to set a target which is higher or lower than the need. This will be dependant on whether the growth can be physically and sustainably accommodated in the District or whether more growth should be planned to enable the delivery of other objectives such as delivering more affordable housing.

Why do we need to plan for growth?

Waveney is an attractive place to live and work and more people migrate into the District from elsewhere in the UK than leave. Additionally, households in Waveney are getting smaller, so even with no population growth there is a need for more housing. If we don't plan to meet the housing needs arising from these two factors, there is a risk that needs won't be met, resulting in a situation where demand continues to outweigh supply. This will push up house prices making it more difficult for younger people to enter the housing market. By not planning for this growth there is also a greater risk that housing developments could be built in inappropriate locations.

If we don't plan to meet the business growth needs in the District, there is a risk that investment will be targeted elsewhere, meaning workers in Waveney will increasingly need to travel further afield for work.

Scenario 1**7,700** New homes *(308 per year)***4,000** New jobs**‘Population trends’**

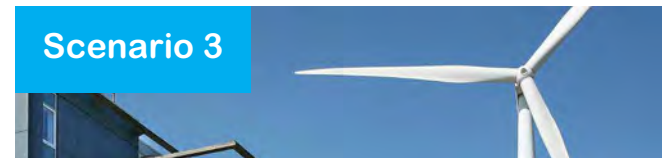
For housing growth, this scenario is based on trends in population change and household formation as forecasted by the Office for National Statistics and the Department of Communities and Local Government. Population growth is estimated based on changes in birth and death rates and levels of inward and outward migration both from within the UK and the rest of the world. The forecasts indicate that nearly all of the population growth forecasted will be in the over 65 age bracket. The forecasts also indicate that the working age population of the District will decrease. Household growth is estimated based on population growth and changes in the number of people per household.

The jobs growth is based on the baseline economic projections from the 2014 East of England Forecasting Model. The model takes into account national and regional forecasts and local trends in economic performance.

Scenario 2**8,500** New homes *(340 per year)***4,000** New jobs**‘Economic Projections’**

This scenario bases population and associated household growth on the jobs growth as modelled by the 2014 East of England Forecasting Model. The population trends referred to in Scenario 1 do not take into account the potential for economic growth in the area. The outputs from 2014 East of England Forecasting Model indicate that population growth will be higher due to the projected increase in jobs in the District.

Despite the increased growth, these forecasts also indicate that the majority of the growth will still be in the over 65 age bracket together with a decrease in the working age population.

Scenario 3**9,525** New homes *(381 per year)***5,500** New jobs**‘High Growth Economic Projections’**

This scenario increases jobs growth to take into account planned investments in offshore wind off the coast of Lowestoft. It is estimated that an additional 1,500 new jobs will be created in Waveney through the construction and operational phases of these wind farms. The population and associated housing growth is based on this increased jobs figure.

These forecasts also indicate that the majority of the growth will be in the over 65 age bracket. However, the decrease in the working age population is minimal under this scenario.

- Q04** a) Which scenario best represents the ‘objectively assessed need’ for housing and jobs growth?
b) Do you have any evidence to suggest that an alternative figure may be more appropriate?

- Q05** Should we be planning for more or less development than the objectively assessed need?

How much growth? (continued)

Retail and Leisure Development Needs

A growing population and associated growth in spending will increase the need for new retail and leisure development in the District.

The Retail and Leisure Needs Assessment (2016) estimates that by 2032, there will be a need for at least another 2,197 sqm of food store development and 11,063sqm of non-food types of retail development. The study also identifies the need for more restaurants and cafes, hotels, gyms and a new multiplex cinema to support a growing population.

Q06 *Do the figures presented above with respect to retail and leisure needs represent the 'objectively assessed need' for these uses?*



Where should the growth go?

How new development is spread throughout Waveney will have a major influence on the future of all our communities.

Once we have established the right levels of growth, we then need to consider where that growth is best located.

Sustainable development is at the heart of planning and the distribution of development should contribute to achieving improvements in the economic, social and environmental aspects of this.

The existing Local Plan focuses at least 70% of the growth between 2001 and 2021 within Lowestoft. This was in order to stimulate the regeneration of brownfield sites within the Lake Lothing area of Lowestoft. Lowestoft is also the largest settlement in the District and has the best range of services and facilities.

Through the preparation of this new Local Plan, we will need to consider whether this is still the right approach moving forward to 2036. National planning policy states that development should be distributed in a way which reduces the need to travel, promotes regeneration of brownfield sites, promotes and retains existing services and supports rural areas.

We will also need to consider the effects on existing infrastructure and the environment of different settlements growing.

National planning policy encourages Councils to consider whether growth could be accommodated through planning new settlements, following the principles of Garden Cities. Therefore, we will also need to consider if the growth could be partly accommodated in the form of a new settlement. However, given the nature of the District and the scale of growth needed, it is unlikely that any new settlement would be of a scale larger than a village or small market town (i.e. up to 2000 homes).

Q07 Which option for the distribution of new development presented on the following pages do you think is the best?

Q08 Are there any other approaches to distributing development across the District that we should consider?

The following pages show four options for discussion on how growth could be distributed across the District.

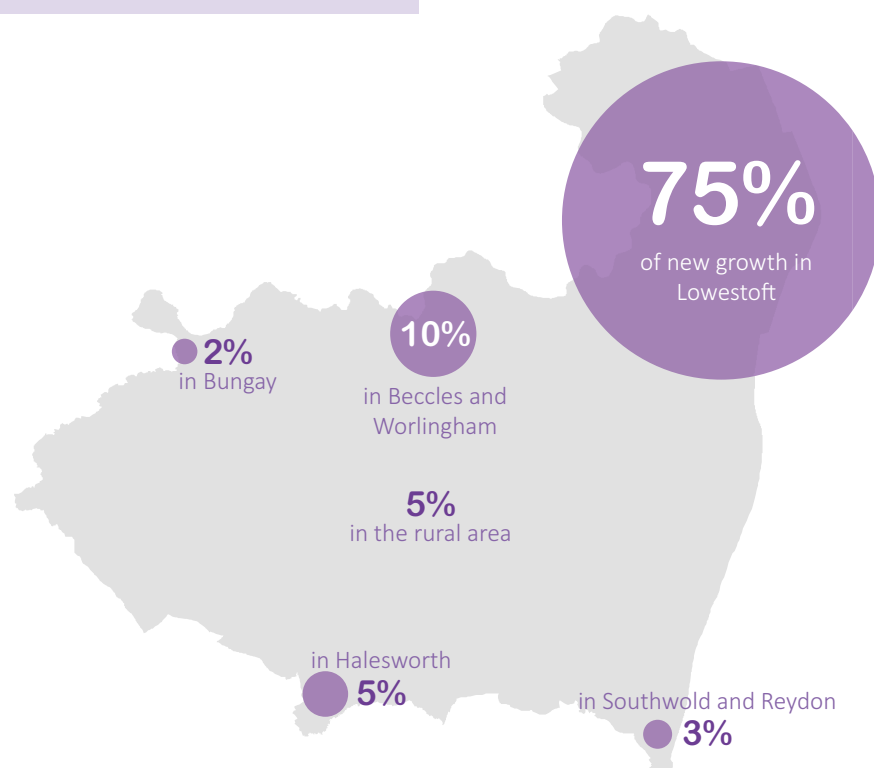
The options reflect the relative sizes of Lowestoft and the Market towns and their overall capacity for growth (for example there is limited potential for growth in Bungay, so all the options suggest only a small increase in development there). It should be noted there are many more options for how growth could be distributed and if you think there are better options than the ones listed please let us know.

Q09 If we were to consider planning for a new settlement in the new Local Plan where should that settlement be located? Options could include somewhere between Lowestoft and Great Yarmouth, between Lowestoft and Beccles or somewhere else close to existing railway lines and A roads.

See Appendix 1 for more information

Option 1

Continue to focus growth in Lowestoft

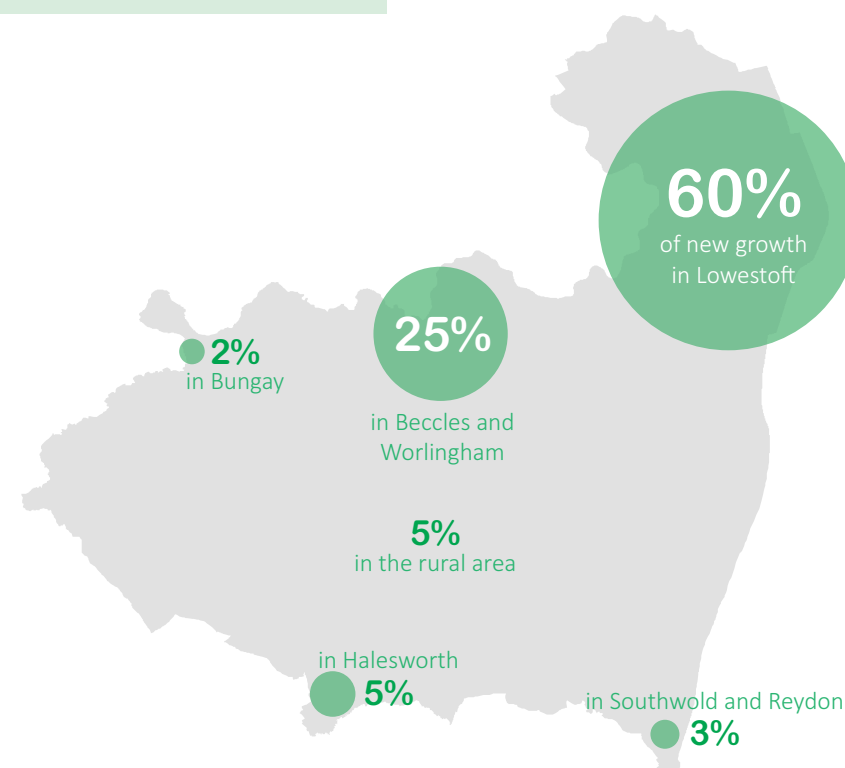


	Lowestoft	Beccles & Worlingham	Bungay	Halesworth	Southwold & Reydon	Rural area
Number of new homes 2011-2036	5,775 to 7,144	770 to 953	154 to 191	385 to 476	231 to 286	385 to 476
Increase on existing housing stock	18 to 22%	12 to 15%	7 to 8%	16 to 20%	8 to 10%	5 to 6%

Existing housing stock source: Census 2011

Option 2

Promote significant growth in Beccles and Worlingham



	Lowestoft	Beccles & Worlingham	Bungay	Halesworth	Southwold & Reydon	Rural area
Number of new homes 2011-2036	4,620 to 5,700	1,925 to 2,375	154 to 191	385 to 476	231 to 286	385 to 476
Increase on existing housing stock	14 to 18%	30 to 37%	7 to 8%	16 to 20%	8 to 10%	5 to 6%

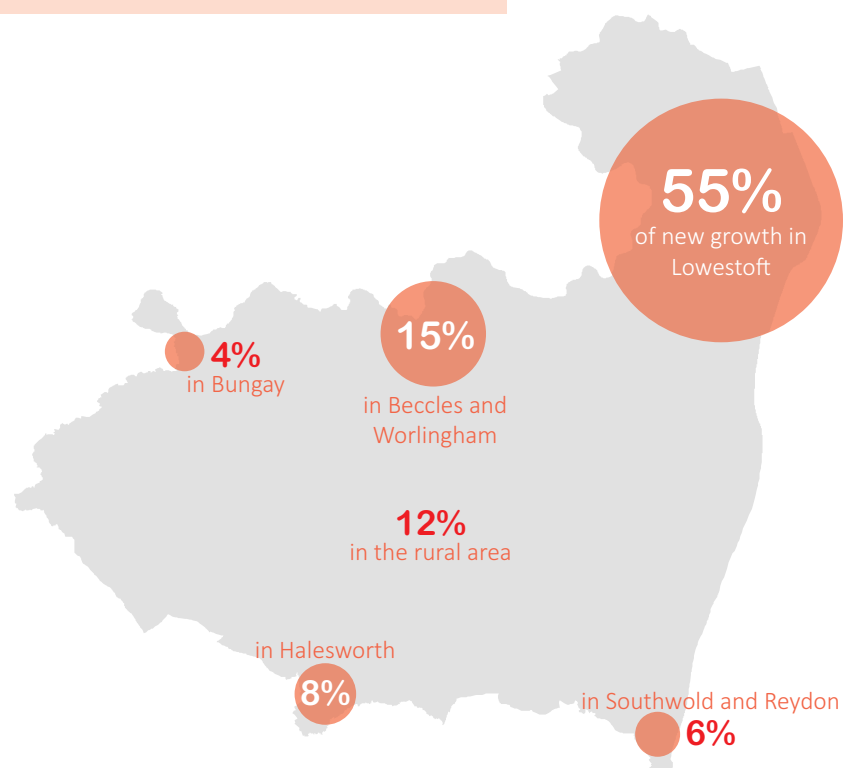
Existing housing stock source: Census 2011

Please note: Lowestoft includes Carlton Colville, Oulton, and the parts of Gisleham and Corton which border Lowestoft.

See Appendix 1 for more information

Option 3

Spread development more evenly
across market towns and rural areas

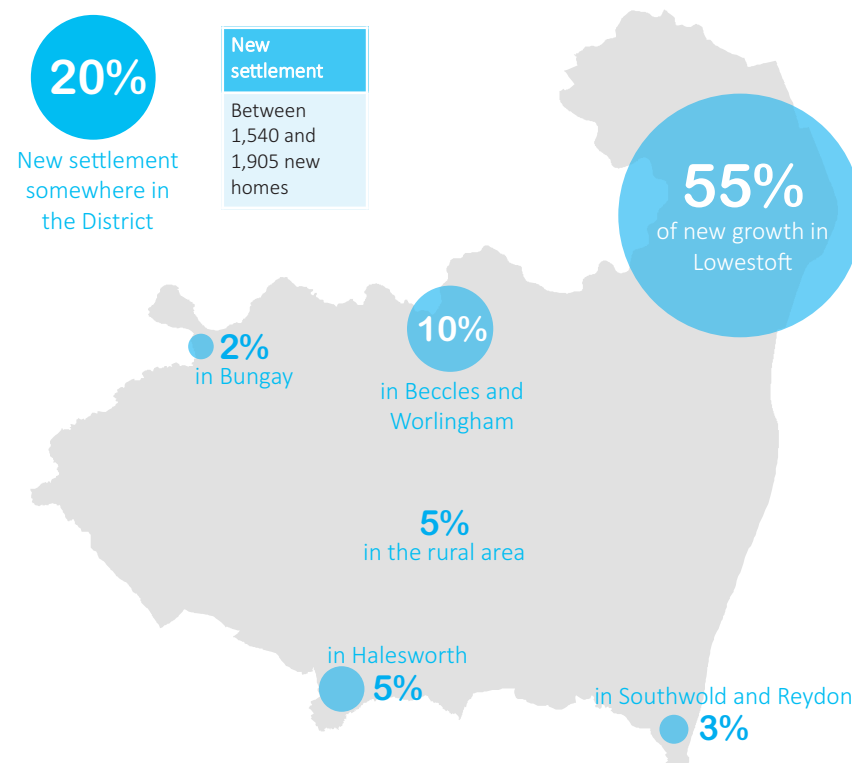


	Lowestoft	Beccles & Worlingham	Bungay	Halesworth	Southwold & Reydon	Rural area
Number of new homes 2011-2036	4,235 to 5,239	1,155 to 1,429	308 to 381	616 to 762	462 to 572	924 to 1,143
Increase on existing housing stock	13 to 16%	18 to 22%	13 to 16%	25 to 31%	17 to 20%	11 to 14%

Existing housing stock source: Census 2011

Option 4

New settlement



	Lowestoft	Beccles & Worlingham	Bungay	Halesworth	Southwold & Reydon	Rural area
Number of new homes 2011-2036	4,235 to 5,239	770 to 953	154 to 191	385 to 476	231 to 286	385 to 476
Increase on existing housing stock	13 to 16%	12 to 15%	7 to 8%	16 to 20%	8 to 10%	5 to 6%

Existing housing stock source: Census 2011

Please note: Lowestoft includes Carlton Colville, Oulton, and the parts of Gisleham and Corton which border Lowestoft.

Where should the growth go? (continued)

Retail and leisure growth

National planning policy places great emphasis on maintaining and improving the vitality of town centres and requires Local Plans to meet the needs for new retail and leisure development within town centres. If growth cannot be accommodated in town centres, then sites close to the centre or out of centre locations should be considered. We also need to consider where the best places in the District are to focus new retail and leisure development to meet needs and to help maintain and enhance town centres. The existing Local Plan focuses retail and leisure development within Lowestoft and sought to deliver an extension to the town centre around Station Square.

Moving forward with the new Local Plan it is considered there are two main options for planning for retail and leisure development. What option is most appropriate may depend on what option for the distribution of jobs and homes is chosen. Regardless of which option is chosen, Lowestoft will remain as the largest town centre in the District and the main destination in the District for shopping and leisure.

Option 1

Focus all new retail and leisure development in Lowestoft

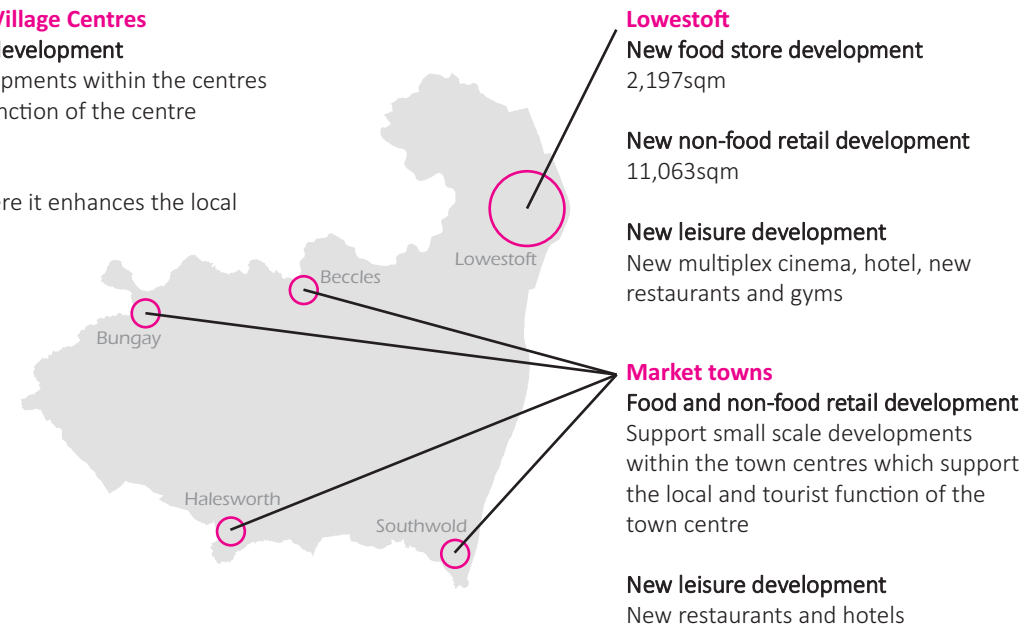
Other District, Local and Village Centres

Food and non-food retail development

Support small scale developments within the centres which support the local function of the centre

New leisure development

Support development where it enhances the local function of the centre



Retail and leisure development needed to meet 'objectively assessed needs' should be focused in Lowestoft Town Centre as the main retail and leisure destination in the District. The role of town centres in the market towns should be to meet local day-to-day needs and support tourism.

Where should the growth go? (continued)

Option 2

Focus the majority of new retail and leisure development in Lowestoft, but also promote modest levels of development in all town centres relative to their size.

Beccles

New food store development
584sqm

New non-food retail development
1,908sqm

New leisure development
New hotel and restaurants

Other District, Local and Village Centres

New food store development 98sqm

New non-food retail development
159sqm

New leisure development

Support development where it enhances the local function of the centre

Lowestoft

New food store development
1,299sqm

New non-food retail development
7,364sqm

New leisure development

New multiplex Cinema, hotel, new restaurants and gyms

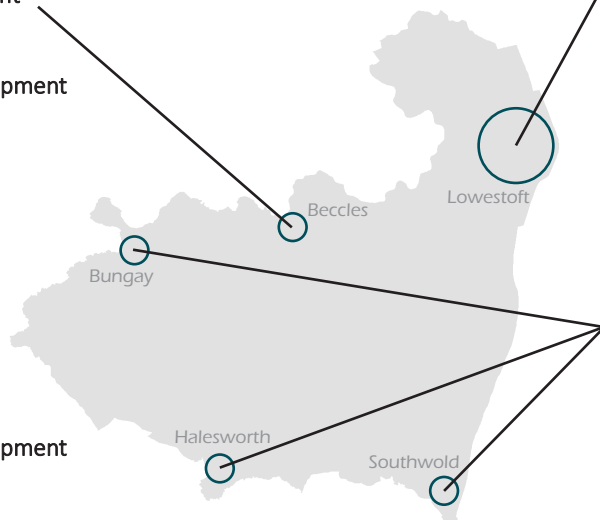
Other market towns

New food store development
217sqm

New non-food retail development
1,632sqm

New leisure development

New restaurants



Retail and leisure development needed to meet 'objectively assessed needs' should be mainly focused in Lowestoft as the main retail and leisure destination in the District. Beccles should have an elevated role reflecting its status as the second largest town in the District.

Q10 Which option for the distribution of new retail development presented do you think is the best?

Q11 Are there any other approaches to distributing development across the District that we should consider?

Q12 Are there any town centre or edge of centre sites available that would be suitable for retail and leisure development?



Where should the growth go? (continued)

Rural areas

The rural parts of Waveney are characterised by small villages and dispersed settlements. Many people living in these areas are reliant on services and facilities provided in the market towns. Housing in rural areas is becoming increasingly unaffordable to families and young people. This affects the mix of people living in these areas with more people leaving to find affordable accommodation elsewhere. This could adversely affect longstanding family and social connections and undermine the identities of settlements. An aging population in rural areas can also create unbalanced communities which affect the provision of services, facilities, employment and housing.

Key aspirations set out in national planning policy are to improve the rural economy and deliver homes and supporting facilities to enable people to live in the communities they have connections to. This approach means it is likely that greater levels of development will take place in rural areas than experienced in recent years and it is why all of the options on pages 10-11 promote some growth in the rural areas.

The existing Local Plan identifies Barnby/North Cove, Blundeston, Corton, Holton, Kessingland, Wrentham and Wangford as 'Larger Villages'. The plan allows small amounts of development to take place in these settlements. All other villages and hamlets were categorised as countryside where development is restricted.

In reviewing the Local Plan, we need to consider what villages are the most suitable to accommodate new development over the next 20 years. Some of the things necessary to consider will be, existing settlement size, provision and accessibility to services and facilities, transport infrastructure and housing need.



Q13 a) Should we prioritise development in villages which have

- i) the best provision of services and facilities (or accessibility to services and facilities)
- ii) the greatest housing need
- iii) community ambitions for more growth
- iv) the best opportunities for development

b) If we prioritise development based on services and facilities provision, what services and facilities do you think are the most important for a community to have so it could accommodate further development?

Q14 Should we limit development in rural areas to a small number of villages or ensure all villages and hamlets receive some development?

Q15 What villages do you think are suitable for new housing and economic development over the next 20 years and what should be the scale of growth?

Where should the growth go? (continued)

Settlement boundaries

The Local Plan needs to give clear signals to developers, the community and infrastructure providers about where development will take place and where it will not take place. It will do this firstly by identifying specific sites to accommodate the growth needs of the District. However, there is also a need to ensure that development is controlled in certain locations in order to deliver the Local Plan's strategy for distributing development sustainably across the District.

The existing Local Plan identifies settlement boundaries known as 'physical limits' around the built up areas of Lowestoft, the market towns and the larger villages of the District. The plan draws these boundaries tightly around existing buildings and structures on the edge of settlements rather than more loosely around property boundaries and other small pieces of land on the edge of the built up area. The plan makes clear that development will be focused within the physical limits and on sites allocated for development. Outside of the physical limits land is defined as open countryside where only certain types of development are allowed.

This policy approach gives confidence to developers, the community and infrastructure providers about how much development will happen where. It also helps protect the countryside and natural resources and prioritises the development of brownfield land. It ensures that towns and villages do not endlessly sprawl out in the countryside.

Limiting development beyond physical limits lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. This allows the Council to develop 'exception site policies' which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which wouldn't otherwise be viable if they were competing for land with market housing.

However, in reviewing the Local Plan we need to be certain that this is still the right approach. We also need to re-consider how we define physical limits.

Q16 *Should we retain physical limits for Lowestoft, the market towns and larger villages and continue to focus development within them and on sites allocated for development?*

Q17 *Should physical limits be tightly defined around existing built development or more loosely to allow for more small scale development around settlement edges?*

Q18 *If we remove physical limits, what criteria should be put in place to address the issues discussed above?*



Infrastructure and transport

'Infrastructure' covers a wide range of facilities and services including schools, medical and open space amongst others, whilst 'transport' includes the road network, public transport, walking and cycling.

It is important to consider infrastructure and transport needs when planning for new development and growth.

Infrastructure is needed to support communities and help them in their day to day lives. Good transport is key to successful places.

The Council has a Community Infrastructure Levy in place. This means that some types of new development must make a payment which will be used to fund infrastructure required to support development in the District. The amount of levy payable depends upon the size, type and location of the new development.

In Waveney, the car is the most used method to travel to and from work. Cycling levels are above average for the county and walking is also popular. Bus and train use is below county and national averages. The Council will need to consider how the new Local Plan can promote more sustainable forms of transport. Much progress has already been made with new cycling infrastructure currently being installed along the A12 in North Lowestoft as a result of a £1 million Government grant. The Council is currently in the process of preparing a Cycling Strategy which will identify other necessary improvements to the cycle network within the District. The Local Plan and the sites identified for development will help deliver these improvements.

The existing Local Plan and the Lowestoft Transport and Infrastructure Prospectus includes a number of infrastructure projects in and around Lowestoft that the Council and its partners wish to see delivered. Projects range from small scale projects like addressing local pinch points in the road networks to largescale projects such as a pedestrian and cycle bridge over Lake Lothing at the Brooke Peninsula. The existing Local Plan and the Lowestoft Transport and Infrastructure Prospectus also promote strategic flood risk defences in Lowestoft and a third crossing over Lake Lothing which together will have a transformative positive effect on the town. The existing Local Plan and the Suffolk Local Transport Plan also promote a southern relief road for Beccles and construction is expected to start soon. The new Local Plan will be able to continue to assist in delivering some of these projects.

Q19 *Is the Community Infrastructure Levy the most appropriate way of securing new and improved infrastructure? Are the existing rates of the levy appropriate?*

Q20 *How can sustainable modes of transport be encouraged?*

Q21 *What infrastructure is required in your area?*

Q22 *What infrastructure do you think would be needed to support the growth scenarios on page 7?*

Infrastructure and Transport (continued)

Big infrastructure projects planned to take place over the next 5 years



Lake Lothing Third Crossing in Lowestoft

In the March 2016 Budget the Government announced £70 million of funding for a new crossing over Lake Lothing. The crossing is expected to deliver benefits including reduced journey times, improving potential for economic growth and regeneration and improved perception of the town. The crossing is expected to be delivered by 2020.

Q23 What are the new development and regeneration opportunities in and around Lowestoft arising from a new crossing over Lake Lothing?



Beccles Southern Relief Road

This is intended to improve the centre of Beccles by diverting heavy goods vehicles and commercial traffic away from the centre, and improve connections to Ellough Industrial Estate, enhancing the potential for business growth. Construction is due to start soon.

Q24 What are the opportunities arising from the Beccles Southern Relief Road for development in and around Beccles?



Strategic flood protection for Lowestoft

Waveney District Council is working with Suffolk County Council, the Environment Agency, New Anglia Local Enterprise Partnership, Anglian Water and Associated British Ports to deliver a scheme to reduce the risk of flooding from all sources in Lowestoft. This work is anticipated to be complete by 2021 and will improve the potential for economic growth and regeneration in the town.

Q25 What are the new development and regeneration opportunities in and around Lowestoft arising from increased flood protection?

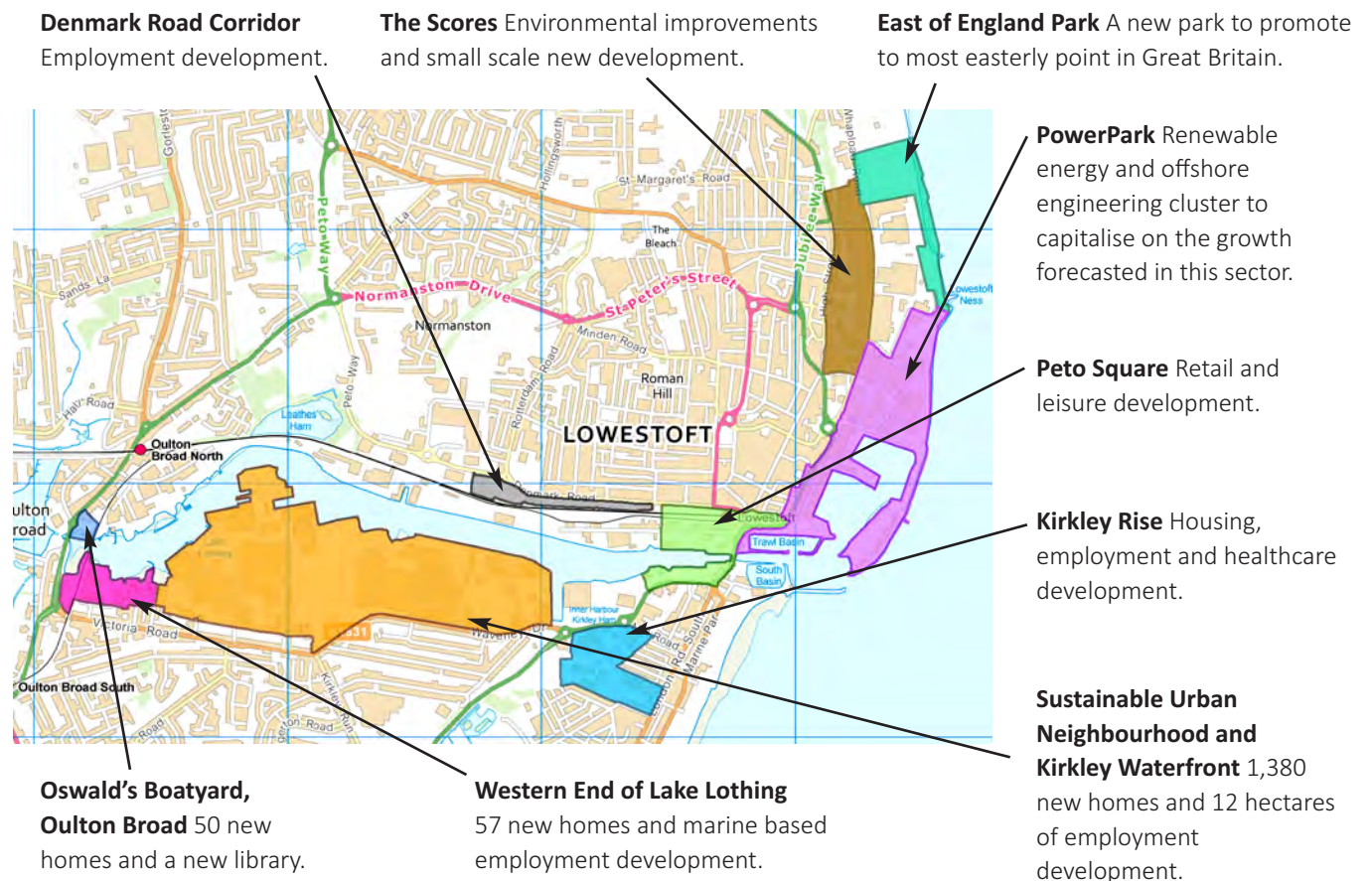
Regeneration of central Lowestoft

Central Lowestoft benefits from the town centre, port, its close proximity to the beach and Broads, extensive areas of waterfront and good public transport links. However, the area does suffer from high levels of deprivation.

Much of the land surrounding Lake Lothing is currently underutilised or derelict which creates an eyesore and further undermines the perception of the area.

Part of the existing Local Plan is the Lowestoft Lake Lothing and Outer Harbour Area Action Plan. This plan sets out a detailed strategy to regenerate the central areas of Lowestoft around Lake Lothing and the Outer Harbour by providing 1,500 new homes, new industry and new retail and leisure facilities. This development will regenerate derelict and underutilised land and will help make the area more vibrant, attractive and prosperous. The plan is also central to promoting development associated with the growth in offshore wind and other offshore engineering operations in the North Sea. This has the potential to transform the local economy and significantly increase local employment.

The existing Area Action Plan allocates the sites on the right for development.



Regeneration of central Lowestoft (continued)

Much progress has already been made in delivering the plan:

Existing engineering businesses have expanded in the PowerPark, and East Anglia ONE wind farm has announced that the Outer Harbour area of the PowerPark will be its construction management and operations and maintenance base.

Planning permission has been granted for 1,150 new homes together with new retail and leisure facilities, a playing field and a primary school on the Sustainable Urban Neighbourhood and Kirkley Waterfront. New offices for Essex and Suffolk Water and Suffolk County Council and Waveney District Council have been developed on the Riverside Road area of the Sustainable Urban Neighbourhood and Kirkley Waterfront site.

A new health centre has been delivered on Kirkley Rise, along with car parking to support the Kirkley shopping area and a new public house with restaurant.

Planning permission has been granted for 44 new homes in the Western end of Lake Lothing and permission has been granted for 80 new homes and a new library on Oswald's Boatyard.

However, there is still more work to be done. The Jeld Wen Factory site remains underutilised and there has been little interest in redevelopment to date. The objectives for new retail and leisure development in Peto Square have not been delivered and work still needs to be done to deliver the East of England Park.

The sites which are yet to be developed or do not have planning permission are identified in the Sites section of this document.

A single Local Plan for the District will mean the Area Action Plan will be superseded on adoption of the new plan and there will not be a separate regeneration plan for central Lowestoft. The remaining proposals of the plan that have not been delivered or have planning permission can be carried forward into the new Local Plan and work can continue to help deliver them. However, preparing a new Local Plan provides an opportunity to review the remaining proposals and to look more widely at what can be done to further regenerate Lowestoft.

Q26 *a) Should the Local Plan contain a detailed regeneration strategy for Central Lowestoft?
b) Should such a strategy be focused on the remaining Area Action Plan proposals or should it be wider to cover areas of the Town Centre, South Beach and Kirkley?*

Q27 *Should we continue to promote the development of a renewable energy and offshore engineering cluster at the PowerPark?*

Q28 *Should we continue to promote retail and leisure development at Peto Square or should we promote a wider range of uses or a more leisure focused option?*

Q29 *The former Jeld Wen Factory site, which forms part of the Sustainable Urban Neighbourhood and Kirkley Waterfront site is currently proposed for waterfront employment and housing adjacent to Waveney Drive. Is this still the most appropriate use for this site?*

Housing

The Council must plan for and deliver a wide choice of high quality homes to meet the existing and future needs of different groups of people within the community.

Housing Type and Mix

There are a growing number of smaller households and the over 65 age group is forecast to increase faster than any other age group. Housing types and sizes need to take account of changing demographics to ensure housing meets future needs. Local demand should be reflected in the size, type, tenure and range of housing that is provided, whether this is for affordable homes or for homes for people to buy. The existing Local Plan has a policy that sets out what type and size of new dwellings should be provided in new developments to meet local need. There was consensus among developers at the Waveney Housing Market Forum held in November 2015, that the mix of homes on development sites should be market led and that the market will deliver what is needed.

Q30 *Should we continue to have a policy that requires a mix and type of housing based on assessment of local need, or should the housing market dictate what mix and type of housing is built?*

Self Build and Custom Housebuilding

Nationally there are a growing number of people who would like to build their own homes, whether this is as an individual or as a group of people. As a Council we are required to keep a register of people who are interested in self build and custom housebuilding and in order to meet any demand identified by the register, we will have to consider allocating sites for self build plots in the Local Plan. In Waveney, the demand for self build is currently quite low and most of those who want to build their own homes have indicated that they would like individual plots in the countryside. Feedback from developers at the Waveney Housing Market Forum held in November 2015 raised concern about the provision of self-build plots as part of larger residential developments. It was reported that self-builders not completing construction in a timely fashion could spoil the attractiveness of the developments.

Q31 *a) How should plots for self build be provided?
b) Should self build plots be provided as part of larger housing developments, or as separate sites?*



Housing (continued)

Affordable Housing

House prices in Waveney are more than 6 times average annual earnings. This means that many people in Waveney cannot afford to buy their own home and rely on affordable housing to meet their accommodation needs. Affordable housing can be rented housing provided by a housing association or the Council. It can also be in the form of shared ownership. In the existing Local Plan we have a policy that requires all new housing developments of 5 or more dwellings to provide 35% affordable housing to help meet the demand for this type of housing. The Council will be preparing evidence over the next few months to assess what an appropriate target might be. However, as part of this consultation, we would welcome any views and evidence you may have on affordable housing.

Q32 *Do you think we should continue with the existing policy to require that 35% of new homes are affordable homes for rent or shared ownership? Or should we set a different percentage?*

Q33 *What size site should provide affordable housing? Should we continue with the current threshold of 5 homes or set a different threshold?*

Starter Homes

An additional affordable housing option is now being promoted by the Government called 'starter homes'. Starter homes are aimed at first time buyers under the age of 40 and should be made available to buy at a 20% discount of market value of new homes up to the value of £250,000. The Government considers that provision of starter homes is a way to help many more young people buy their own homes and we will be expected to plan for this type of housing in the Local Plan. However, there are concerns that starter homes will replace affordable homes for rent as an alternative rather than in addition to traditional rented affordable housing. The other concern is that the discounted market price only applies to the first buyer and not subsequent owners, allowing the resale at full market value after a period of 5 years.

Q34 *Should 'Starter Homes' be part of the overall affordable housing requirement? Or should starter homes be an additional requirement above affordable housing provision?*

Q35 *Should some sites be allocated specifically for starter homes?*



Gypsies and Travellers

We will need to consider the accommodation needs of gypsies and travellers when preparing the new Local Plan. The Suffolk Gypsy, Traveller & Travelling Showpeople Accommodation Assessment (2013) indicates there is only a small need for additional sites in Waveney.

We have to assess whether to identify sites in the Local Plan to meet the future needs of gypsies and travellers in Waveney. This is to ensure there are enough sites available over the next 5 to 15 years to accommodate a potentially growing gypsy and traveller population. This in turn should help to prevent unauthorised sites occurring in the district in the future.

Housing (continued)

Gypsies and Travellers (continued)

In the existing Local Plan we have a criteria based policy to determine planning applications for new gypsy and traveller sites rather than identifying and allocating sites for this purpose. The criteria require new sites to be located within easy travelling distance of schools, services and shops; that sites have adequate water and sewerage connections and are not within a flood zone; that there will be no adverse impacts on nearby residents or land users; will have minimal impact on the character of the countryside; and will not harm areas of landscape or biodiversity importance.

Q36 *Do you think that the current criteria based policy should continue to be used to determine planning applications for new gypsy and traveller sites or should we allocate sites for gypsy and traveller sites taking account of the criteria in the current policy?*

Flat Saturation Areas

The percentage of houses that are converted to flats in some areas of Lowestoft is higher than average and can cause both social and environmental issues for neighbours. These areas are identified in the existing Local Plan as Flat Saturation Areas and cover Lyndhurst Road, part of Denmark Road, part of London Road South and part of Kirkley Cliff Road, Grosvenor Road, Cleveland Road and Windsor Road.

Flats, particularly those for rent, provide a low cost housing option for many people. Larger, older properties have historically been the ones that are converted to flats and bedsits and in Lowestoft most tend to be grouped together. Whilst flats form a valuable source of housing, there may be a need to continue to manage how many and where new flats will be provided in the future with a policy in the new Local Plan. Conversion of properties to flats can create detrimental impacts for neighbours in terms of pressures on parking, noise and disturbance. In areas where a significant proportion of houses are converted to flats, there can be detrimental impacts for the appearance of the area. This can harm any potential for regeneration and environmental enhancement as well as preventing more mixed communities.

Q37 *Do you think we should continue to identify areas where the conversion of properties to flats will be controlled by planning policy?*

Q38 *What areas should be identified as 'Flat Saturation Area' where further flat conversions will be controlled?*

Q39 *What criteria should we use to determine planning applications for conversion of properties to flats?*



Housing (continued)

Rural Housing

Housing in rural areas is increasingly unaffordable to families and young people. This affects the mix of people living in these areas with more people leaving to find affordable accommodation elsewhere.

National planning policy supports the development of affordable housing schemes on the edge of existing rural settlements. These are known as 'exception sites'. National planning policy encourages Councils to consider whether to allow market housing on these sites to help make them more viable and to encourage them to come forward for development. The existing Local Plan allows for affordable housing to be built on the edge of rural settlements with good accessibility to services and facilities but does not allow market housing to cross-subsidise them.

The existing Local Plan also allows for small scale development of up to two houses in small gaps of built up frontages in the rural areas. However, the plan only allows for this where there is access to public transport or local services and facilities.

To ensure there is affordable accommodation for essential agricultural workers who need to live near the farm, national planning policy has always allowed for isolated dwellings in the countryside where they are restricted to

the use of an agricultural or forestry worker. The existing Local Plan supports this approach, however, there is no guidance at a national level or in the existing Local Plan on how to assess whether a dwelling in the countryside is needed for an agricultural worker or not.

In order to protect the supply of smaller properties in the countryside the existing Local Plan restricts the size of extensions to dwellings and the size of replacement dwellings in the countryside. However, recent changes to permitted development legislation means that homes can be extended significantly without planning permission. We therefore need to consider whether such an approach is still appropriate.



Q40 *Should we allow market housing on rural affordable housing exception sites?*

Q41 *Should we only allow rural affordable housing exception sites next to villages with good accessibility to services and facilities?*

Q42 *a) Should we continue to allow small scale development within gaps in the built up frontages in the rural areas?
b) If so should this type of development only be allowed where there is access to public transport or local services and facilities*

Q43 *a) Should we set out detailed criteria for establishing whether a new agricultural workers dwellings is needed?
b) If so what should this criteria include?*

Q44 *a) Should we continue to restricts the size of extensions to dwellings and the size of replacement dwellings in the countryside?
b) If not are there any other approaches which could conserve the stock of smaller properties in the countryside?*

Employment

The New Anglia Strategic Economic Plan, the Suffolk Growth Strategy and the East Suffolk Growth Plan all set out ambitious plans to transform and grow the local and regional economy.

National planning policy requires Local Plans to proactively promote economic growth and address barriers to investment.

However, the number of jobs available in Waveney has decreased over recent years and the number of jobs compared to the population is below regional and national averages.



Existing Employment Areas

The existing Local Plan identifies 'Existing Employment Areas' where premises in existing employment uses are protected from redevelopment and new employment development is supported. This helps maintain a stock of offices, warehouses and factories and ensures incompatible uses do not undermine the function of the employment area. A list of existing employment areas can be found in the glossary. The Council will need to consider through the new Local Plan whether to continue to protect these areas and whether the areas currently protected are the right areas to protect in the future.

On the main road frontages of 'Existing Employment Areas' the existing Local Plan allows for quasi-retail uses such as car showrooms, tyre and exhaust centres and building material stores. This is to avoid these uses locating elsewhere in the employment areas where conflict with industrial uses could occur and to provide a suitable location for these types of retail which are not always suitable in and around the town centre.

**4,000
to 5,500**

New jobs as indicated in
the Employment
Land Study

Q45 Should we continue to identify 'Existing Employment Areas' and protect premises in these areas from redevelopment/conversion to other uses unless marketing evidence demonstrates there is no demand for employment use?

Q46 If we continue to identify 'Existing Employment Areas', which areas should be identified?

Q47 If we continue to identify 'Existing Employment Areas' should we also continue to allow uses such as car showrooms, tyre and exhaust centres and building material stores to be located on the main road frontages of existing employment areas.

Q48 Should the protection of existing employment premises be in a Strategic Policy, requiring proposals in Neighbourhood Plans to be in conformity with the policy?

Employment (continued)

New Employment Land

Projections for employment growth from the Employment Land Needs study indicate we need to plan for between 4,000 and 5,500 new jobs over the period to 2036. This will create a need for between 80,363 and 99,280sqm of new floorspace for offices, factories and warehouses. This in turn will require between 16 and 21 hectares of what is known as 'employment land'. The higher end of these ranges relates to the opportunity presented by offshore wind developments. As of March 2015 there is currently 87 hectares of land allocated for employment or with the benefit of planning permission for employment development in the District. Currently, the strongest demand for employment land development is in North Lowestoft, where there is limited suitable land allocated and available for development.

The Council will need to ensure there is sufficient land to meet the needs projected, but also ensure there is scope for more land to be made available should more employment be created than forecasted. At the same time, the Council must ensure there is not an overly large surplus of employment land as this could create pressure to develop employment land for other uses.

There has been a lack of take up of land allocated for employment use in the existing Local Plan. Presently the development of land for offices, factories and warehousing has financial viability challenges in Waveney because average rental rates are not high enough to cover the cost of building new premises and purchasing land.

Q49 *Should we allocate more than enough land to meet needs to enable more choice in the market and give flexibility to deal with changing circumstances. Or, should the Council allocate only enough land to meet needs, but apply a flexible approach, where new development is supported, outside allocated areas, if additional need is proven?*

Q50 *In order to address viability issues, should we allocate sites for mixed-use housing and employment developments where the housing development subsidises the delivery of employment land?*



Tourism

Tourism is an important sector of the Waveney economy and it is predicted there will be an increase of approximately 1,000 jobs in this sector over the period 2011-2031.

Waveney has a host of valuable tourism assets including blue flag beaches, attractive countryside, historic market and seaside towns, access to the Broads and visitor attractions such as Africa Alive and Pleasurewood Hills Theme Park.

The East Suffolk Business Plan and the Suffolk Coast Tourism Strategy both promote increasing tourism and visitors, including, outside of the main tourist seasons.



New Tourist Accommodation

Some of Waveney's most attractive areas which attract tourists are in sensitive environmental areas and landscape. Some forms of tourism development may be damaging to their natural beauty. This in turn could damage the tourist offer and undermine the tourism industry locally.

The existing Local Plan restricts the development of new permanent tourist accommodation and new large scale touring caravan and camping sites in the Area of Outstanding Natural Beauty and the Heritage Coast. However, where contained within the landscape the plan allows for the development of small scale touring caravan and camping sites within the Area of Outstanding Natural Beauty but not the Heritage Coast. The existing Local Plan also focusses new tourist development in or close to Lowestoft, the Market Towns, Corton and Kessingland.



Q51 *Should we continue to restrict the development of new tourist accommodation in the Area of Outstanding Natural Beauty and the Heritage Coast or should it take a more flexible approach based on impact on the landscape?*

Q52 *Should we continue to focus new tourist development in or close to Lowestoft, the Market Towns and Corton and Kessingland or should we take a more flexible approach?*

Tourism (continued)

Existing Tourist Accommodation

Waveney currently has a range of tourist accommodation on offer, including hotels and guest houses, holiday parks, camping and caravan parks and stand alone self catering accommodation.

Existing hotels can sometimes come under pressure for conversion into residential use, normally in the form of flats. Self catering tourist accommodation can sometimes be attractive for people looking for a new home, especially some of the smaller units. This can lead to the loss of tourist accommodation to housing and sometimes result in people living in homes which are not designed to be lived in permanently. As such, effective controls are needed to protect accommodation in tourism use.

The existing Local Plan protects existing tourism uses from conversion or redevelopment to other uses.

Q53 *Should we continue to protect existing tourist accommodation from conversion and redevelopment to other uses?*

Q54 *How should tourism accommodation be effectively restricted for tourism use and not full time residential use?*

Hotels and Guest Houses in Residential Streets

The existing Local Plan prevents the creation of new guest houses and hotels in residential streets where conversions to flats would also not normally be permitted in order to protect the stock of certain sized houses and avoid parking and amenity issues (see page 22 on Flat Saturation Areas). However, some of these streets are well related to tourism areas and feature large, historic properties which could make for attractive tourism accommodation. Conversion of such properties might be acceptable if they are sufficiently large and adequate car and cycle parking can be provided on site.

Q55 *Should we continue to restrict the conversion of residential properties to guest houses and hotels in residential streets where further conversion to flats would also not be permitted, or should a more flexible approach to be used?*



Town, district and local centres

Town centres in Waveney form the heart of local communities and offer a range of community, shopping, employment and leisure uses in accessible locations which are well served by public transport.

Lowestoft is the District's largest town centre, followed by Beccles. Bungay and Halesworth town centres cater for more local needs and Southwold Town Centre provides a strong tourism function.

There are also two district centres at Oulton Broad and Kirkley and a number of local shopping centres which serve the immediate neighbourhood. In recent years Lowestoft town centre has had an increasing number of vacant units. Lowestoft and the other town centres also suffer from heavy competition from Norwich and an increasing number of Waveney shoppers are using the internet for non-food shopping. This presents clear challenges in ensuring Waveney's town centres remain viable. National planning policy places great emphasis on maintaining and improving the viability and vitality of town centres and states that local plans should be positive in promoting competitive town centres and should contain policies for managing centres over the plan period.

Town centre boundaries & shopping frontages

It is necessary to define the extent of town centres so it is clear where town centre policies apply and where it is appropriate to promote new retail and leisure development. Next it is necessary to define the areas within them that act as the primary shopping areas. Within these areas, local plans are encouraged to identify the primary shopping frontages where most retail uses should be clustered and also secondary shopping frontages where a more broad range of retail and leisure uses could be accommodated. These designations can help the Council control the type of use that is permitted in the town centre to best protect and enhance the vitality of the centre. The existing local plan identifies town centre boundaries for Lowestoft, Beccles, Bungay, Halesworth and Southwold. Within town centres, the existing plan takes a flexible approach allowing a range of retail and leisure uses. The exception is in Lowestoft where primary and secondary shopping frontages (known as core and main shopping streets) are identified which promote more retail focused uses.



It should be noted that recent changes to permitted development legislation means that shops can now be converted into restaurants, schools and houses without planning permission which will make it more challenging to preserve the retail focus where needed. Maps of boundaries and frontages can be found in Appendix 2.

Q56 *Do you agree with the town centre boundaries for Lowestoft and the Market Towns as shown in Appendix 2?*

Q57 *Should we define primary and secondary shopping frontages within each town centre and prioritise retail uses within primary frontages?*

Q58 *Do you agree with the primary shopping area and primary and secondary shopping frontages shown in appendix 2?*

Q59 *Should town centre boundaries and associated policies be set out in a Strategic Policy requiring proposals in Neighbourhood Plans to be in conformity with the policy?*

Town, district and local centres (continued)

District and local centres

District and Local centres provide a vital part of the retail provision of the District. In the District Centres of Kirkley and Oulton Broad, the existing Local Plan restricts the conversion of units in retail and financial and professional services uses to other uses in order to protect the function of these areas in serving the local community. Within local shopping centres (see glossary for list of centres), the existing Local Plan supports retail, financial and professional services, restaurants, pubs, and takeaway uses but only allows the conversion of retail units to other uses where there would be no impact upon the viability and vitality of the centre.

Q60 *Should we continue to prioritise retail use in the District centres of Oulton Broad and Kirkley and other local shopping centres or take a more flexible approach?*

Impact assessment

National planning policy requires proposals which are outside of town centres and not in accordance with an up to date Local Plan to be subject to an impact assessment to ensure they will not have a detrimental impact on the town centre. The size of development proposals which are subject to this test can be determined at a local level in Local Plans. The Retail and Leisure Needs Assessment advises that proposals of 350sqm should be subject to the test in Waveney. If no local threshold is set the National threshold is 2,500sqm.

Q61 *Should we require an impact assessment on all retail proposals with a net retail floor space greater than 350 sqm or rely on the national threshold?*



Community services and facilities

Access to community facilities such as shops, post offices, pubs, village halls, schools, sports pitches and health services are important elements that contribute towards healthy, vibrant places to live.

However, large parts of the rural areas and some parts of urban areas have poor accessibility to some services and facilities.

National planning guidance recognises the importance of community facilities and expects Local Plans to protect these where possible. The existing Local plan gives protection to neighbourhood shops, pubs, community centres and other similar facilities. However, the protection afforded to facilities does not distinguish between their importance in to the community. The protection is also now somewhat weakened by recent changes to permitted development legislation at a national level, which mean that some services such as shops can change to other uses without the need for planning permission.

Since the adoption of the existing Local Plan, the Government has introduced new community 'rights' as part of the Localism agenda.

One of these 'rights' is the Community Right to Bid which involves the community identifying a facility which is of value to them and applying for it to be listed as an 'Asset of Community Value'. Where an asset is listed community groups get a chance to prepare a business case and put in an offer to buy the asset when it comes up for sale.

Q62 *Should we continue to protect all existing community services and facilities as far as it is possible to do so?*

Q63 *Where it is not viable or possible to retain the existing community use should we require an alternative community use to be investigated prior to allowing redevelopment or conversion to residential or commercial use?*

Q64 *Should some types of services and facilities be given more protection than others?*

Q65 *Should we only protect services and facilities listed as 'Assets of Community Value'?*



Climate change

Waveney with its extensive coastline, tidal inlet, estuary and river valleys, is particularly vulnerable to the effects of climate change.

Climate change is a result of global warming, a process caused by an increase of greenhouse gas emissions into the earth's atmosphere.

Climate change can affect weather patterns and sea levels, both of which can result in damage to the natural and built environment.



Significant numbers of residential and commercial properties are at risk from flooding, particularly in the central parts of Lowestoft around Lake Lothing and the Kirkley Stream. Significant numbers of residential properties and commercial properties are at risk from coastal erosion within the next 100 years. A small number of properties at Easton Bavents are at the most imminent risk and a number of properties have been lost to erosion over the last 5 years.

The planning system can respond to climate change by limiting increases in greenhouse gases through supporting renewable energy development, locating development in areas which reduce the need to travel and encouraging greater use of sustainable transport measures. The planning system can also reduce the risk posed by climate change by reducing the proportion of properties at risk from flooding and coastal erosion.



Climate change (continued)

Flood risk

National planning policy contains details about how flood risk and coastal erosion should be considered in plan making and when making decisions on planning applications. The main thrust of national planning policy is to locate development in areas at least risk from flooding. The existing Local Plan contains a strategic policy on flooding to focus new development outside of flood zones except in the central area of Lowestoft where the objective is to regenerate the area. In this location the existing plan requires new development to be protected from the impacts of flooding and that there is a safe means of access and escape from the developments. In reviewing the Local Plan the Council needs to understand whether there are any parts of the District where regeneration needs may necessitate developing in areas at risk from flooding.

Q66 *Are there any areas in the District at risk from flooding where development should be promoted to deliver regeneration?*

Coastal change

The existing Local Plan restricts new residential and other vulnerable development on land which is at risk from coastal erosion within the next 100 years. Land at risk from erosion is known as the Coastal Change Management Area and is based on the options identified in the current Shoreline Management Plans. The existing Local Plan also allows for the relocation of property at risk from coastal erosion to areas not at risk.



Q67 *a) Should we continue to identify a Coastal Change Management Area based on the land predicted to be at risk from erosion over the next 100 years?
b) If so should residential development continue to be restricted and other types of development only allowed where they can be proven to be safe for the lifetime of the development and support the local community?*

Q68 *Should we permit new coastal defence schemes contrary to the approach outlined in the current Shoreline Management Plan or any future Coastal Strategy if wider benefits for the area can be demonstrated?*

Q69 *Should we continue to allow for the relocation of residential properties and commercial and community properties at risk from coastal change to areas not at risk?*

Climate change (continued)

Renewable energy & sustainable construction

National planning policy states that Councils should consider identifying 'suitable areas' for renewable and low carbon energy development in the Local Plan. Councils should also support community-led initiatives for renewable and low carbon energy taken forward through Neighbourhood Planning. The Government have stated that wind farm developments should only be granted planning permission if the site is identified as a 'suitable area' in a Local Plan or a Neighbourhood Plan and the proposal has the backing of the affected local community.

The Government have indicated that sustainable construction methods and the energy performance of residential buildings should be dealt with via Building Regulations and not planning. Nevertheless, there are still ways to encourage the take up of renewable and low carbon energy in new development. For example, some Councils are developing planning policies which require show homes on development sites to demonstrate options for reducing carbon emissions which can be easily added to a new home when bought off-plan. For commercial developments the Council is still able to set out energy efficiency standards and the existing Local Plan requires new office development and schools to meet high standards of energy efficiency.

Q70 a) *Should we identify suitable sites for renewable energy, including onshore wind, in the Local Plan?*
b) *If so which areas of the district would be appropriate and for which types of technology (e.g. wind turbines, solar photovoltaic panels)?*

Q71 a) *How can we encourage new residential developments to reduce their carbon emissions?*
b) *Would a sustainable show home policy as described above be appropriate?*

Q72 *Should we still require new school and office development to meet higher standards of energy efficiency?*



Design

High quality design is a critical part of good planning and sustainable development and should contribute positively to making places better for people.

Good design is concerned not only with how development looks, but also how it feels and functions.

Securing High Quality Design

Feedback from Parish and Town Councils during a series of workshops in Autumn 2015 suggested there was broad agreement that the quality of design in new development was lacking and frequently new developments were not locally specific and failed to respect the character of the settlements.

National planning policy states that Local Plans should develop policies which set out the quality of development which will be expected. Local distinctiveness should be promoted, but particular architectural styles should not be imposed. Tools such as Building for Life 12 have been produced to help improve the design quality of neighbourhoods. Design standards will need to take into account the District's ageing population and respond to issues such as reduced mobility, dementia and changing

social demographics. National planning policy suggests that large scale residential development (such as new settlements or urban extensions) could use 'garden city' principles to effectively deliver housing.

Q73 *What makes a well designed development? Can you give any examples of new developments which you think are well designed?*

Q74 *How can we improve design quality through planning policy?*

Q75 *Should we provide detailed design guidance in the Local Plan applicable to all sites or should detailed design guidance be prepared just for larger sites specifically identified in the Local Plan?*

Q76 *Should Building for Life 12 be used as a tool to improve the design quality of new development?*

Q77 *Should large scale developments in the form of new settlements or urban extensions be required to follow 'garden city' development principles?*



Design (continued)

Housing Density

The number of homes built per hectare of land, known as housing density, can have a big impact on the quality and appropriateness of design. Higher densities can make more efficient use of land, reducing the amount of land developed, but this is not always appropriate in every circumstance and can result in poorly designed areas which do not reflect local character. National planning policy says that Councils should set out their own approach to housing density to reflect local circumstances. The existing Local Plan says that a minimum density of 30 dwellings per hectare should be achieved, rising to 50 dwellings per hectare in accessible urban locations. We need to consider whether the existing standards are still appropriate or whether to include density standards/guidance in the new Local Plan.

- Q78** a) Should we set a minimum housing density for new developments?
b) If so what should it be?

- Q79** Should different design principles be applied to housing development at high/low densities? (For example, avoid using detached housing at higher densities in order to maintain sufficient space between buildings)

Housing density examples

20 dwellings per hectare
Holmere Drive, Halesworth



30 dwellings per hectare
Chatten Close, Wrentham



50 dwellings per hectare
Stradbroke Road, Southwold



Design (continued)

Optional standards for accessibility, internal space and water efficiency

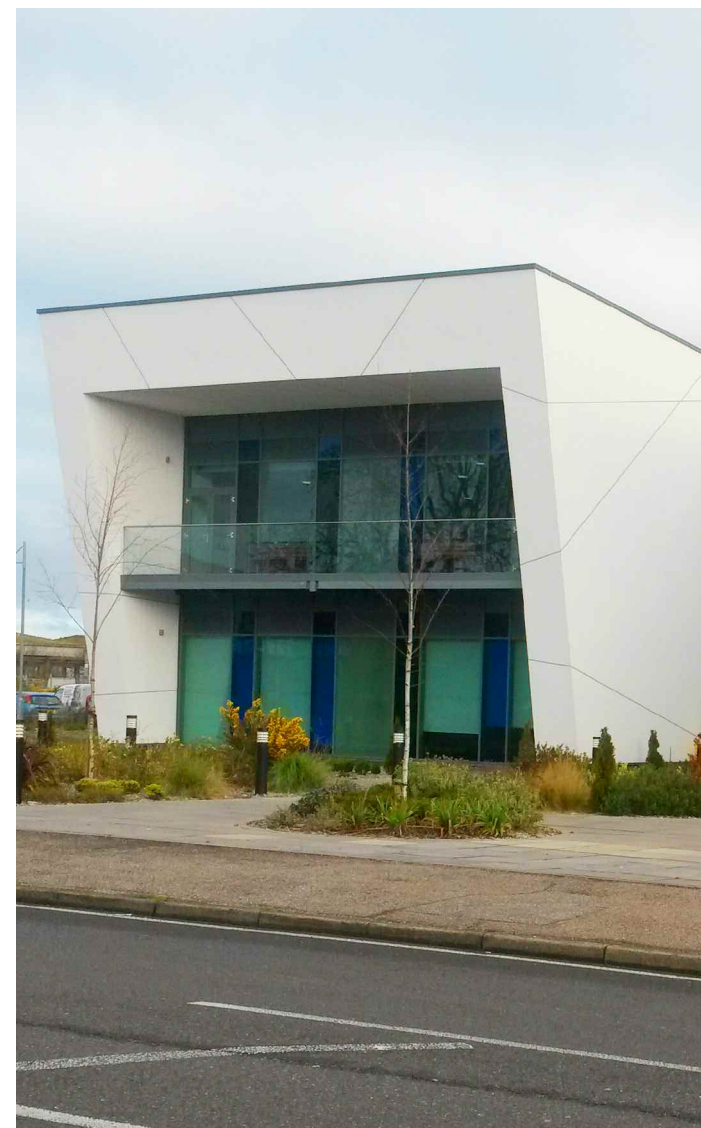
We have the option of applying technical standards for new housing which go beyond Building Regulations requirements. We can set standards for accessibility, adaptable and wheelchair user dwellings and enhanced water efficiency standards. The Government has also adopted an optional nationally described internal space standard which we can choose to adopt through our Local Plans. See the glossary for more details. There was consensus amongst developers who attended the Waveney Housing Market Forum that the Council should not adopt space standards as they would add to the cost of developments, affect affordability and reduce the mix of housing provided on developments.

Q80 *Should we adopt additional optional technical housing standards in respect of water, access and national space standards for new residential development?*

Residential Back Gardens

Related to density, national planning policy discourages inappropriate residential development in back gardens. We will need to consider under what circumstances residential development in back gardens is inappropriate.

Q81 *When would development of residential gardens be inappropriate?*



Healthy communities

The Suffolk Health and Wellbeing Strategy (2012) highlighted that people should have access to a healthy environment and take responsibility for their health and wellbeing.

This includes making it easier to make healthy choices, increasing levels of physical activity and encouraging greater use of our natural environment.

Compared to regional and national averages, there are low levels of physical exercise amongst the population. Adult and childhood obesity is also above average in Waveney. The issue is of more significance in areas of deprivation such as central Lowestoft where there is also a lower life expectancy.



Recreational Open Space

High quality open spaces and opportunities for sport and recreation can increase levels of physical activity. National planning policy states that Councils should plan for new provision of open space to meet needs. Waveney has prepared a Green Infrastructure Strategy (2015) which has assessed existing open space and identified where improvements and new provision is required. Two significant green infrastructure projects are currently being progressed in Waveney. Oakes Farm Sport and Leisure development in Carlton Colville will deliver most of the District's playing pitch sport needs. Consultants have recently be appointed to draw up a masterplan for the site. The other project is the East of England Park which will act as a destination park at the Country's most easterly point.

The existing Local Plan requires all new residential developments to provide 53m² of new open space per dwelling on residential sites which accommodate more than 20 homes.



Q82 *What size residential development should provide on-site recreational open space?*

Q83 *Should we continue to set a per dwelling or per hectare standard for recreational open space provision on residential developments. Or, should the Council require the provision of recreational open space on residential developments to be based on the needs set out in the Green Infrastructure Strategy?*

Q84 *If we continue to set a standard, what should the standard be?*

Healthy communities (continued)

Local Green Spaces

National planning policy enables communities to identify areas for special protection by designating them as Local Green Spaces. Local Green Spaces are demonstrably special to the local communities they serve because of their beauty, historic significance, recreational value, tranquillity, or wildlife. The preparation of a new Local Plan provides an opportunity to consider whether any green spaces in the District would warrant this designation.

Q85 *Should we identify and designate Local Green Spaces? If so are there any areas which you think would qualify?*

Diet

Poor diet leads to health problems and potentially serious illnesses. The planning system can play a part by restricting the operation of food outlets that sell fatty or sugary foods on the high street and near to schools. This approach has been pioneered in some London Boroughs.

Q86 *Should we restrict the development of fast food outlets within 400 metres of nurseries, schools and colleges?*

Q87 *Within town centres should we restrict the number of fast food outlets in shop frontages?*

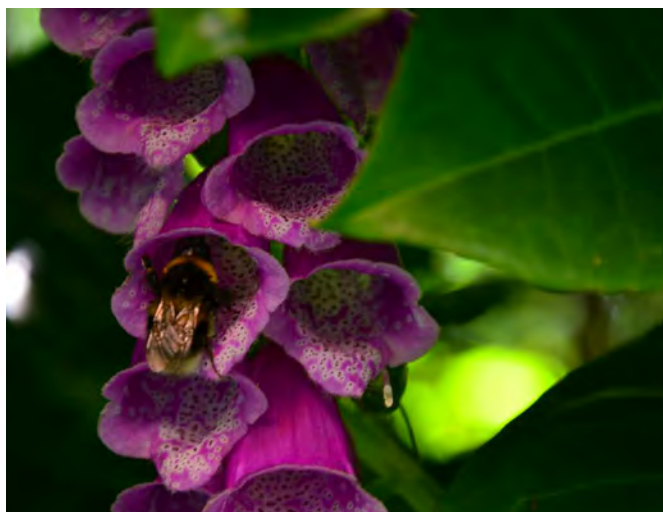


Biodiversity

Biodiversity is the variety of all living creatures and plant life on Earth.

The natural environment of Waveney contains a diverse variety of habitats which support a valuable biodiversity.

These habitats are dispersed across the District, however, there are particularly important areas located along the coast and the river valleys. The importance of these habitats is recognised through a number of designations which include international, national and local areas of importance. These sites can vary in size from expansive areas such as the Waveney Valley (and the Broads) to small sites such as Gunton Pond.



Habitats are healthiest where they are well connected to each other. To protect and enhance these networks, national planning policy advises that biodiversity should be conserved and enhanced at a landscape-scale. The intention is to identify, enhance and protect networks of interconnected habitats to benefit biodiversity in the long-term. This approach is endorsed by organisations including Natural England and the Suffolk Wildlife Trust. The Waveney Green Infrastructure Strategy (2015) identifies linkages between habitats and other types of green space and can help achieve these objectives.

National planning policy gives significant protection to biodiversity sites designated at an international and national level. In reviewing the Local Plan we will need to consider the level of protection to afford to local sites of biodiversity value such as County Wildlife Sites.

Q88 *Should development be required to deliver the recommendations of the Green Infrastructure Strategy with respect to networks of biodiversity?*

Q89 *What level of protection should be given to locally designated sites of biodiversity value?*



Landscape

Waveney has a diverse landscape character, with parts of the District lying within the Broads.

Waveney also contains part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and a stretch of the Suffolk Heritage Coast.

National planning policy gives significant protection to these designated landscapes and it is not necessary to repeat this in Local Plan policies.

Other areas of landscape which are not designated are also attractive and important and increased pressure from development has the potential to damage the quality of local landscapes.



Landscape Character

The Waveney Landscape Character Assessment (2008) identified different landscape character areas across the District and the key features and sensitivities which define them. The assessment identified that rural river valley and tributary valley farmland character areas are the most sensitive to development.

The existing Local Plan seeks to minimise the impact of development on all landscapes taking into account the findings of the Landscape Character Assessment. It also specifically identifies the rural river valley and tributary valley farmland character areas and states that development affecting these landscapes should be refused unless it can be demonstrated there is an overriding national need for development and that no alternative sites can be found. We will need to consider whether this approach is still appropriate as it is quite an onerous test and essentially gives these landscapes the same status as the Broads and the Area of Outstanding Natural Beauty.

Q90 *What landscapes in Waveney do you think are the most valuable and worthy of protection in the Local Plan?*

Q91 *Should we continue the strong protection given to rural river valleys and tributary valley farmlands?*



Landscape (continued)

Strategic Gaps and Open Breaks

To maintain the identity of settlements and to avoid the coalescence or merging of nearby settlements, the existing Local Plan defines 'Strategic Gaps' between Lowestoft and Kessingland, Lowestoft and Hopton (in the Great Yarmouth Borough) and Halesworth and Holton. The 'Strategic Gap' policy restricts development where it would undermine these objectives and reduces the open character between settlements.

The existing Local Plan also identifies three areas designated as 'Open Breaks' which aim to maintain the open, undeveloped character of part of the settlement which helps preserve the townscape. The 'Open Breaks' are at Lowestoft Road, Carlton Colville, Dip Farm, Gunton and Ollands Plantation and Meadows, Bungay.



Q92 *Should we continue to identify 'Strategic Gaps' between Lowestoft and Kessingland, Lowestoft and Hopton and Halesworth and Holton? Or should we instead have a more general policy which aims to avoid the coalescence of settlements?*

Q93 *If we retain the 'Strategic Gap' policy, are there any other gaps between existing settlements which would benefit from a 'Strategic Gap' policy?*

Q94 *If we retain the 'Strategic Gap' policy, should it be a Strategic Policy requiring proposals in Neighbourhood Plans to be in conformity with the policy?*

Q95 *Should we continue to identify 'Open Breaks' at Lowestoft Road, Carlton Colville, Dip Farm, Gunton and Ollands Plantation and Meadows, Bungay? Are there other area that could be identified as open breaks?*

Q96 *Are the above 'Open Breaks' demonstrably special to the local community and should they be designated as Local Green Spaces which will give them greater protection?*

Tranquillity and Dark Skies

The most basic way of describing 'tranquillity' is 'getting away from it all'. The elements of tranquillity include the perception of a lack of noise, low or no levels of light pollution and low or no impacts from built development.

National planning policy requires Local Plans to identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Q97 *Are there any areas of Waveney which could be considered areas of tranquillity?*



Historic environment

Waveney has a rich and varied historic environment which is made up of numerous heritage assets.

Planning can play an important role in protecting and enhancing heritage assets.

National planning policy provides detail on how both designated heritage assets such as listed buildings and non-designated heritage assets can be protected and enhanced. There is no need for the Waveney Local Plan to repeat this. However, national policy does require Local Plans to set out a positive strategy for the protection and enhancement of the historic environment. We also need to consider what additional local planning policies are needed to further protect and enhance Waveney's historic environment.

Q98 *What could be included in a positive strategy in the local plan for protecting and enhancing Heritage Assets? Examples could include maintaining a list of assets and supporting development which enhances assets. How could such a strategy support and influence Neighbourhood Plans?*

Replacement windows, doors and porches in conservation areas

In Conservation Areas the Council has removed the right to make changes to the exterior of buildings fronting a public road or footpath without planning permission. In order to maintain the quality of the Conservation Area, the existing Local Plan requires replacement or new windows, doors or porches to be of a suitable design and to be constructed in appropriate materials. The preparation of the new Local Plan provides an opportunity to test whether these approaches to local conservation are still appropriate or whether more needs to be done.

Q99 *Should we continue to ensure that replacement windows, doors and porches in Conservation Areas are of an appropriate design and constructed from suitable materials?*

Q100 *Are any other controls needed on alterations to buildings within Conservation Areas?*

Listed buildings: 49 grade I, 73 grade II* and 1,500 grade II

Historic parks and gardens: 3

Scheduled ancient monuments: 29

Locally listed buildings: Over 1,400

Conservation areas in Lowestoft, Beccles, Bungay, Halesworth and Southwold and some villages

Non-designated heritage assets and locally listed buildings

The existing Local Plan provides protection to all heritage assets including locally important buildings which feature on the Council's 'Local List'. The existing plan also protects other buildings in Conservation Areas where they contribute to the architectural or historic interest of the area.

Q101 *What level of protection should be given to non-designated heritage assets and locally listed buildings?*



Potential land for development

The Local Plan will need to identify and allocate sufficient land for different types of development to accommodate the needs referred to on page 6.

In autumn 2015 we issued a 'Call for Sites'. Landowners, developers and others were invited to submit sites that they thought would be suitable for inclusion in the Local Plan.

We will also need to consider the suitability of sites allocated in the existing Local Plan which do not yet have the benefit of planning permission. We will continue to monitor progress on these sites.

The sites are also available to view on an interactive map available online at www.waveney.gov.uk/newlocalplan. An interactive map which shows where existing housing and employment allocations and planning permissions is also available.

Please note, many of the sites presented in this consultation will not be needed to meet the development needs of the District.

We are publishing all of the sites submitted so that you are aware of all the possible options and have the opportunity to consider and comment on them. Likewise it should also be noted that in some cases where a single landowner has submitted a number of sites, they don't intend that all of their sites will be allocated in the Local Plan, they are just providing the Council and the community with a choice.

The Council, taking into account the views expressed as part of this consultation, will thoroughly assess all the sites and filter the sites down to a smaller number of sites which can meet the development needs of the District.

We would welcome your views on whether you think any of the sites could be suitable for development and therefore included in the Local Plan.

Please let us know if there are any additional sites which you consider may be suitable for development.

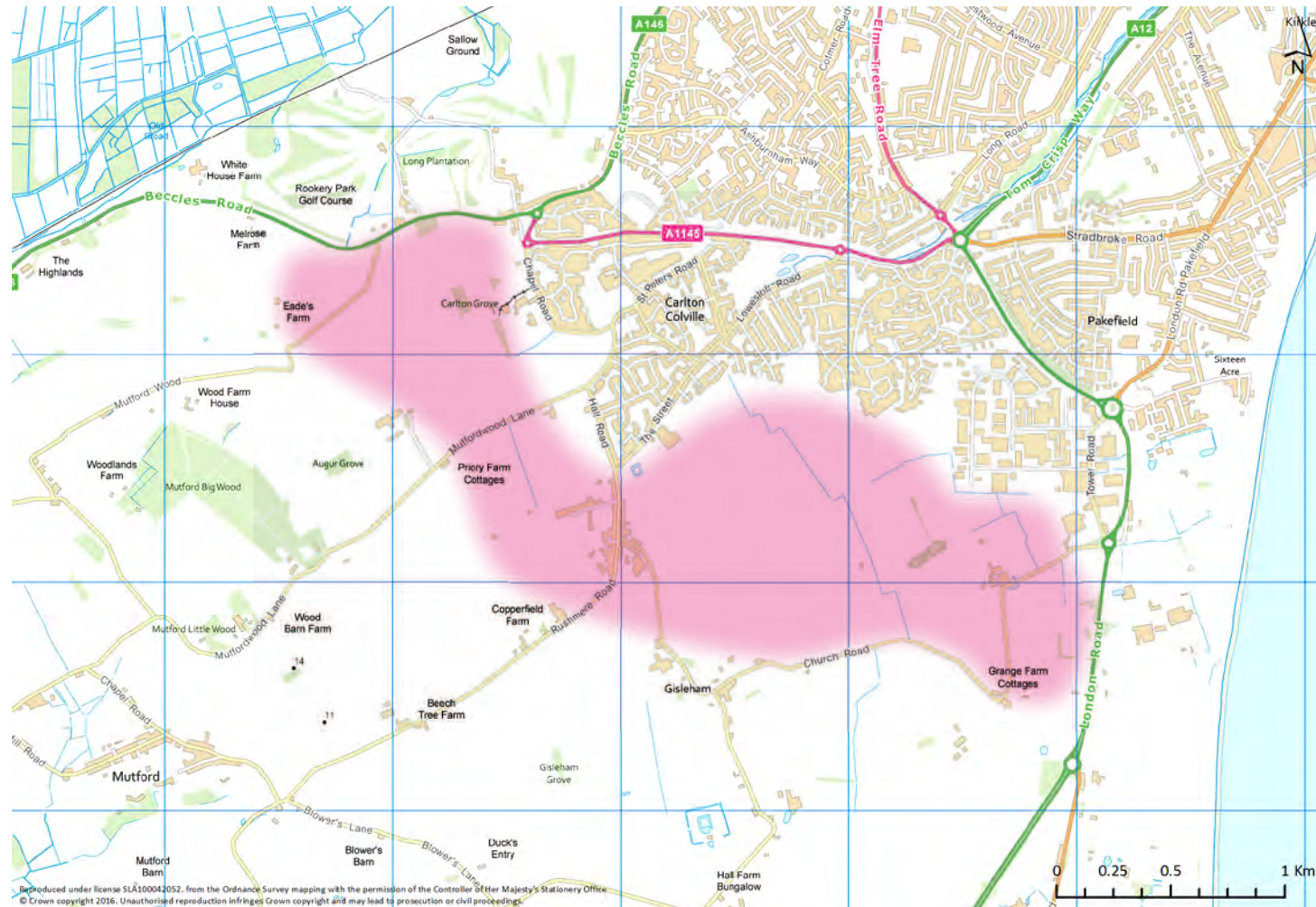
Potential land for development South of Lowestoft

Potential development area south of Lowestoft.

The map opposite shows a proposal for a significant area for potential development put forward by a number of landowners working together.

The boundaries of the area are indicative only at this stage. The proposal is for a new road linking the A12 to the A146 together with housing (in the region of 2,000 homes), associated community facilities, employment land and sports and leisure development.

Q102 *Do you consider this an appropriate area for development?*



Potential land for development

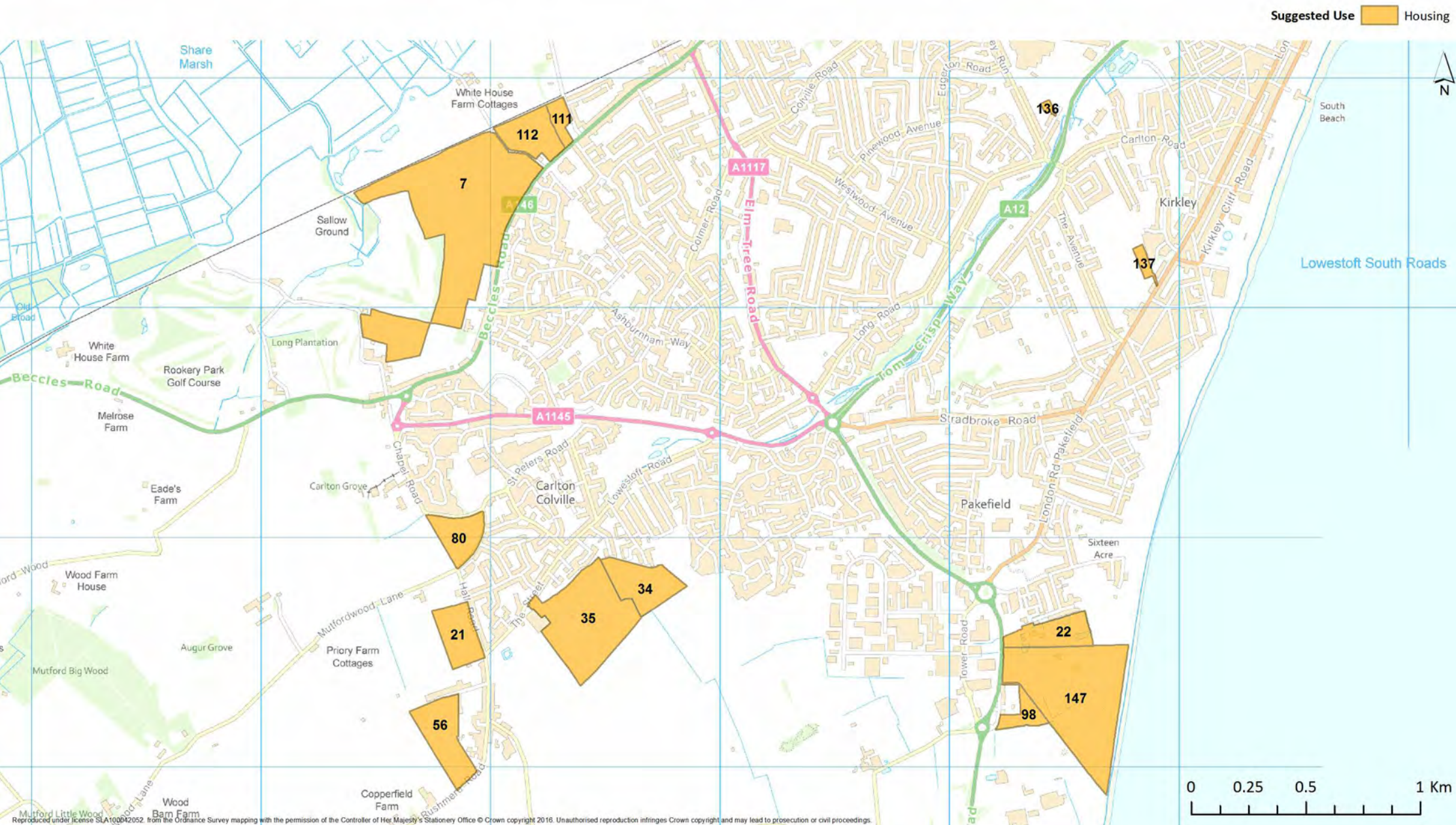
Parishes with land submitted for development (shown in purple)



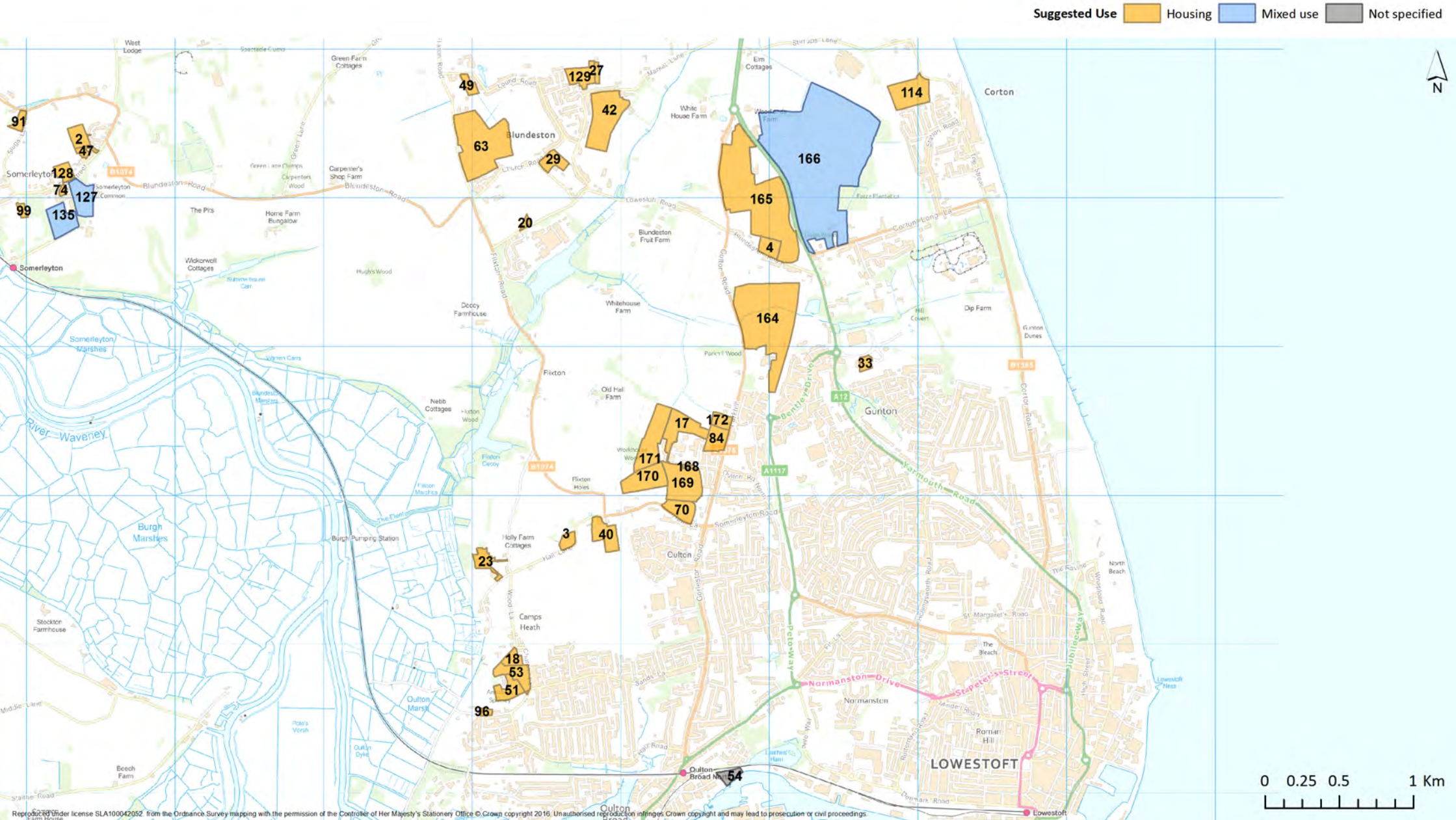
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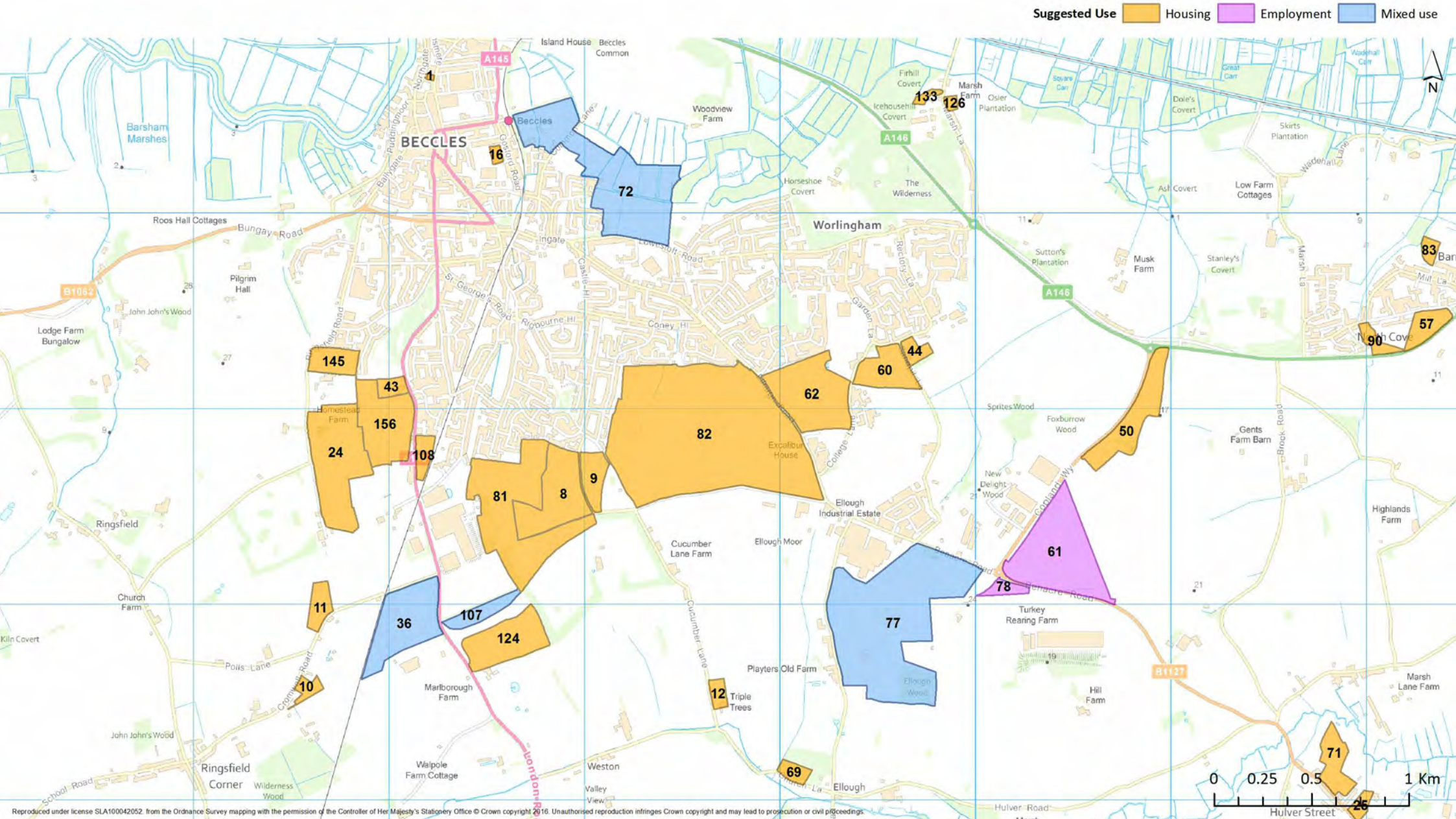
Potential land for development South Lowestoft area including Carlton Colville and Gisleham



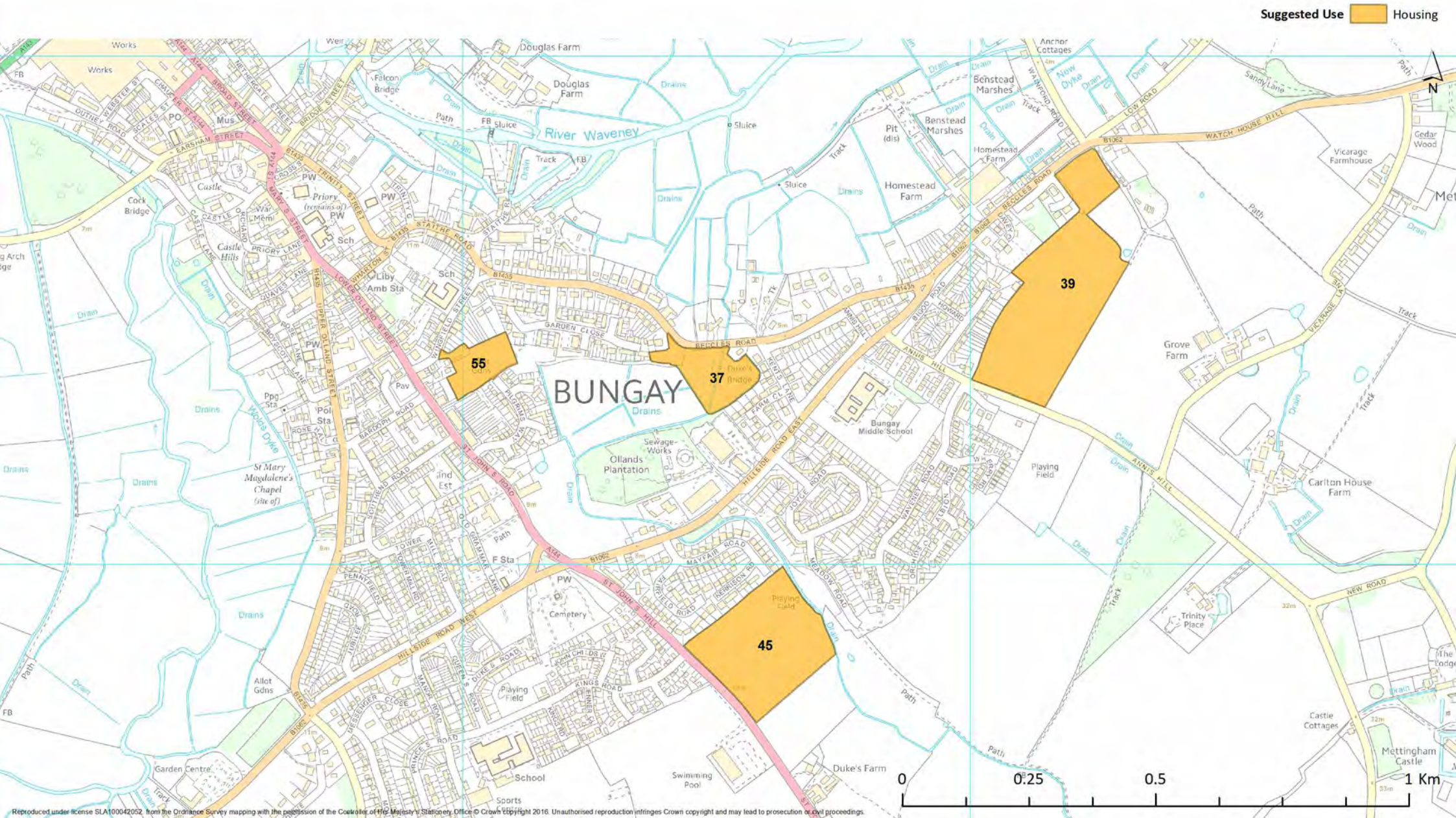
Potential land for development North Lowestoft area including Oulton, Corton and Flixton (East)



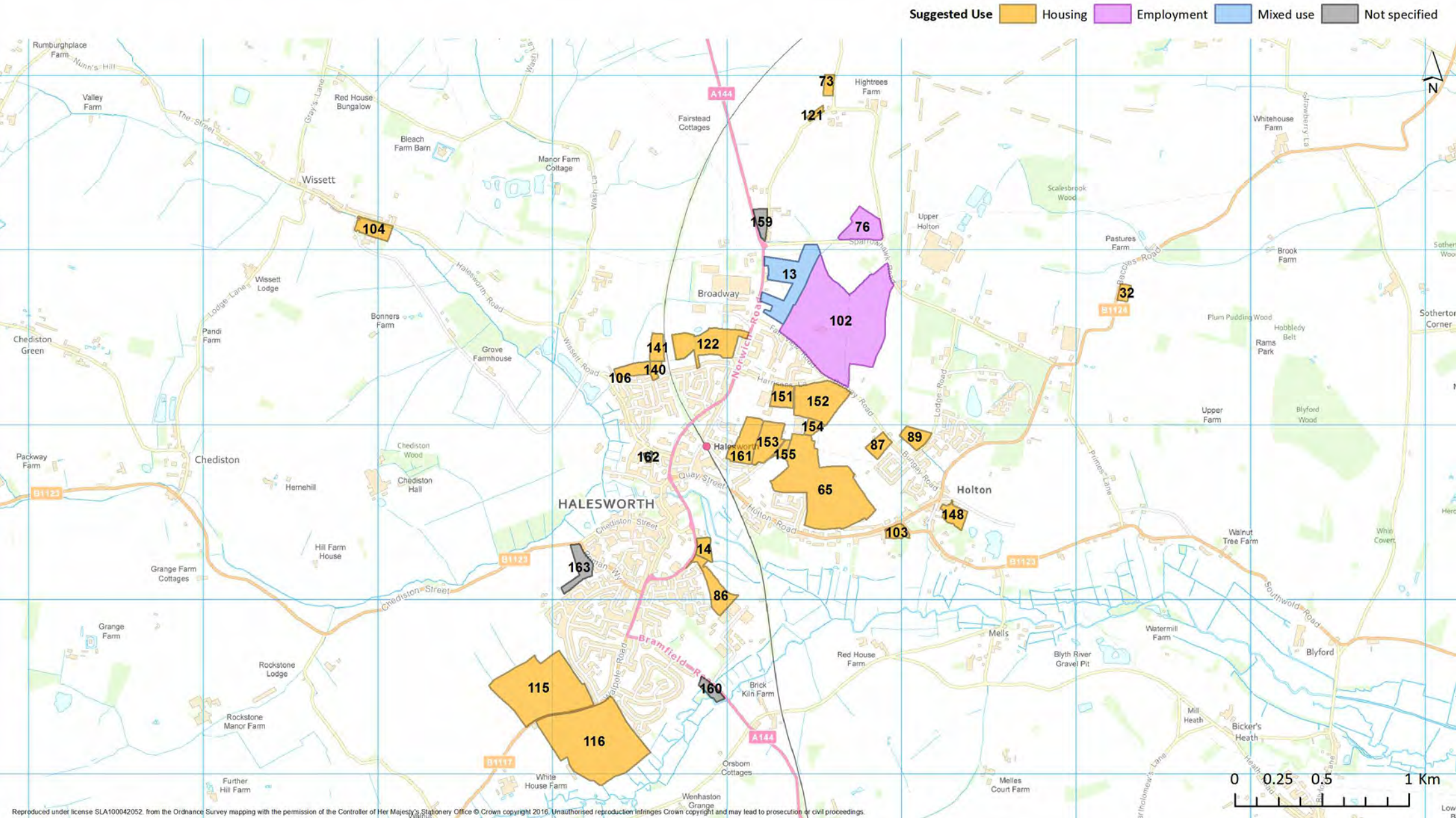
Potential land for development Beccles and Worlingham area including Ellough, Weston, Ringsfield and part of North Cove



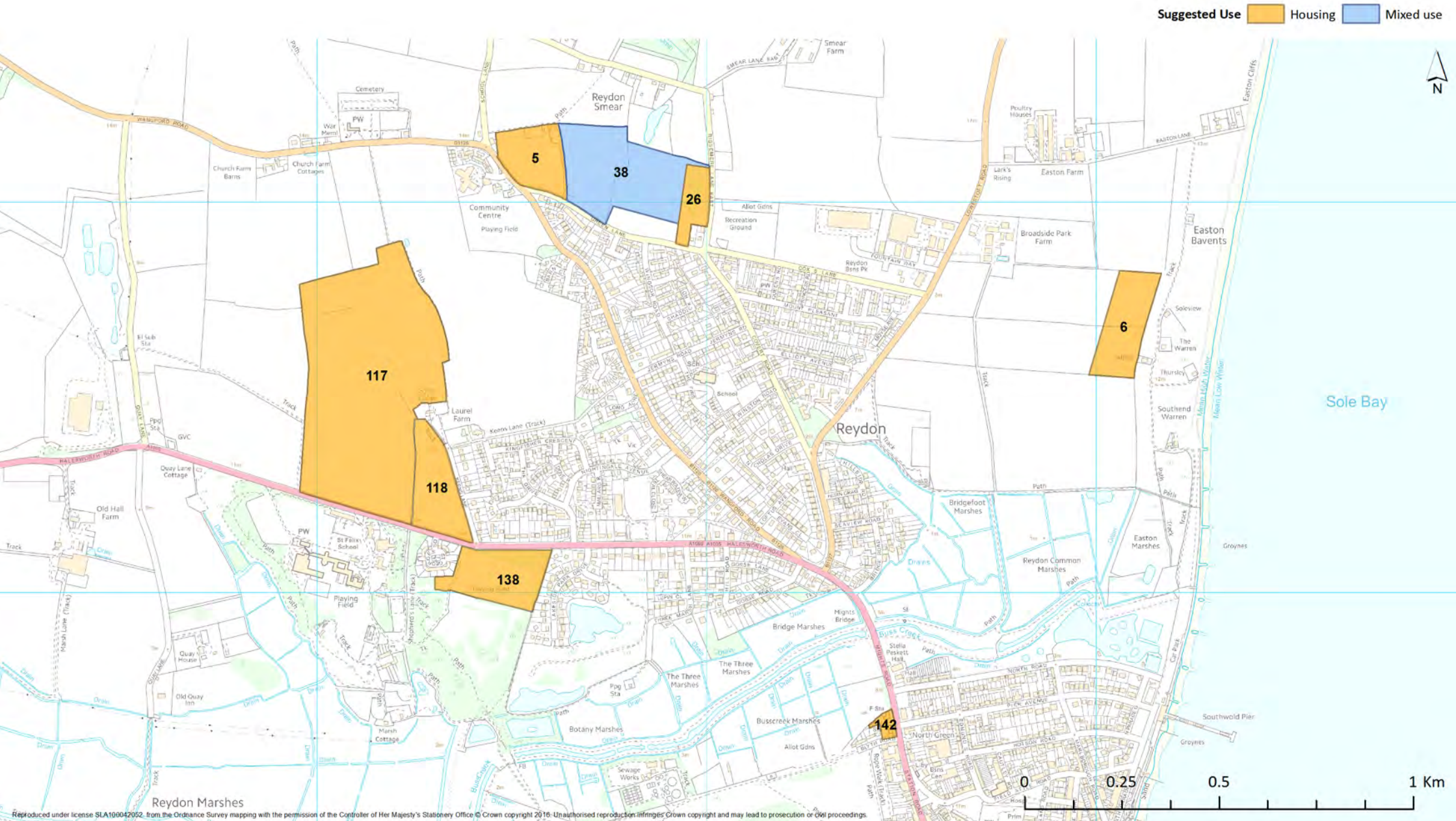
Potential land for development Bungay



Potential land for development Halesworth and Holton area including part of Wissett



Potential land for development Southwold and Reydon area



Potential land for development Rural area

Housing



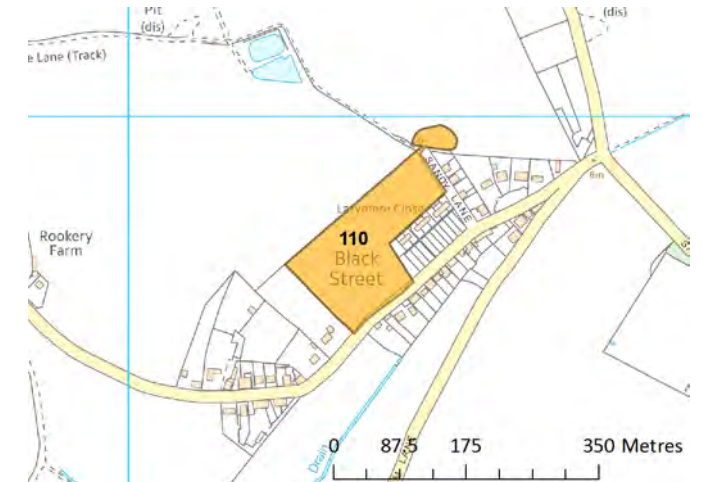
All Saints South Elmham



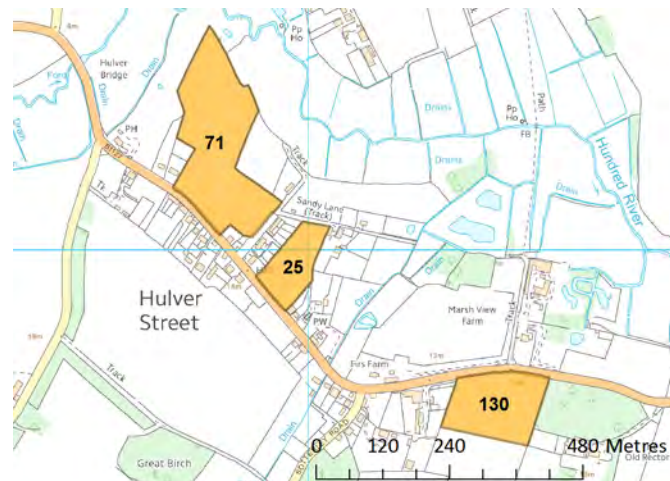
Ashby



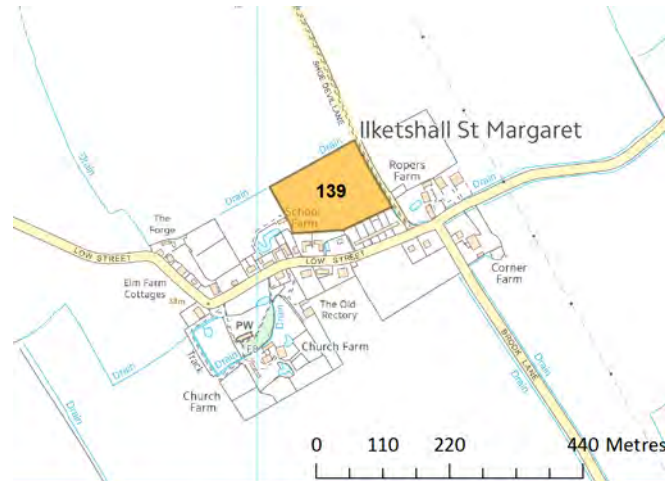
Gisleham (extract)



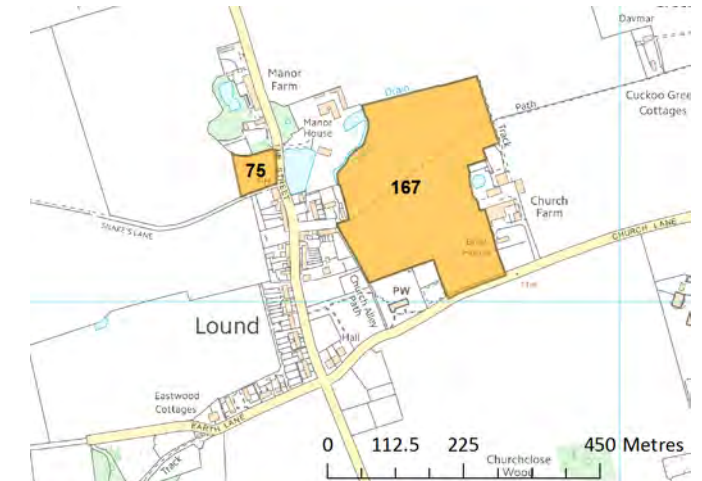
Henstead with Hulver Street



Ilketshall St Margaret



Lound



Potential land for development Rural area

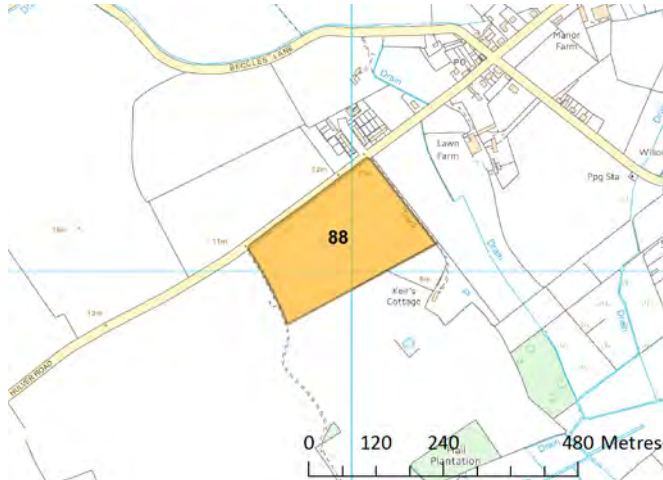
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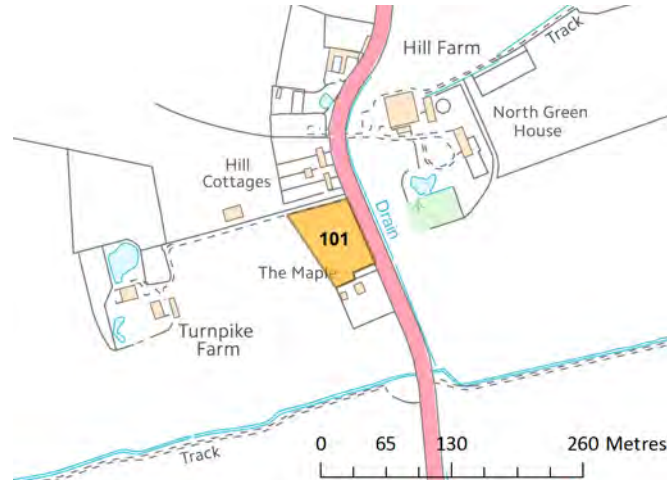
Housing



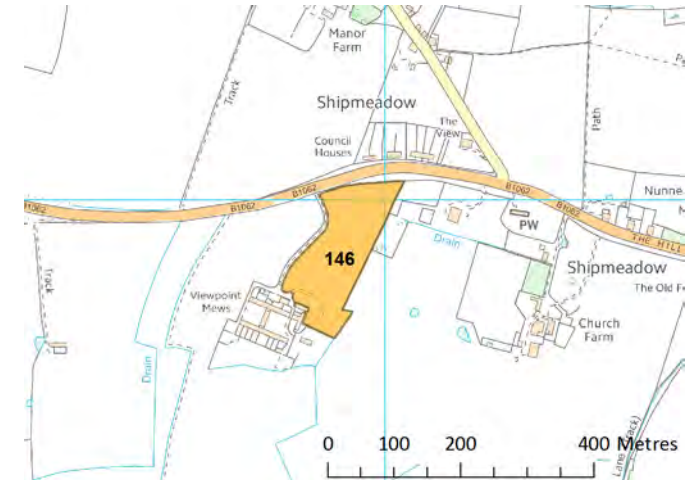
Mutford (extract)



Shadingfield (extract)



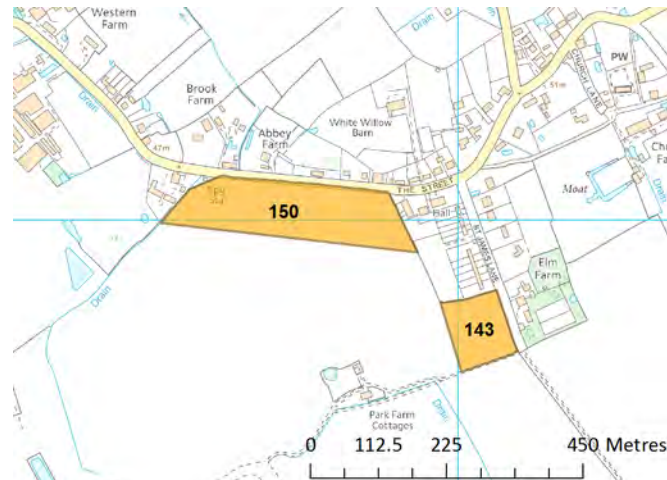
Shipmeadow



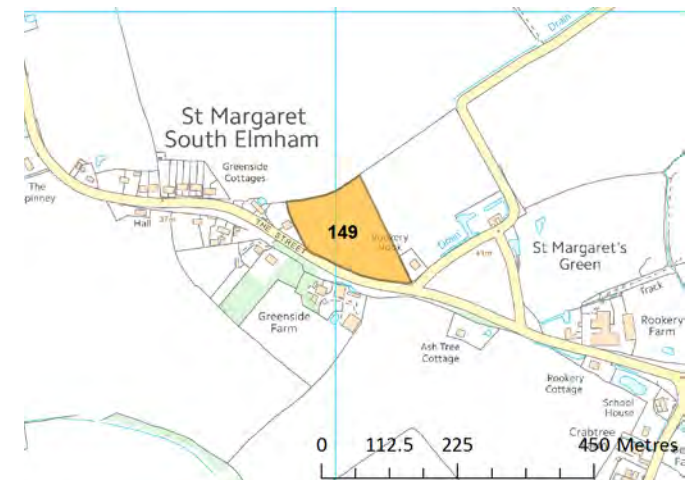
Sotherton



St James South Elmham



St Margaret South Elmham



Potential land for development Rural area

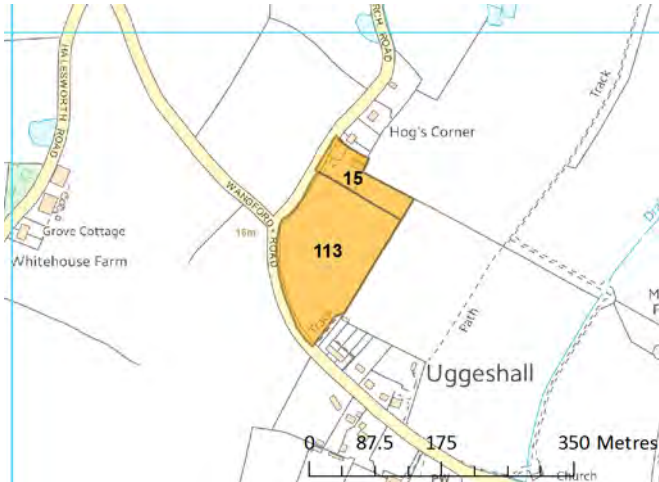
Mixed use



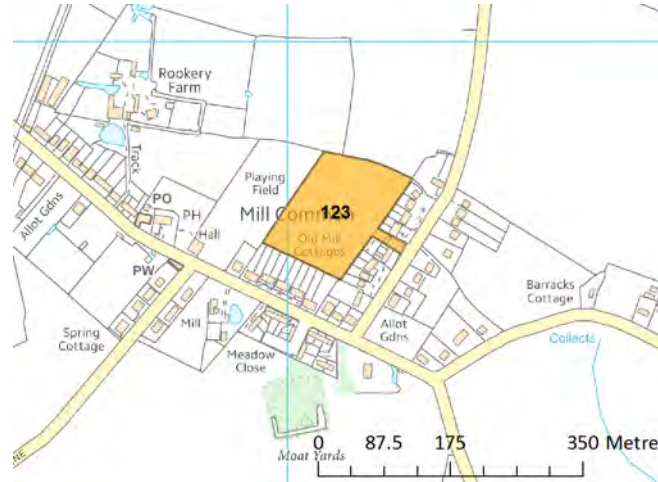
Housing



Uggeshall



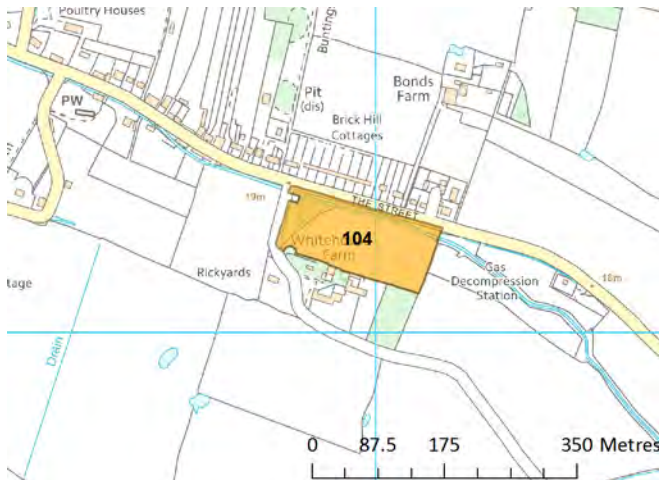
Westhall



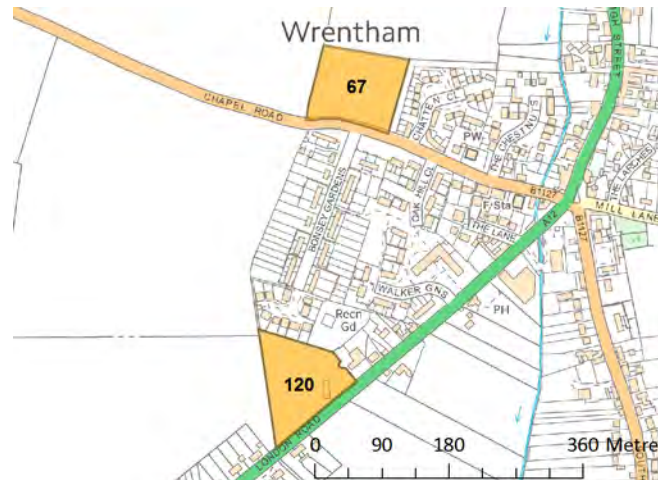
Willingham and Shadingfield (extract)



Wissett (extract)



Wrentham



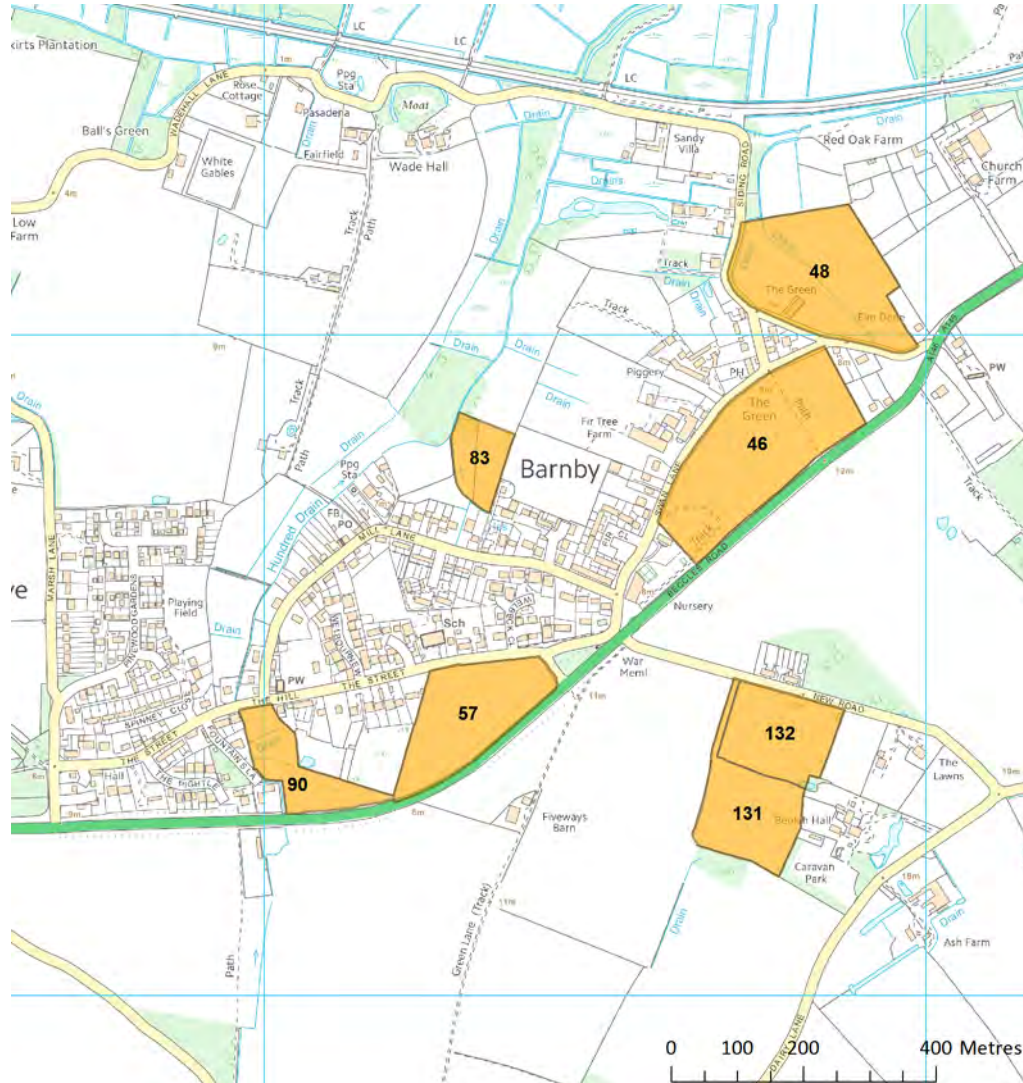
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Potential land for development Rural area

Housing

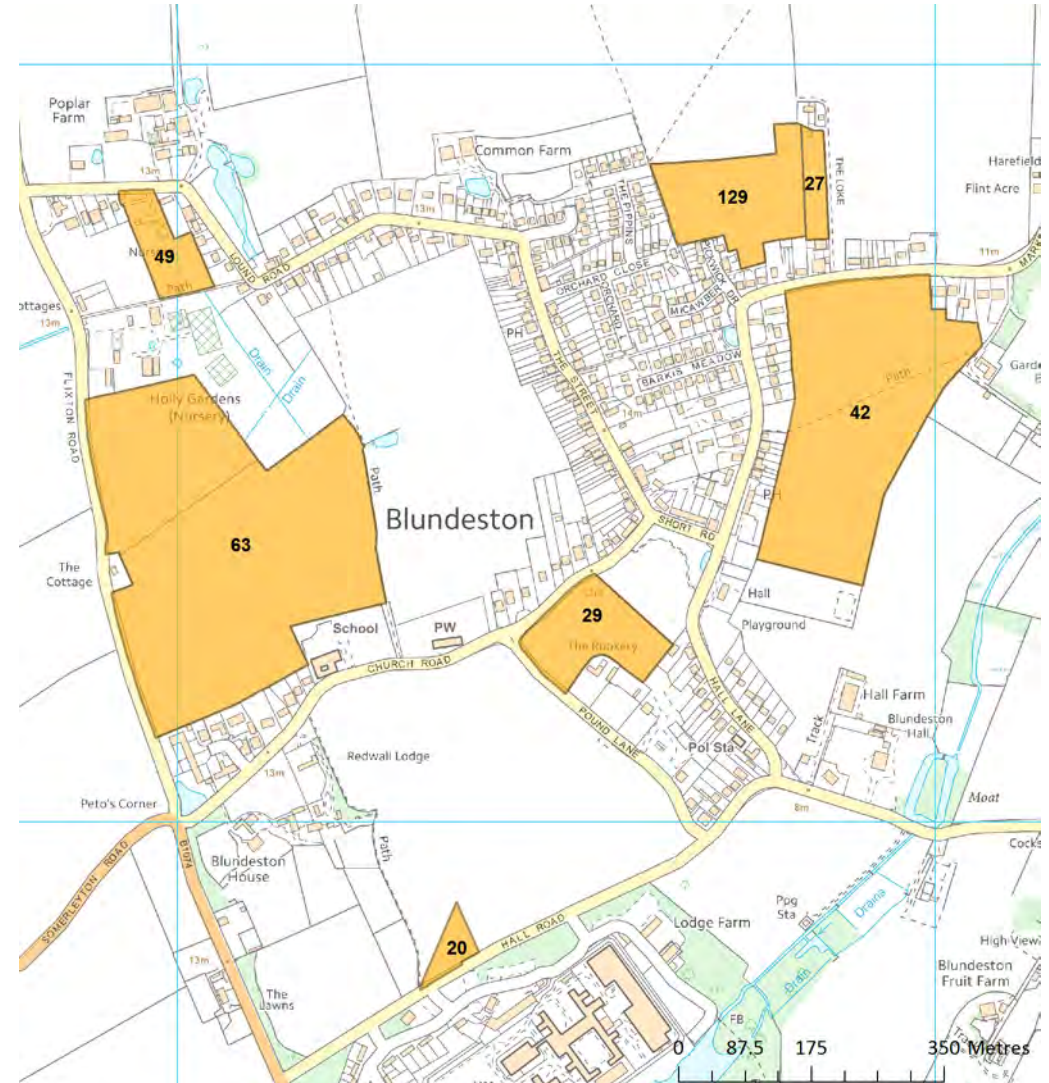


Barnby, North Cove and Mutford (extract)



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Blundeston



Potential land for development Rural area

Not specified



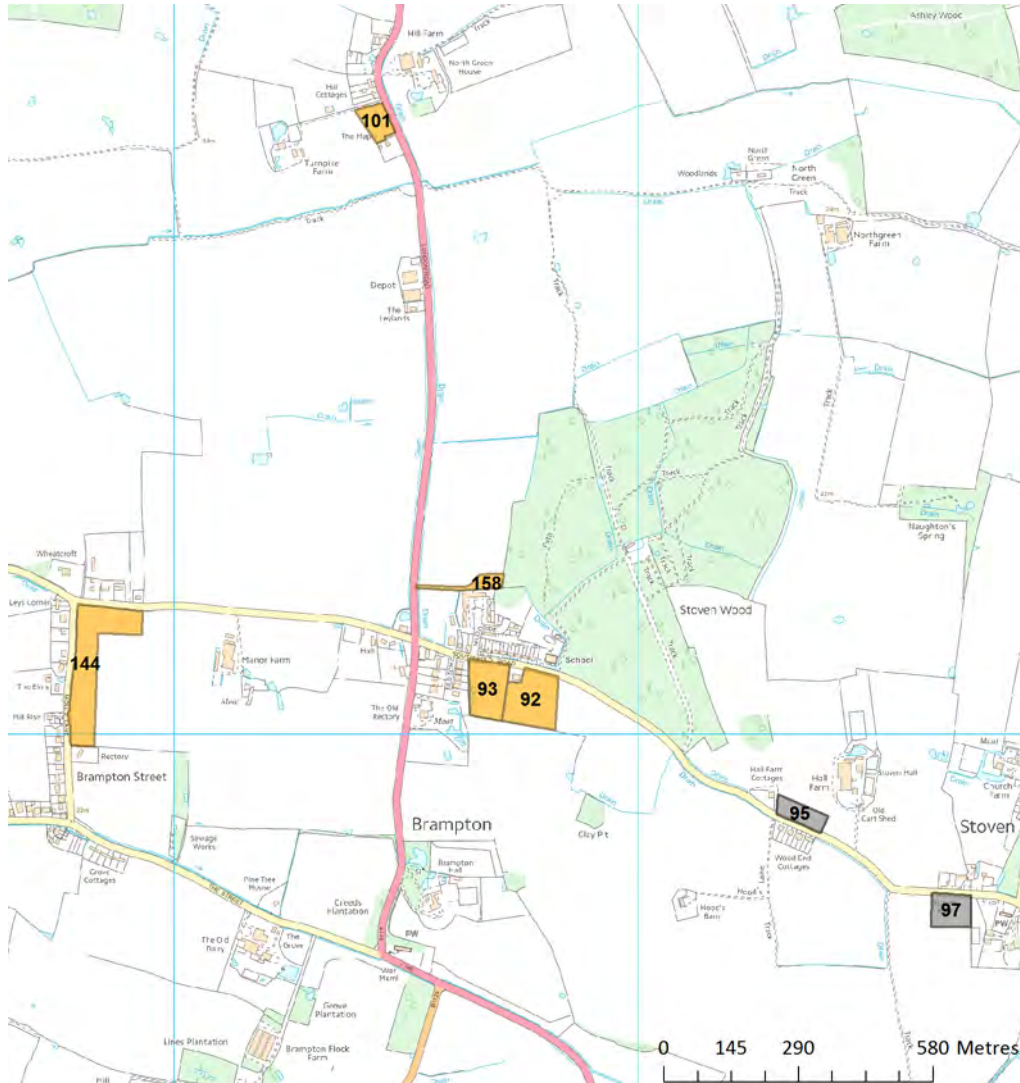
Playing field



Housing

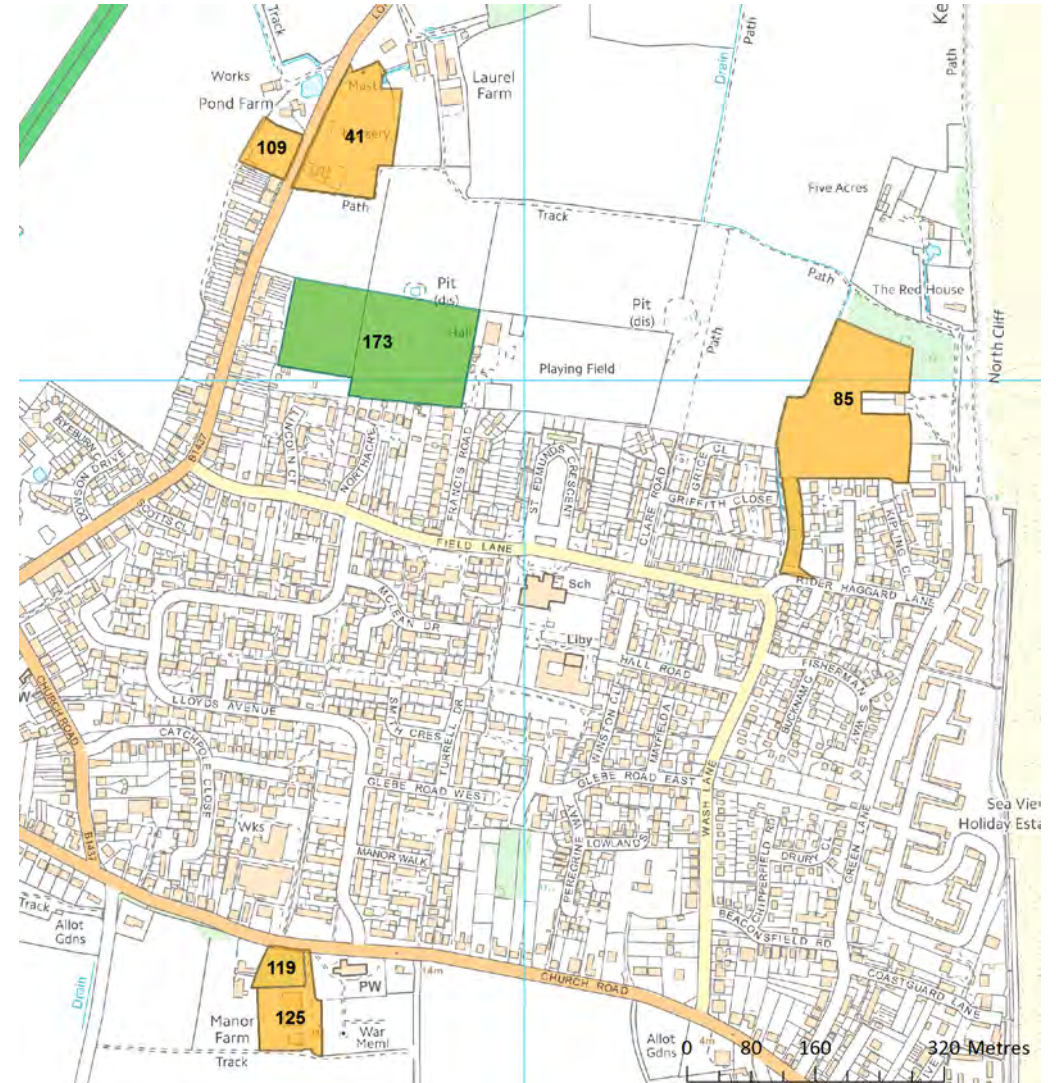


Brampton with Stoven (extract)



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Kessingland



Potential land for development Rural area

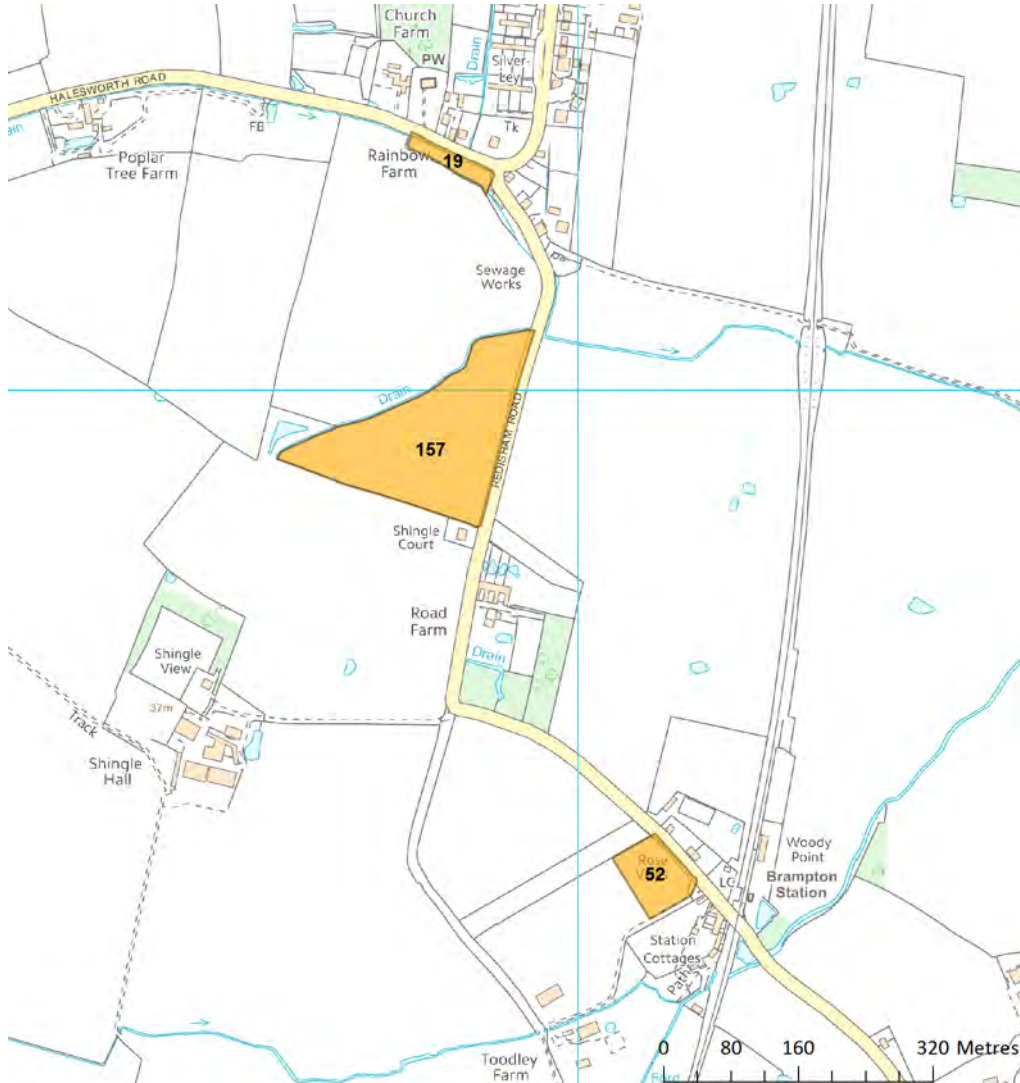
Mixed use



Housing

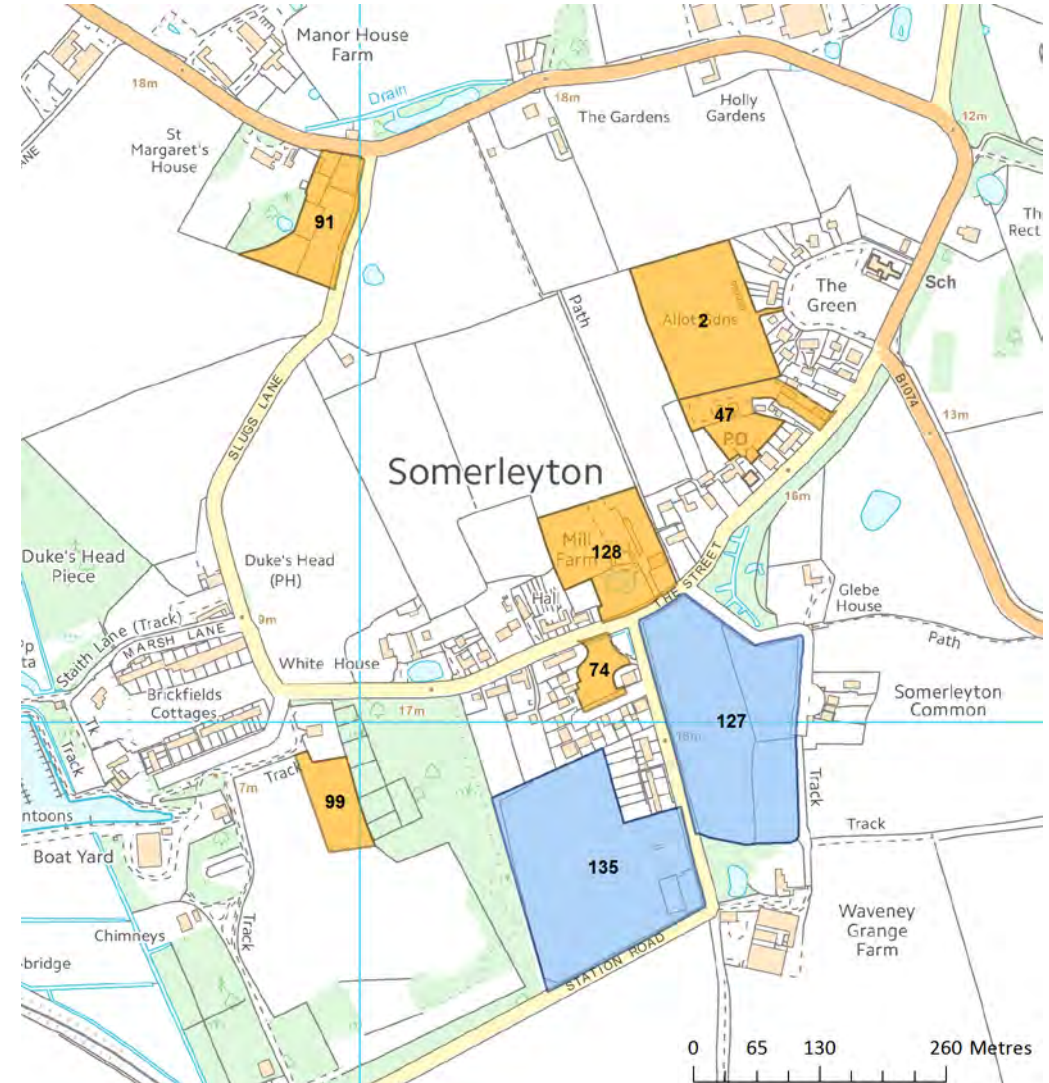


Redisham and Brampton with Stoven (extract)



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Somerleyton and Herringfleet

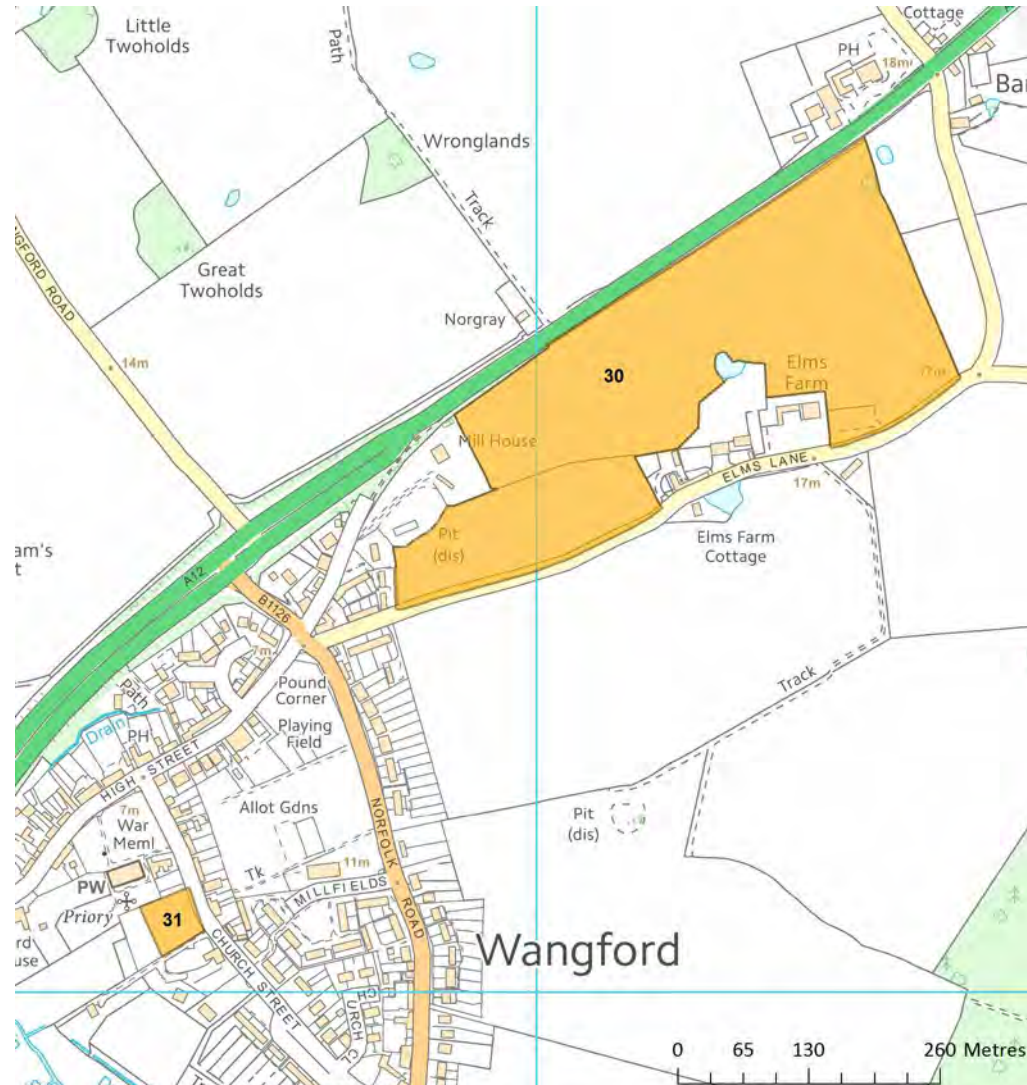


Potential land for development Rural area

Housing



Wangford



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Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
1	19-21 Ravensmere	Beccles	0.1	Owner	Housing	5
2	Allotment land	Somerleyton	1.6	Owner	Housing	32
3	Ashfield Stables, Hall Lane, Oulton	Oulton	0.93	Owner	Housing; holiday accommodation	10
4	Blundeston Road (west end)	Blundeston	1.59	Owner	Housing	4
5	Brambles Drift, Green Lane	Reydon	2.53	Owner	Housing	75
6	Broadside Park Farm	Reydon	2.95	Owner	Housing; residential care home / nursing home; gypsy or traveller pitch; holiday accommodation	90
7	Burnt Hill Lane to Marsh Lane	Carlton Colville /Lowestoft	31.81	Owner	Housing; Residential care home	760
8	Chenery's Land (East), Cucumber Lane, Beccles / Land at Chenery's Farm	Beccles	10	Owner	Housing	225
9	Chenery's Land (West), Cucumber Lane, Beccles / Land at Chenery's Farm	Beccles	3.1	Owner	Housing	93
10	Cromwell Road	Ringsfield / Weston	1.16	Owner	Housing - possible affordable housing site	35
11	Cromwell Road, Ringsfield, Beccles Opposite 1 Rose Villa	Ringsfield	2.23	Owner	Housing	66
12	Low Meadows, Cucumber Lane	Weston	1.13	Owner	Housing	33
13	Fairview Farm, Norwich Road	Halesworth / Holton	6.77	Owner	Housing; business and office; general industrial; storage or distribution	150
14	Field, Saxon Way	Halesworth	0.95	Owner	Housing; residential care home / nursing home	50
15	Firs Garage, Church Road	Uggeshall	0.5	Owner	Housing	10
16	Former Beccles Heat Treatment, Gosford Road	Beccles	0.48	Owner	Housing	24
17	Former Lothingland Hospital Site, Union Lane	Oulton	6.02	Owner	Housing; Residential care home; open space	60
18	Glebe Farm plus adjoining land, Church Avenue	Oulton	1.08	Owner	Housing	22
19	Halesworth Road	Redisham	0.21	Owner	Housing	6
20	Hall Road	Blundeston	0.34	Owner	Housing	8
21	Hall Road	Carlton Colville	3.99	Owner	Housing	120
22	Hammonds Farm, London Road	Lowestoft	4.09	Developer	Housing; holiday accommodation;	117

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
					caravan park	
23	Holly Farm, Wood Lane	Oulton	1.65	Owner	Housing; Holiday accommodation	12
24	Homestead Farm, Ringsfield Road	Beccles	14.48	Owner	Housing	350
25	Hulver Street, Hulver	Henstead With Hulver Street	1.04	Owner	Housing	30
26	Jubilee, Green Lane	Reydon	1.22	Owner	Housing	36
27	Land (off) The Loke, Blundeston	Blundeston	0.43	Owner	Housing	5
29	Land adjacent Millennium Green, Church Road	Blundeston	1.67	Owner	Housing	25
30	Land adjacent to Elms Lane	Wangford with Henham	10	Owner	Housing	130
31	Land adjacent to Little Priory, Church Street	Wangford	0.25	Owner	Housing	2
32	Land adjacent to The Oaks, Beccles Road	Holton	0.55	Owner	Housing	5
33	Land adjacent to Travelodge Hotel, Leisure Way	Lowestoft	0.71	Owner	Housing	22
34	Land at Bell Farm (primary area)	Carlton Colville	5	Owner	Housing	150
35	Land at Bell Farm (secondary area)	Carlton Colville	13.38	Owner	Housing	320
36	Land at Cromwell Road and London Road	Weston	10.83	Owner	Housing; General Industrial: Storage or Distribution	325
37	Land at Dukes Bridge, Beccles Road	Bungay	1.58	Owner	Housing; residential / care home	30
38	Land at Green Lane	Reydon	6.11	Owner	Housing; Business and office; Storage or distribution	100
39	Land at Grove Farm	Bungay	6.89	Owner	Residential care home / nursing home	207
40	Land at Laurel Farm, Hall Lane	Oulton	2.74	Developer	Housing and open space	80
41	Land at London Road (former Ashley Nurseries site)	Kessingland	1.42	Developer	Housing	45
42	Land at Market Lane	Blundeston	7.02	Developer	Housing and open space	127
43	Land at Montrose Garage, London Road	Beccles	1.32	Developer	Housing	40
44	Land at Sandpit Lane	Worlingham	1.31	Developer	Housing	90
45	Land at St Johns Road	Bungay	4.64	Owner	Housing; open space	80
46	Land at Swan Lane	Barnby	4.68	Developer	Housing and open space	80
47	Land at the Former Garage	Somerleyton	0.65	Owner	Housing	16

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
48	Land at The Green	Barnby	4.07	Developer	Housing and open space	55
49	Land at The Homestead, Lound Road	Blundeston	0.88	Developer	Housing and open space	17
50	Land at the junction of Copland Way and the A146	North Cove	7.73	Owner	Mixed use - housing, retail and general industrial	69
51	Land at The Old Rectory, Church Lane	Oulton	2.09	Owner	Housing	8
52	Land at Toodley Farm, Station Road	Brampton with Stoven	0.55	Owner	Housing	8
53	Land between Church Lane and Church Avenue	Oulton	2.38	Owner	Housing	48
54	Land between Harbour Road and the west end of the old Shell site	Lowestoft	1.03	Not specified	Not specified	n/a
55	Land between Pilgrim's Way and Wingfield Street	Bungay	1.04	Developer	Housing	25
56	Land between Rushmere Road and Fairhead Loke	Gisleham	5.58	Owner	Housing	110
57	Land between The Street and A146	Barnby	2.8	Owner	Housing; open space; holiday accommodation	51
58	Land east of 17-25 Sotherton Corner	Sotherton / Wangford with Henham	1.82	Not specified	Housing	54
59	Land east of Charters Piece	Willingham	1	Owner	Housing	30
60	Land east of College Lane	Worlingham	5.08	Owner	Housing and open space	152
61	Land east of Copland Way	Worlingham / Ellough / North Cove	16.63	Owner	Business and office; General industrial; storage or distribution	n/a
62	Land east of Ellough Road	Worlingham	12	Owner	Housing and open space	360
63	Land east of Flixton Road	Blundeston	12.1	Owner	Housing	242
64	Land east of Woodfield Close	Willingham	0.57	Owner	Housing	17
65	Land north and east of Hill Farm Road	Halesworth	16.47	Not specified	Housing; open space	150
66	Land north of 1-4 East View, St James Road	All Saints and St Nicholas South Elmham	0.17	Owner	Housing	5

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
67	Land north of Chapel Road	Wrentham	1.13	Owner	Housing / open space	25
68	Land North of Charters Piece	Willingham	0.64	Owner	Housing	19
69	Land north of Church Lane	Ellough	1.31	Owner	Housing / residential / care home	30
70	Land north of Hall Lane	Oulton	2.3	Owner	Housing and open space	40
71	Land north of Hulver Street	Henstead With Hulver Street	3.86	Owner	Housing; open space; any other	60
72	Land north of Lowestoft Road, Beccles RUFC Common Lane (land north west and south east of Common Lane)	Beccles	18.01	Developer	Housing and open space. The proposal would retain and expand existing sports pitch provision	130
73	Land north of Moores Cottages	Holton	0.69	Owner	Housing	5
74	Land north of Morton Peto Close	Somerleyton	0.24	Owner	Housing	4
75	Land north of Snakes Lane, The Street	Lound	0.41	Owner	Housing	12
76	Land north of Sparrowhawk Road	Holton	27.27	Owner	Business and office; General industrial; storage or distribution	n/a
77	Land off Benacre Road (Site 1)	Ellough	36.98	Owner	Housing and business and office. This site involves the development of the Ellough Enterprise Zone - the proposal proposes to relocate the enterprise zone to land to the east (sites 61 & 78).	550
78	Land off Benacre Road (Site 2)	Ellough	1.24	Owner	Business and office	n/a
79	Land off Blocka Road, Ashby Dell	Ashby	0.55	Owner	Housing	15
80	Land off Church Lane	Carlton Colville	3.51	Developer	Housing; car park for church, open space	60
81	Land off Darby Road, Chenery's Farm	Beccles / Weston	20.53	Owner	Housing	493
82	Land off Ellough Road	Worlingham / Beccles	59.19	Developer	Housing; Retail; Assembly and leisure; Open space	950
83	Land off Mill Lane	Barnby	0.92	Owner	Housing; open space; holiday accommodation	11

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
84	Land off Parkhill	Oulton	2.12	Owner	Housing	42
85	Land off Rider Haggard Lane	Kessingland	2.66	Developer	Housing	60
86	Land off Saxons Way	Halesworth	2.6	Owner	Housing	75
87	Land on Bungay Road	Holton	1.13	Developer	Housing	30
88	Land on Hulver Road	Mutford	4.93	Owner	Housing	140
89	Land on Lodge Road	Holton	1.42	Developer	Housing	45
90	Land on The Hill, Barnby	Barnby / Mutford	1.4	Developer	Housing	28
91	Land on the junction of St Olaves Road & Slugg Lane	Herringfleet	0.8	Owner	Housing	16
92	Land on the south side of Southwold Road	Brampton with Stoven	0.96	Owner	Housing	30
93	Land on the south side of Southwold Road (2)	Brampton with Stoven	1.23	Owner	Housing	24
94	Land on the West Side of London Road	Shadingfield	1.17	Owner	Housing	35
95	Land opposite 1-8 Wood End Cottages Southwold Road	Brampton with Stoven	0.44	Parish Council	Not specified	9
96	Land opposite St Michael's Church, Church Lane	Oulton	0.39	Owner	Housing	12
97	Land opposite Stoven Row Southwold Road	Brampton with Stoven	0.6	Parish Council	Not specified	15
98	Land rear of Elizabeth Terrace, A12 London Road	Gisleham	1.8	Owner	Housing	54
99	Land south east of Brickfields	Somerleyton	0.47	Owner	Housing	14
100	Land south of 1-4 North End, St James Road	All Saints and St Nicholas South Elmham	0.11	Owner	Housing	5
101	Land south of Hill Cottages	Shadingfield	0.41	Owner	Housing	12
102	Land south of Sparrowhawk Road	Holton	3.04	Owner	Business and office; General industrial; storage or distribution	n/a
103	Land south of The Street (adjacent to 36 Holton Road)	Holton	0.85	Owner	Housing; open space	21
104	Land south of The Street	Wissett	1.77	Owner	Housing	53

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
106	Land to north of 34-48 Old Station Road	Halesworth	1.36	Developer	Housing and open space	27
107	Land to the east of London Road	Weston	2.57	Owner	Housing, residential care home, retail, business office, general industrial, storage and distribution, petrol filling station, restaurant or other activity where a prominent position is required	77
108	Land to the east of London Road (south of John Lawrence Close)	Beccles	1.63	Owner	Housing	49
109	Land to the North of 109 London Road	Kessingland	0.36	Owner	Housing	10
110	Land to the north of Black Street	Gisleham	2.32	Owner	Housing	70
111	Land to the north of the A146 Beccles Road	Lowestoft	1.37	Owner	Housing	37
112	Land to the north of the A146 Beccles Road (2)	Lowestoft	4.23	Owner	Housing	101
113	Land to the north west of 1-4 Wangford Road	Uggeshall	2.12	Owner	Housing	42
114	Land to the south of Church Lane	Corton	4.45	Owner	Housing - open space and allotments	120
115	Land to the west of Halesworth (Block 1)	Halesworth	14.4	Owner	Housing	420
116	Land to the west of Halesworth (Block 2)	Halesworth	18.48	Owner	Housing	560
117	Land to the west of Laurel Farm	Reydon	19.79	Owner	Housing	600
118	Land to the west of Laurel Farm (primary area)	Reydon	2.95	Owner	Housing	90
119	Land to the west of St Edmunds Church	Kessingland	0.28	Owner	Housing	10
120	Land west of London Road	Wrentham	1.11	Owner	Housing / open space	20
121	Land west of Moores Cottages	Holton	0.33	Owner	Housing	5
122	Land west of Norwich Road, north of Old Station Road	Halesworth	5.28	Developer	Housing and open space	150
123	Lock's Road	Westhall	1.88	Owner	Housing	37
124	London Road, Weston	Weston	8.1	Developer	Housing	243
125	Manor Farm Barns, Church Road	Kessingland	0.66	Owner	Housing	20
126	Marsh Lane	Worlingham	0.44	Owner	Housing	12
127	Mill Farm Field	Somerleyton	3.03	Owner	Housing; assembly and leisure; open space	60
128	Mill Farm	Somerleyton	1.19	Owner	Housing; open space	20

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
129	Old horticultural nursery to the north of Oakleigh, Market Lane	Blundeston	2.29	Owner	Housing	45
130	Old Rectory Poultry Unit, Benacre Road	Henstead With Hulver Street	1.87	Owner	Housing	57
131	Orchard Farm Rear Field, New Road	Mutford	2.12	Owner		42
132	Orchard Farm, New Road	Barnby	2.02	Owner		40
133	Owls Cottage, Marsh Lane	Worlingham	0.53	Owner	Housing	15
134	Playing Field, off A145 London Road	Shadingfield	1.21	Owner	Housing / open space. It is suggested that Site 68 could replace the existing playing field if this site is developed	36
135	Playing Field	Somerleyton	3.18	Owner	Housing; assembly and leisure; open space. Development on this site would result in relocating playing fields to site 127	53
136	Rear of 11, 15, 17, 19 & 21 Birds Lane	Lowestoft	0.23	Owner	Housing	7
137	Rear of Nos 485 & 487 London Road South	Lowestoft	0.66	Developer	Housing	14
138	Saint Felix School (land between St Georges Square and Lakeside Park Drive), Halesworth Road	Reydon	3.21	Owner	Housing	71
139	Shoe Devil Lane	Ilketshall St Margaret	1.82	Owner	Housing and open space	5
140	Site to the rear of 51 Old Station Road (1)	Halesworth	0.51	Owner	Housing	30
141	Site to the rear of 51 Old Station Road, Halesworth (2)	Wissett	1.18	Owner	Housing	30
142	Southwold Police Station and former Fire Station site, Blyth Road	Southwold	0.29	Owner	Housing	40
143	St James Lane	St James South Elmham	1.08	Owner	Housing	33
144	Station Road and Molls Lane	Brampton with Stoven	2.04	Owner	Housing	15
145	The Bull Field, Ringsfield Road	Beccles	3.13	Owner	Housing	94
146	The Hill	Shipmeadow	2.02	Owner	Housing	60

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
147	The Old Rifle Range, A12 London Road	Gisleham	19.69	Owner	Housing; open space; any other associated uses	473
148	The Sawmill, Sandy Lane	Holton	1.39	Owner	Housing; Residential care home / nursing home; assembly and leisure; holiday accommodation	5
149	The Street	St Margaret South Elmham	3.3	Owner	Housing	57
150	The Street	St James South Elmham	1.92	Owner	Housing / residential / care home	93
151	Town Farm 1, Land off Harrisons Lane	Halesworth	1.54	Owner	Housing	45
152	Town Farm 2, Land off Harrisons Lane	Halesworth / Holton	5.45	Owner	Housing	165
153	Town Farm 3, Land off Harrisons Lane	Halesworth	2.92	Owner	Housing	90
154	Town Farm 4, Land off Harrisons Lane	Holton	0.69	Owner	Housing	30
155	Town Farm 5, Land off Harrisons Lane	Halesworth	0.53	Owner	Housing	15
156	West of A145 London Road	Beccles	9.67	Owner	Housing and open space	260
157	West of Redisham Road	Brampton with Stoven	3.12	Owner	Housing	90
158	Wood Cottage, London Road	Brampton with Stoven	0.29	Owner	Housing	4
159	West of A144 opposite Triple Plea	Halesworth / Spexhall	0.99	Town Council	Not specified	n/a
160	Basley Ground, Bramfield Road	Halesworth	0.87	Town Council	This site has been suggested for development to fund sports provision at Halesworth Campus	30
161	Dairy Hill	Halesworth	3.12	Town Council	Halesworth Town Council wish this site to be allocated for medical and social purposes	50
162	South of Wissett Road	Halesworth	0.2	Town	Not specified	5

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
				Council		
163	West of Roman Way	Halesworth	1.91	Town Council	Not specified	60
164	Land west of Northern Spine Road/north of Pleasurewood Farm	Oulton / Corton	18.7	Owner	Housing	270
165	Land west of A12 Yarmouth Road	Corton	22.1	Owner	Housing	530
166	Land east of A12 Yarmouth Road	Corton	50.6	Owner	Housing and Employment	550
167	Land north of Church Lane	Lound	6.9	Owner	Not specified	138
168	Land south of Union Lane	Oulton	0.18	Owner	Housing	5
169	Land south of Union Lane and west of Red House Close	Oulton	5.4	Owner	Housing	162
170	Land south west of Union Lane	Oulton	4.1	Not specified	Housing	82
171	Land west of Flixton View	Oulton	5.3	Owner	Housing	106
172	Land to west of Parkhill (south of Spinney Farm)	Flixton (East)	1.2	Owner	Housing	36

* The indicative number of homes is based on an initial assessment of the capacity of the site to accommodate housing. Where the site proposer has indicated a number of dwellings in their 'call for sites' submission we have used this that figure, unless constraints identified from the initial assessment would indicate otherwise.

Evidence

A number of evidence studies are required to support the Local Plan.

These help the Council understand what are the best options to take forward and provide justification that the final plan will be sound.

The table opposite summarises the evidence prepared to date, the evidence currently under preparation and the evidence which is still to be prepared.

Evidence Base Complete	Evidence Base Under Preparation	Evidence Base to be Prepared
<p>Waveney Strategic Housing Market Assessment and Objectively Assessed Housing Need Study - Preliminary Report (2016) This study identifies the housing market area for Waveney and identifies the objectively assessed need for housing.</p> <p>Suffolk Gypsy, Traveller & Travelling Showpeople Accommodation Assessment (2013) This study estimates the number of pitches required for gypsies, travellers and travelling showpeople.</p> <p>Ipswich and Waveney Economic Areas – Employment Land Needs Assessment (2016) This study identifies the functional economic area for Waveney and identifies the number of jobs the Council will need to plan for and the objectively assessed need for business premises development.</p> <p>Waveney Retail and Leisure Needs Assessment (2016) This study assesses the health of town centres in Waveney and identifies approaches to strengthen their vitality and viability. It also identifies the objectively assessed need for retail and leisure development in Waveney.</p> <p>Green Infrastructure Strategy and Open Space Needs Assessment (2015) These assess the existing provision of green infrastructure and where new provision is required.</p> <p>Waveney Landscape Character Assessment (2008) This study identifies different landscape characters in the District and their sensitivities.</p>	<p>Waveney Cycling Strategy (2016) This strategy will identify gaps and improvements needed in the cycle network</p> <p>Great Yarmouth & Waveney Settlement Fringe Landscape Assessment (2016) This study will assess the sensitivity of landscapes around settlements to new development.</p> <p>Waveney Strategic Housing Market Assessment and Objectively Assessed Housing Need Study - Part 2 (2016) This study will identify the amount of affordable housing need, the size and type of housing needed and the needs of specialist forms of housing.</p>	<p>Infrastructure Study This will assess the physical and community infrastructure needed to support development proposed in the Local Plan</p> <p>Transport Study This will assess the transport and traffic implications of the development proposed in the Local Plan.</p> <p>Water Cycle Study This will assess the implications of the development proposed in the Local Plan on the water environment and whether existing water infrastructure has capacity to accommodate the growth.</p> <p>Strategic Flood Risk Assessment This will assess the risk of flooding in the District and ensure that development avoids areas of risk.</p> <p>Whole Plan Viability Assessment This will assess the overall impact of the policies in the Local Plan on the financial viability of new development.</p>

Appendix 1 Growth scenarios

Scenario 1 - 308 homes per year

Settlement	Existing Number of Homes in Settlement 2011	Homes Built 2011-2015	Homes still to be built with the benefit of planning permission	Homes still to be built on existing allocations (no planning permission)	Homes needed on New Allocations				Total Homes in Settlement 2036				Percentage Growth in Number of Homes 2011-2036			
					Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement	Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement	Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement
Lowestoft area	32,145	367	2,667	499	2,242	1,087	702	702	37,920	36,765	36,380	36,380	18%	14%	13%	13%
Beccles and Worlingham	6,399	42	90	28	610	1,765	995	610	7,169	8,324	7,554	7,169	12%	30%	18%	12%
Bungay	2,360	19	187	16	-68 (0*)	-68 (0*)	86	-68 (0*)	2,514	2,514	2,668	2,514	7%	7%	13%	7%
Halesworth and Holton	2,436	69	13	90	213	213	444	213	2,821	2,821	3,052	2,821	16%	16%	25%	16%
Southwold and Reydon	2,791	78	49	0	104	104	335	104	3,022	3,022	3,253	3,022	8%	8%	17%	8%
Rural areas	8,427	57	145	0	183	183	722	183	8,812	8,812	9,351	8,812	5%	5%	11%	5%
New Settlement	0	0	0	0	0	0	0	1,540	0	0	0	1,540	0%	0%	0%	0%
Total	54,558	632	3,151	633	3,284	3,284	3,284	3,284	61,625	61,625	61,625	61,625	13%	13%	13%	13%

Please note: Lowestoft includes Carlton Colville, Oulton, and the parts of Gisleham and Corton which border Lowestoft.

*In Bungay for options 1, 2 and 4 under all scenarios more development has permission or has already been built than is needed to accommodate 2% of the District's growth between 2011 and 2036. This means no new allocations will be needed under these options.

Appendix 1 Growth scenarios (continued)

Scenario 2 - 340 homes per year

Settlement	Existing Number of Homes in Settlement 2011	Homes Built 2011-2015	Homes still to be built with the benefit of planning permission	Homes still to be built on existing allocations (no planning permission)	Homes needed on New Allocations				Total Homes in Settlement 2036				Percentage Growth in Number of Homes 2011-2036			
					Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement	Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement	Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement
Lowestoft with Carlton Colville & Oulton	32,145	367	2,667	499	2,842	1,567	1,142	1,142	38,520	37,245	36,820	36,820	20%	16%	15%	15%
Beccles and Worlingham	6,399	42	90	28	690	1,965	1,115	690	7,249	8,524	7,674	7,249	13%	33%	20%	13%
Bungay	2,360	19	187	16	-52 (0*)	-52 (0*)	118	-52 (0*)	2,530	2,530	2,700	2,530	7%	7%	14%	7%
Halesworth and Holton	2,436	69	13	90	253	253	508	253	2,861	2,861	3,116	2,861	17%	17%	28%	17%
Southwold and Reydon	2,791	78	49	0	128	128	383	128	3,046	3,046	3,301	3,046	9%	9%	18%	9%
Rural areas	8,427	57	145	0	223	223	818	223	8,852	8,852	9,447	8,852	5%	5%	12%	5%
New Settlement	0	0	0	0	0	0	0	1,700	0	0	0	1,700	0%	0%	0%	0%
Total	54,558	632	3,151	633	4,084	4,084	4,084	4,084	62,425	62,425	62,425	62,425	14%	14%	14%	14%

Please note: Lowestoft includes Carlton Colville, Oulton, and the parts of Gisleham and Corton which border Lowestoft.

*In Bungay for options 1, 2 and 4 under all scenarios more development has permission or has already been built than is needed to accommodate 2% of the District's growth between 2011 and 2036. This means no new allocations will be needed under these options.

Appendix 1 Growth scenarios (continued)

Scenario 3 - 381 homes per year

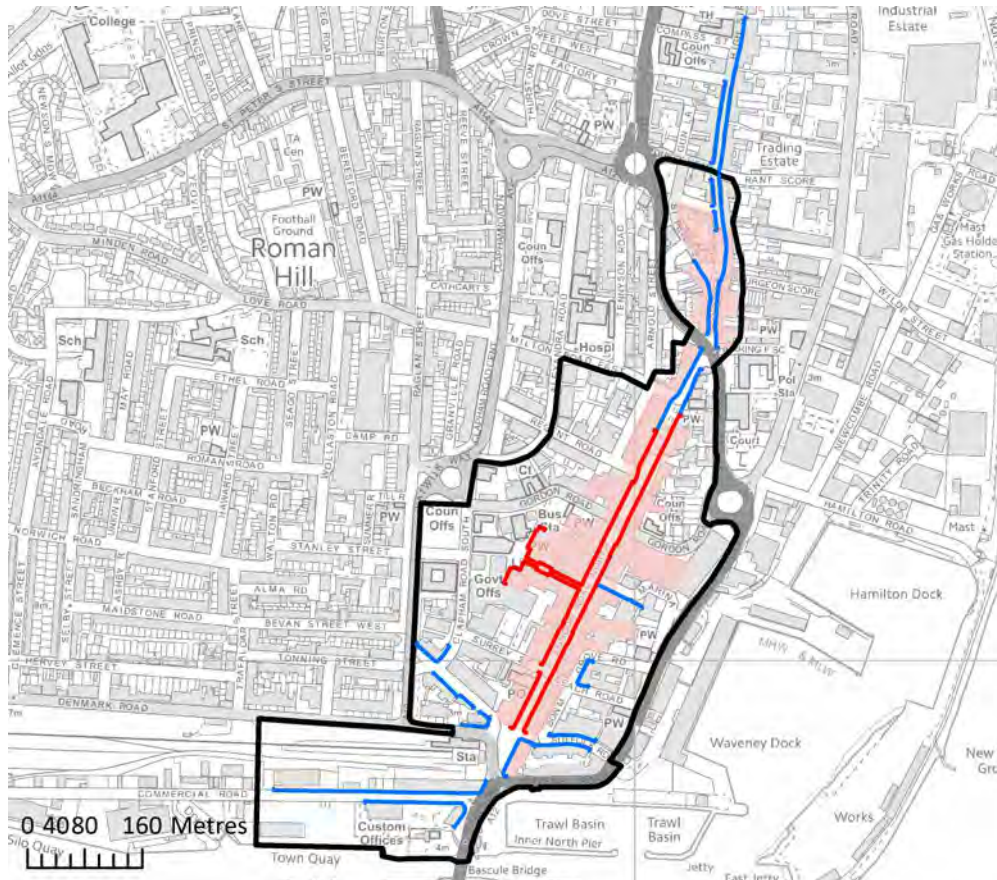
Settlement	Existing Number of Homes in Settlement 2011	Homes Built 2011-2015	Homes still to be built with the benefit of planning permission	Homes still to be built on existing allocations (no planning permission)	Homes needed on New Allocations				Total Homes in Settlement 2036				Percentage Growth in Number of Homes 2011-2036			
					Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement	Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement	Option 1 - Focus Growth in Lowestoft	Option 2 - Significant Growth in Beccles	Option 3 - Spread Development across market towns and rural areas	Option 4 - New Settlement
Lowestoft with Carlton Colville & Oulton	32,145	367	2,667	499	3,611	2,182	1,706	1,706	39,289	37,860	37,384	37,384	22%	18%	16%	16%
Beccles and Worlingham	6,399	42	90	28	793	2,221	1,269	793	7,352	8,780	7,828	7,352	15%	37%	22%	15%
Bungay	2,360	19	187	16	-32 (0*)	-32 (0*)	159	-32 (0*)	2,551	2,551	2,741	2,551	8%	8%	16%	8%
Halesworth and Holton	2,436	69	13	90	304	304	590	304	2,912	2,912	3,198	2,912	20%	20%	31%	20%
Southwold and Reydon	2,791	78	49	0	159	159	445	159	3,077	3,077	3,363	3,077	10%	10%	20%	10%
Rural areas	8,427	57	145	0	274	274	941	274	8,903	8,903	9,570	8,903	6%	6%	14%	6%
New Settlement	0	0	0	0	0	0	0	1,905	0	0	0	1,905	0%	0%	0%	0%
Total	54,558	632	3,151	633	5,109	5,109	5,109	5,109	63,450	63,450	63,450	63,450	16%	16%	16%	16%

Please note: Lowestoft includes Carlton Colville, Oulton, and the parts of Gisleham and Corton which border Lowestoft.

*In Bungay for options 1, 2 and 4 under all scenarios more development has permission or has already been built than is needed to accommodate 2% of the District's growth between 2011 and 2036. This means no new allocations will be needed under these options.

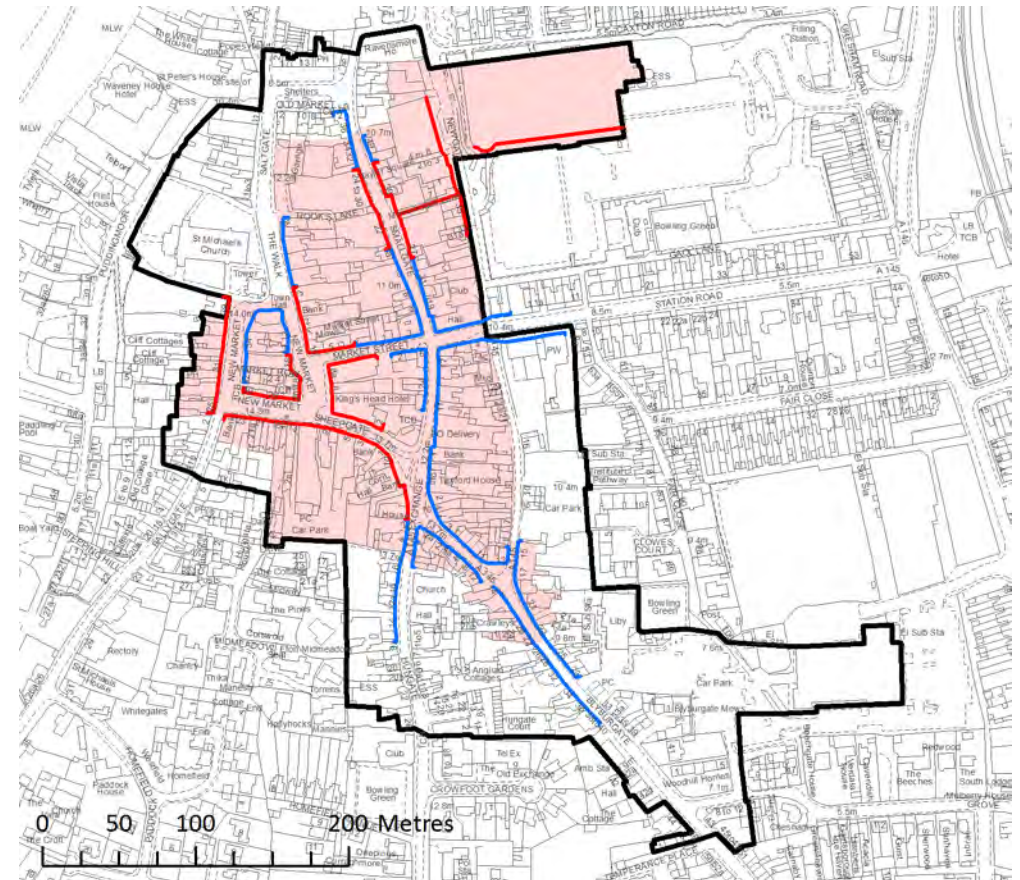
Appendix 2 Town centre boundaries and shopping frontages

Lowestoft



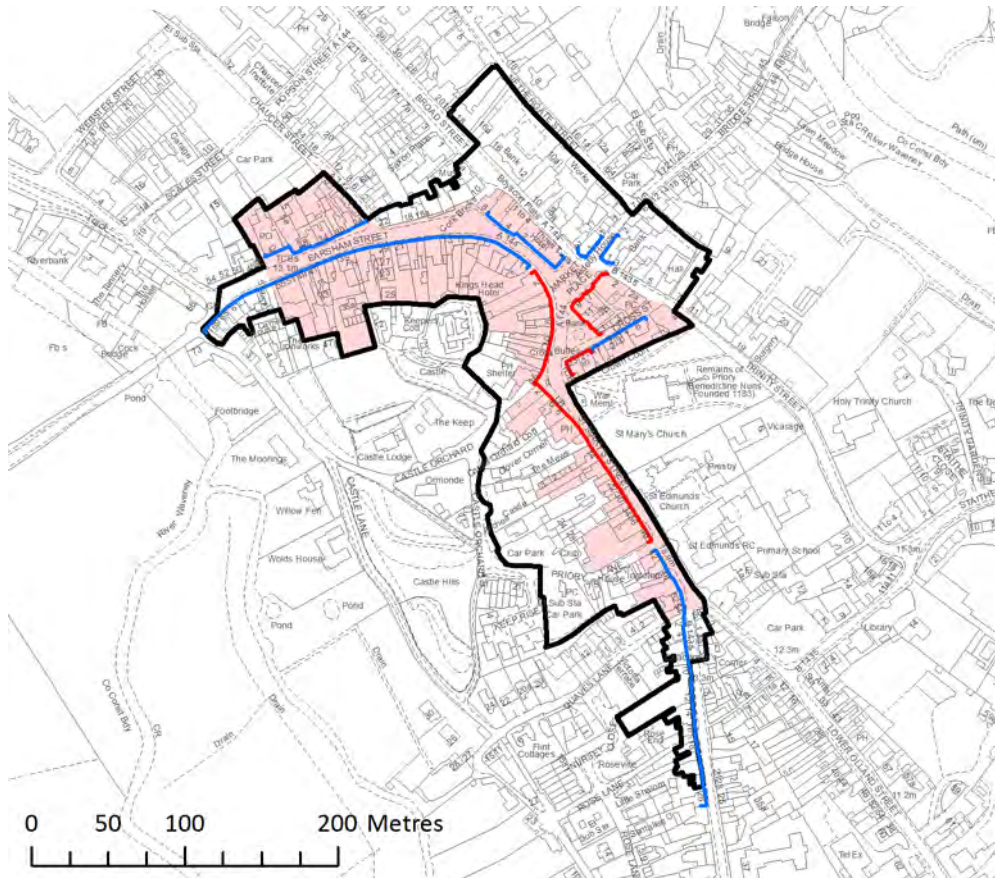
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Beccles



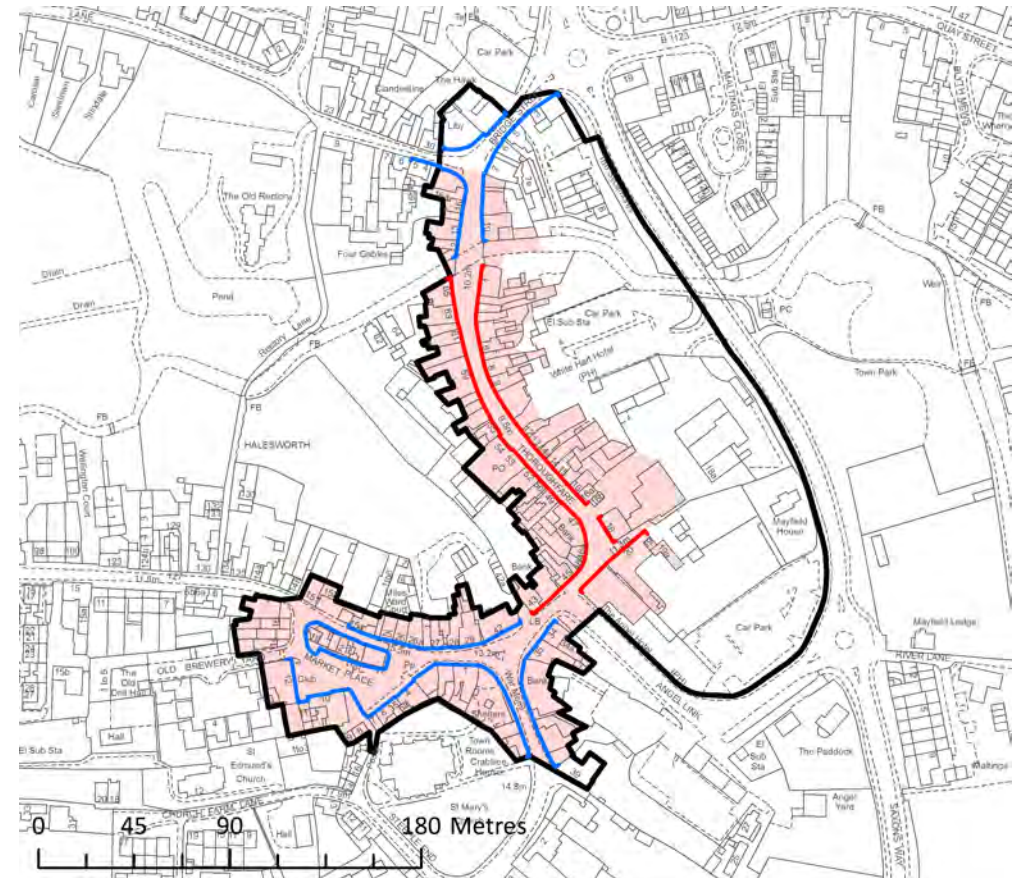
Appendix 2 Town centre boundaries and shopping frontages (continued)

Bungay



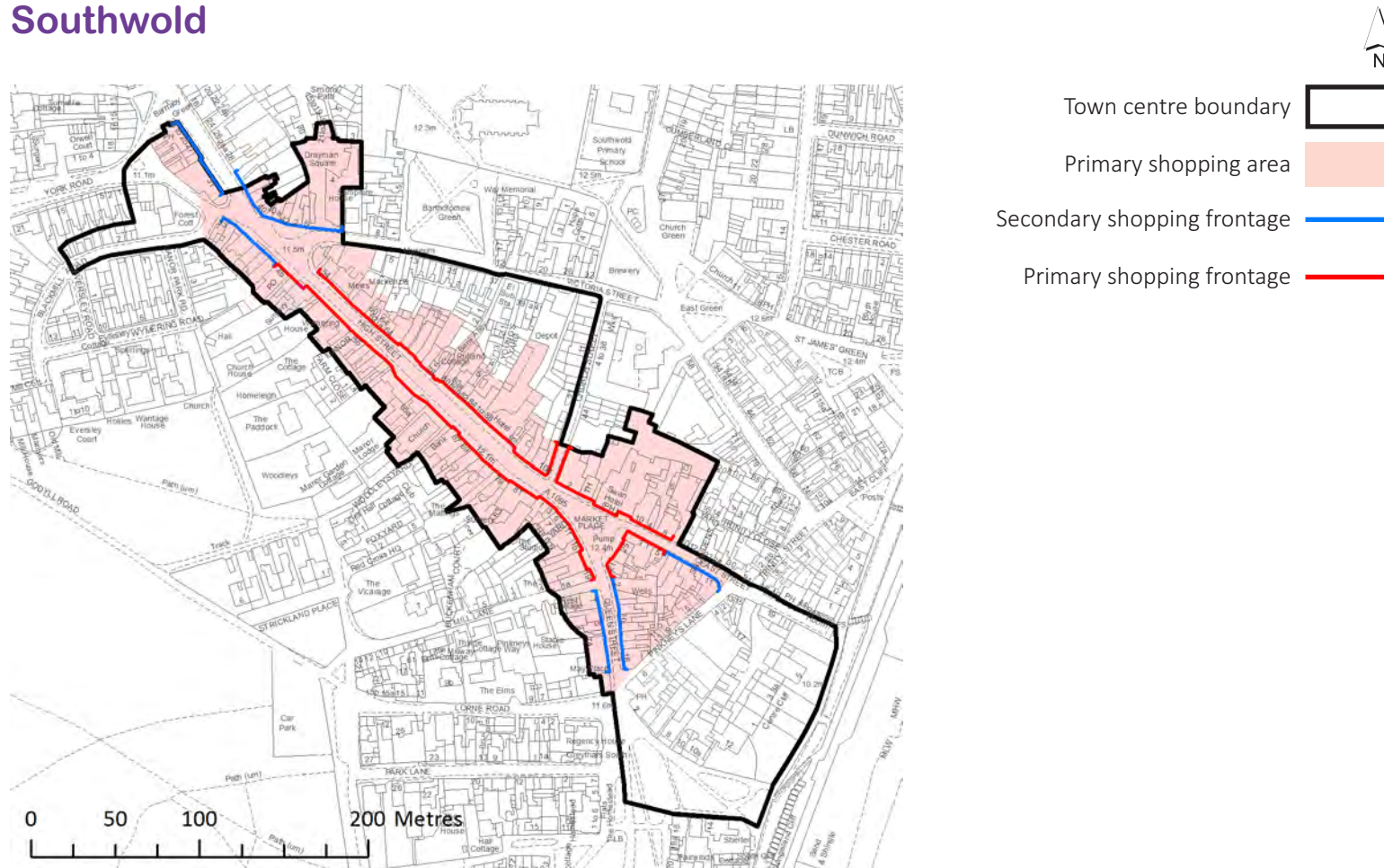
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Halesworth



Appendix 2 Town centre boundaries and shopping frontages (continued)

Southwold



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Glossary

Affordable housing

Affordable housing is housing provided to eligible households whose needs are not met by the market. It consists of social and affordable rented (such as those normally provided as Council Housing or Housing Association housing) and shared ownership products. Eligibility is determined with regard to local incomes and local house prices.

Area of Outstanding Natural Beauty

Land designated under the National Parks and Access to the Countryside Act 1949 for its special landscape value. The Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area. Suffolk Coast and Heaths is one of the 41 AONBs which cover 15% of England and Wales.

Building for Life 12

Building for Life 12 is a set of design criteria which can be used to assess the quality of design of a development proposal. It was developed by the Design Council. <http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

BREEAM

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

Community Infrastructure Levy

A levy charged on new development in order to fund infrastructure provision. Waveney adopted the levy in August 2013 and charges the levy on new residential development, supermarket and retail warehouse development and holiday lets. www.waveney.gov.uk/CIL

Coastal Change Management Area

This is the area at risk from coastal erosion over the next 100 years. It is based on the findings of the Shoreline Management Plans.

East Suffolk Growth Plan

This is Waveney and Suffolk Coastal's plan for economic growth across the two Districts. www.waveney.gov.uk/site/scripts/download.php?fileID=5119

Exception Site Policies

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

Existing Employment Areas

These are areas defined in the current Waveney Local Plan. They typically cover existing industrial estates and business parks and protect existing office, industrial and warehousing uses. The following areas are currently existing employment areas in the current Waveney Local Plan

Lowestoft area: South Lowestoft Industrial Estate, Barnards Way, Beach Industrial Estate, Harbour Road, Oulton Industrial Estate

Beccles area: M&H Plastics, Beccles Business Park, Benacre Road, Ellough Industrial Estate, The Moor Business Park, Common Lane North, Gosford Road

Bungay area: Clays, Southend Road, Hillside Road East, 2 Sisters (Flixton)

Halesworth area: Bernard Matthew, Blyth Road, Broadway Drive, Halesworth Business Centre,

Southwold and Reydon area: Reydon Business Park

Glossary (continued)

Development Management Policy

These are detailed planning policies which the Council will take into account when deciding a planning application.

Garden Cities

A style and philosophy of developing new communities with good quality homes and employment opportunities. Pioneered by Ebenezer Howard at the beginning of the 20th Century. They aim to deliver distinctive homes (including affordable homes) with gardens which combine the best of town and country living. They should be complemented by good public transport, strong political support, and excellent community involvement. More information is available at www.tcpa.org.uk/pages/garden-cities.html

Green Belt

These are designations which cover large areas of open land with the aim of restricting urban sprawl and preventing neighbouring towns merging into one another. The National Planning Policy Framework states that most types of development are inappropriate in the green belt and that planning applications for inappropriate development should be refused except in very special circumstances. There is currently no green belt in Waveney.

Great Yarmouth and Waveney Enterprise Zone

The Enterprise Zone in Waveney covers the land south of South Lowestoft Industrial Estate, Riverside Road in Lowestoft, Mobbs Way in Lowestoft and Ellough Industrial estate extension near Beccles. Businesses which set up in the Enterprise Zone benefit from business rate relief and a simplified planning process.

Gypsies and Travellers

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

Heritage Coast

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

Local Development Framework

This was the former name of Local Plans. Local Development Frameworks consisted of a number of planning documents including the development plan for the area. The Waveney Local Development Framework includes the Core Strategy (adopted 2009), Development Management Policies (adopted 2011), Site Specific Allocations (adopted 2011) and the Lake Lothing and Outer Harbour Area Action Plan (adopted 2012) which together make up the Local Plan for Waveney. The Waveney Local Development Framework also contains a number of Supplementary Planning Documents.

Local Green Space

A Local Green Space is piece of land which is designated in a Local Plan or a Neighbourhood Plan because it has a particular importance to a local community. These spaces would have a similar level of protection to the Green Belt. The National Planning Policy Framework states that the designation should only be used where the green space is in reasonably close proximity to the community it serves, where it is demonstrably special to the local community and where it is local in character and is not an extensive tract of land.

Glossary (continued)

Local List

This is a list of locally important buildings which have historic or architectural value.

Local Plan

The Local Plan is the development plan for the area and contains planning policies which manage and facilitate the development of land.

Local Shopping Centres

Local shopping centres are defined as a range of small shops of a local nature serving a small catchment. There are 14 local shopping centres identified in the existing Local Plan and include, centres at Ashburnham Way, Bittern Green, Carlton Road, Hollingsworth Road, London Road, Pakefield, Oulton Road, Snape Drive, The Green, Village Rise and Westwood Avenue in Lowestoft, Farnham Road in Carlton Colville, High Street and Field Lane in Kessingland and Hillside Avenue, Worlingham.

Market Housing

Housing for sale on the open market.

National Planning Policy

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

Neighbourhood Plan

A plan which is prepared by Parish Councils or Neighbourhood Forums which set out the planning policies to be used in their areas. Neighbourhood Plans have to be in conformity with the strategic policies of the Local Plan.

New Anglia Strategic Economic Plan

New Anglia is the Local Economic Partnership for Norfolk and Suffolk. The Strategic Economic Plan sets out the partnership's objectives for economic development across the two counties over the period to 2026. The plan can be read here: <http://www.newanglia.co.uk/wp-content/uploads/2014/03/New-Anglia-Strategic-Economic-Plan-V2.pdf>

Objectively Assessed Need

This is a technical assessment of the need for housing and economic development in an area. It is normally based on a consideration of population and household trends and economic growth projections.

Optional Technical Standards

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

Permitted Development Legislation

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

Planning Policy

A planning policy is a set of rules and considerations which relate to the development and use of land. In Local Plans, planning policies include strategic policies, site allocation policies and development management policies.

Glossary (continued)

Physical Limits

Physical limits are a line drawn around the edge of settlements to define the extent of the built up area, otherwise known as a settlement boundary. The current objective of physical limits is focus development within the physical limits of towns and larger villages in Waveney.

Regional Plans

Plans prepared prior to 2010 at a regional level, known as Regional Spatial Strategies, which set out the strategic approach to development across the region. Importantly, these plans set the housing targets for local Council's to meet in their Local Plans. All regional plans have now been revoked.

Shoreline Management Plans

These are plans which set out how the Council, the Environment Agency and other responsible bodies will manage coastal change. They identify which parts of the coast should be protected from erosion and which parts of the coast should be allowed to change naturally. As a result of the policies in the plan a prediction is made as to where the coastline will be in 20, 50 and 100 years time.

Strategic Policy

Strategic policies are policies which apply to the whole District and set out strategic matters such as the amount and distribution of development and the protection of environments of strategic importance. Neighbourhood Plans have to be in conformity with strategic policies.

Supplementary Planning Documents

These are documents which provide further detail to planning policies and aid in the use of planning policies.

Suffolk Growth Strategy

A strategy for economic growth for the County of Suffolk. It can be viewed here:
<https://www.suffolk.gov.uk/business-jobs-and-careers/economic-development-and-inward-investment/>

Sustainable Development

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

Write to us



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

www.waveney.gov.uk/newlocalplan