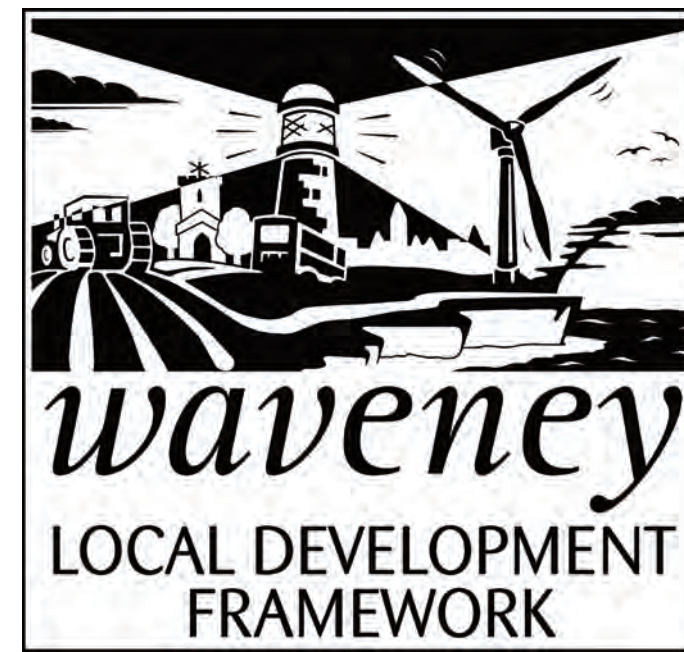


Help make decisions on planning applications

Give your views on the Development Management Policies Preferred Options



After considering comments from two earlier 'issues and options' consultations, we are now seeking your views on the preferred options.

How to give your views

Read the document then complete the response form, or visit the website www.consult.waveney.gov.uk. Consultation closes on 23rd October. Your views will help us to prepare a final draft document in January. Please note this exhibition contains only a selection of policy topics from the document.

A Planning Policy Officer will be attending this exhibition on Wednesday 23rd & Saturday 26th September from 2pm-4:30pm.

Provisional Timetable

Issues and Options - December 2006 / July 2007

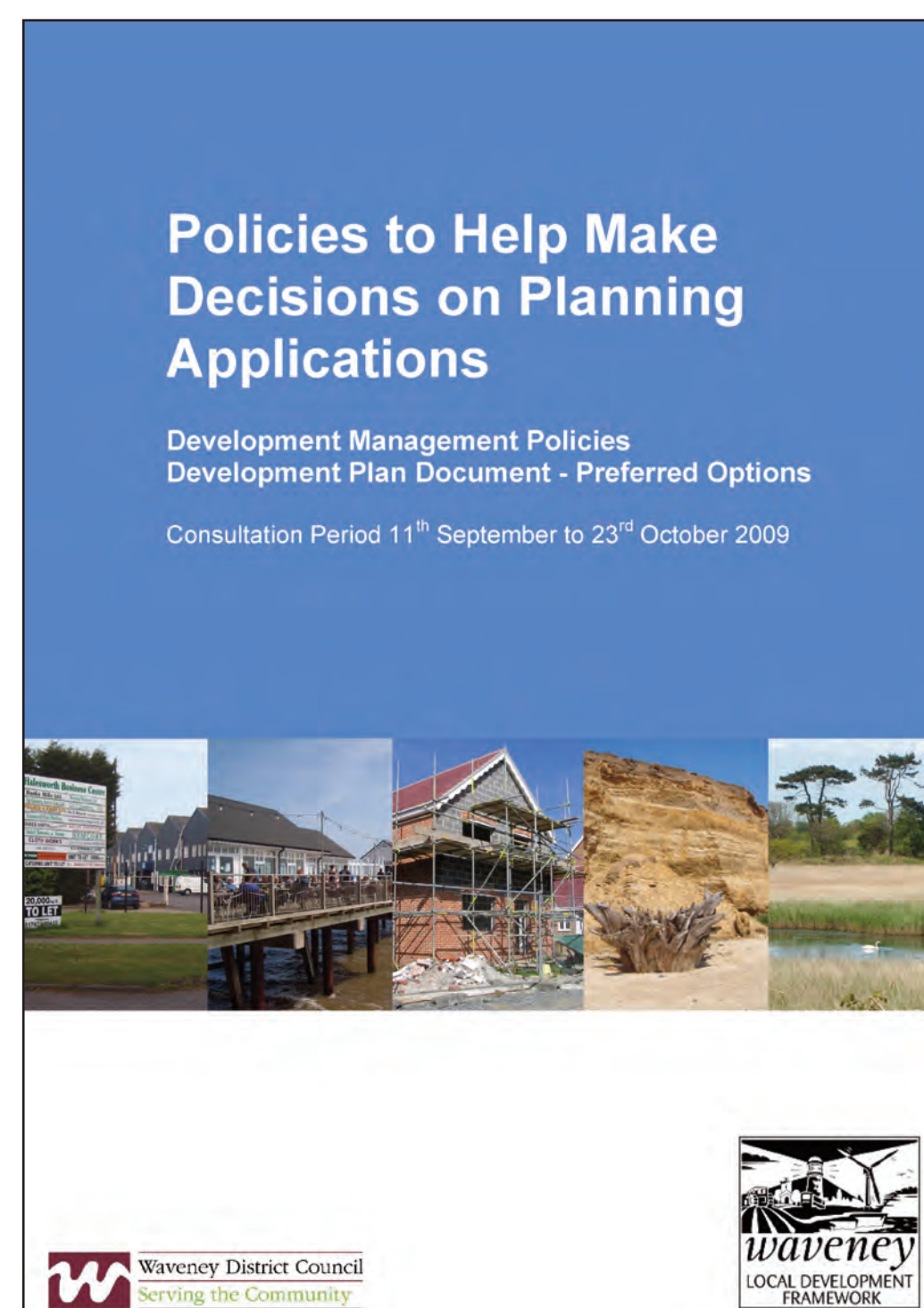
Preferred Options - September 2009

Publication of Final Draft - January 2010

Submission - May 2010

Examination - September 2010

Adoption - January 2011



Shopping

Town centres, neighbourhood & village shops & facilities

Lowestoft town centre

Proposals for new retail and leisure development will be permitted within the town centre boundary. Appropriate town centre uses include retail, financial and professional services, restaurants and cafés, drinking establishments and hot food takeaways. Proposals for change of use of ground floor premises from these to any other uses will not be permitted.

Kirkley and Oulton Broad District Shopping Centres

Proposals for change of use of ground floor premises from retail and financial and professional services to other uses will not be permitted. Proposals for change of use to restaurants and cafés, drinking establishments and hot food takeaways will not be permitted where they would result in a significant adverse impact on the character, retail function and viability of the centre, residential amenity including noise, fumes, smell and litter, highway safety and parking and community safety.

Neighbourhood and village shops and facilities

Neighbourhood shops, pubs and community centres/halls provide an important local facility for the community. Proposals to change their use will be resisted. Applications for new community facilities will generally be supported.



Climate Change

Renewable Energy, sustainable construction & carbon compliance

Renewable energy

Sources of renewable energy include wind power, solar power, the movement of water and biomass (wood, crops and waste).

Renewable energy schemes will be permitted where:

- Potentially detrimental impacts on the landscape, designated historic, built or natural features are minimised
- Potentially detrimental impacts on residents are minimised including noise, dust, odour and traffic

Sustainable construction and carbon compliance

Sustainable construction, energy efficiency and carbon compliance are part of the long-term strategy to reduce Waveney District's carbon footprint.

- New residential development will be required to meet Full Code for Sustainable Homes standards and an additional reduction of residual CO₂ emissions
- New commercial buildings will be required to meet BREEAM 'Very Good' standard and an additional 15% reduction of residual CO₂ emissions



Natural, Built & Historic Environment

Physical limits, design principles

Physical limits

Physical limits define the extent of the existing built up areas of the towns, where most development will take place to take advantage of access to services and facilities. Outside these locations, development will be treated as being in the open countryside where the objective is to preserve the countryside for its own sake. Preference will be given to the development of previously used land and buildings or vacant and underused land.

Design principles

There are a great variety of building types and forms in the area, and the quality of the built environment can make an important contribution to people's perceptions of the area. Proposals will be expected to:

- Protect the amenity of neighbours
- Produce developments in keeping with the local area
- Promote public safety and deter crime
- Provide good access for all
- Make provision for access by pedestrians and cyclists
- Minimise water and energy consumption and to make provision for recycling waste
- Use sustainable drainage systems
- Retain and enhance existing landscaping
- Provide access that does not compromise highway safety
- Provide adequate vehicle and cycle parking

Housing

Affordable housing, housing type and mix

Affordable housing

It is important to maximise the provision of affordable housing through contributions from market housing developments. A proportion of all new housing development of 5 or more dwellings shall make provision for affordable housing on or off-site.

Housing density

Residential development should make the best use of the site in a manner that protects or enhances the character of the area. The Council will aim to achieve a minimum density of 30 dwellings per hectare however, higher or lower densities will be permitted where considered appropriate.

Housing type and mix

To address the long term requirement for smaller properties and an aging population, 30 to 40% of all new dwellings should be designed for single people and couples and all properties should be built to 'lifetime homes' standards.

Development in the countryside

Housing development will not be permitted in the open countryside except where it can be demonstrated to be essential for:

- An agricultural or forestry worker to live at or close to a workplace; or
- Where housing would meet an identified local affordable housing need.

Proposed extensions and replacement properties that involve a substantial increase in the volume of a dwelling will not normally be acceptable.

Coastal Erosion

Development in the coastal erosion risk zone

Coastal erosion risk zone

The coastal zone within East Anglia offers places for tourism, wildlife, maritime industry and employment. Where the coastal zone occurs within the urban area there are often competing uses. In Lowestoft, the coastal zone is important for the port and North Sea related uses, tourism and leisure, residential, general industrial and commercial uses, all of which are concentrated within a relatively small area.

The region suffers from some of the most dramatic losses of land in the country through coastal erosion. The nature and extent of coastal management measures will significantly impact upon coastal communities, the local economy, the natural environment and infrastructure of the area.

In the coastal erosion risk zone, new development, redevelopment, extensions to existing property and development or intensification of land uses will only be permitted where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property. No new dwellings or conversions to residential use will be permitted.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that there will be no material adverse impact on the management of coastal processes and the environment.



Flat Conversions

Self-contained flats, homes in multiple occupation

Flat saturation zones

Whilst the creation of self contained flats helps to meet a housing need, in some instances their provision can be detrimental to the amenity of existing residential areas, leading to problems such as a shortage of on street parking and bin storage areas. Areas with high numbers of flats are often associated with low levels of owner occupation, which in some instances can lead to lower standards of maintenance and environmental decline.

The area historically most affected by the conversion of buildings to self contained flats is Kirkley. No further conversions to self-contained flats / houses in multiple occupation will be permitted in Lyndhurst Road, part of Denmark Road, part of London Road South and part of Kirkley Cliff Road, Grosvenor Road, Cleveland Road and Windsor Road where saturation levels are exceeded.

Outside the flat saturation zones planning permission will be granted for conversion of existing buildings to fully self-contained accommodation where the saturation figure for the street does not exceed 20% and residential properties are above average size, no longer suited to family occupation or have a long established use as a House in Multiple Occupation or flats.

The property should be located in a commercial, mixed use or other area close to services and facilities, be able to meet existing standards for parking, amenity areas, refuse bin storage and sound insulation and have no significant detrimental impacts to adjoining family houses.

Strategic Gaps and Open Breaks

Protecting important gaps in development

Strategic gaps

Strategic Gaps are larger tracts of open land between settlements which not only protect the countryside but help prevent their coalescence and retain their separate identities. In the Lowestoft area, these areas are located between Lowestoft and Kessingland, and the area north of north Lowestoft to Corton.

Open breaks

Open Breaks are smaller areas within the physical limits of settlements which provide 'green wedges' within the built up area and in the Lowestoft area are identified at Lowestoft Road, Carlton Colville and Dip Farm, Gunton. In these areas the policy seeks to prevent development.

Both Strategic Gaps and Open Breaks make an important contribution to the visual amenity and character of the area. In order to prevent coalescence of settlements, development will not be permitted where it would prejudice the aims of maintaining the open character of the Strategic Gaps and Open Breaks.

