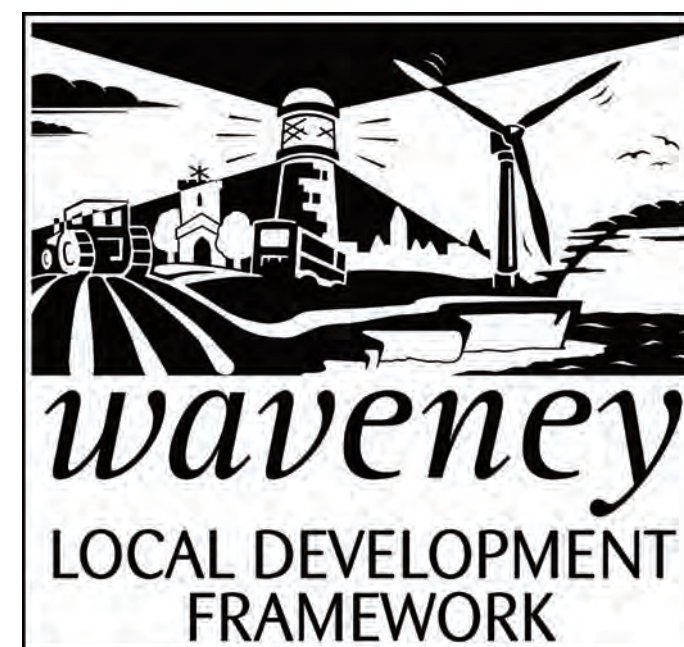


Help make decisions on planning applications

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 Tuesday 29th September & Saturday 3rd October from 10am-12.30pm.

Provisional Timetable

Issues and Options - December 2006 / July 2007

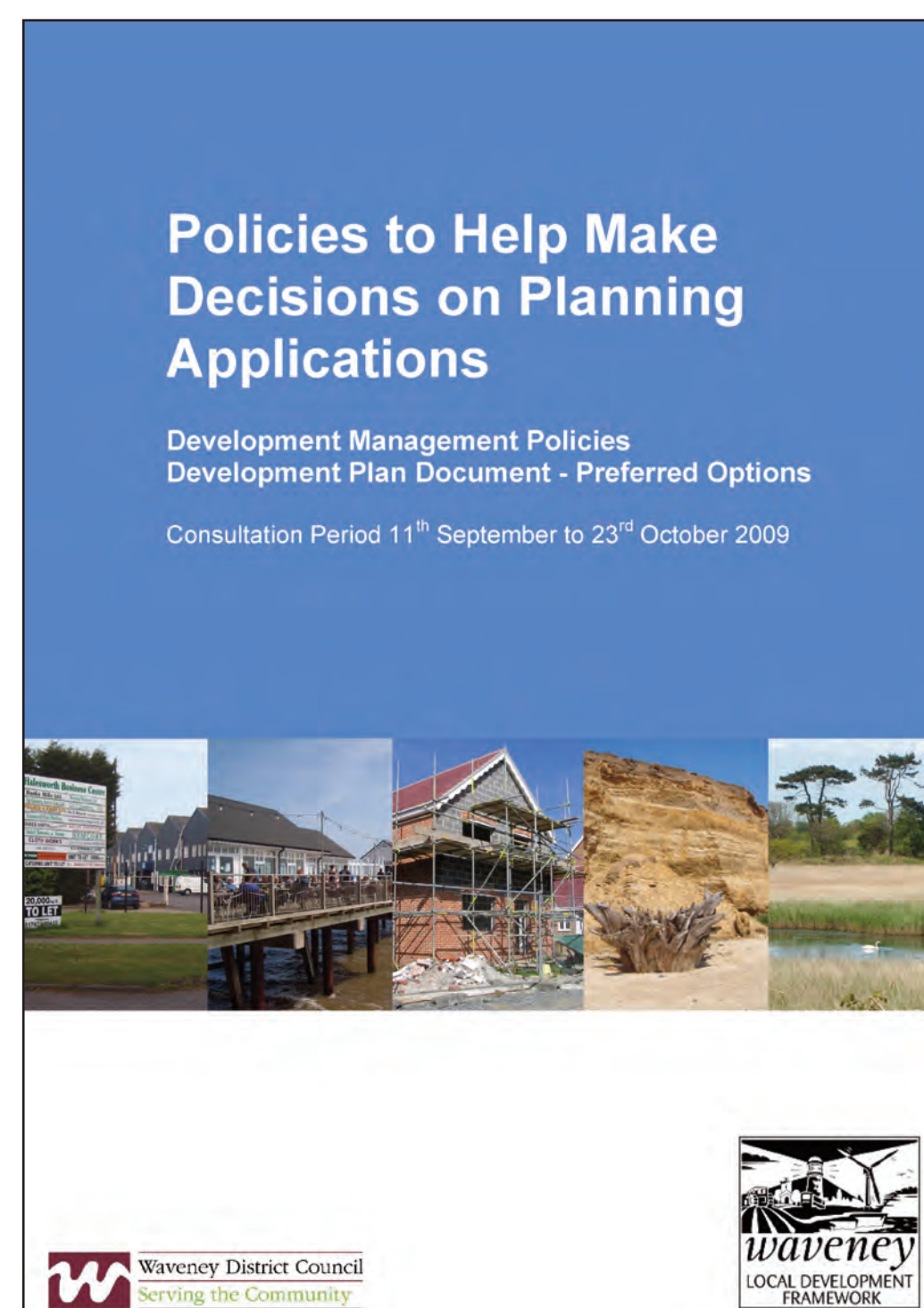
Preferred Options - September 2009

Publication of Final Draft - January 2010

Submission - May 2010

Examination - September 2010

Adoption - January 2011



Shopping

Town centres, neighbourhood & village shops & facilities

Southwold town centre

Proposals for new retail and leisure development will be permitted within the town centre boundary. Appropriate town centre uses include:

- Retail
- Financial & professional services
- Restaurants and cafes
- Drinking establishments
- Hot food takeaways

Proposals for change of use of ground floor premises from these to any other uses will not be permitted.

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

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.

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.



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.

Tourism

Tourism accommodation

Hotels and guest houses

Proposals to convert properties to hotel or guest house use will be permitted providing that:

- The property is outside an area where the loss of family housing is not permitted; and
- The property has a floorspace greater than 160m² and is in an appropriate location.

Touring caravan, camping and permanent holiday sites

Waveney has a wide range of natural and cultural attractions that are the basis of a tourism industry vital to the local economy.

Proposals will generally be acceptable close to, or on the edge of towns and larger villages and subject to the following criteria:

- Large sites are outside the Area of Outstanding Natural Beauty;
- Small sites are outside the Heritage Coast;
- For new sites, the provision of on-site commercial, recreational or entertainment activities should form an integral part of the scheme and be located away from other sensitive uses;
- The provision of a variety of accommodation types, densities and informal layout groupings, having regard to the need for crime prevention measures;
- Wherever possible, existing buildings are used for the accommodation of associated permanent tourist facilities.



Southwold Harbour

Development, access and flood risk

Development

Proposals for replacement and/or extensions to existing landing stages or pontoons will be permitted, provided that there is no detrimental visual impact on the harbour, the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, the Southwold Harbour Conservation Area and no impact for navigation within the harbour waters. No additional moorings will be permitted.

Permission for replacement huts and other buildings on either side of the Harbour will only be permitted where the existing structure is beyond repair and the appearance of the replacement is closely related to the size, shape, design and materials used on the existing hut. Permission for additional buildings at Southwold Harbour will not be granted. The extension of existing huts and other buildings will not be permitted unless it can be demonstrated that it is needed for the applicant's employment at the harbour and such development cannot be accommodated elsewhere.

Access

Blackshore Road provides access to the northern shore of the River Blyth. The road is constantly being damaged by flooding and the increasing level of commercial and visitor traffic. The state of the roadway acts as a constraint to development and contributes to the character of the area.

Flood risk

Proposals for new development must take account of the latest information contained in the Draft Blyth Estuary Strategy and the Shoreline Management Plan.

