Have your say!

Your chance to influence the development of Kirkley Waterfront and a new Sustainable Urban Neighbourhood in Lowestoft

Consultation deadline: 23rd March 2012

www.consult.waveney.gov.uk
Setting the scene

“An unrivalled waterfront opportunity to regenerate the south-side of Lake Lothing as a new employment area and residential community and to open up access to the waterfront for the public.”

The Sustainable Urban Neighbourhood and Kirkley Waterfront is proposed to be a large mixed-use development on the south-side of Lake Lothing in Lowestoft. This leaflet seeks your views on proposals for the area. This is your chance to influence the content of a development brief at an early stage.

The 59.8 hectare site covers the majority of land between the southern shore of Lake Lothing, Victoria Road and Waveney Drive. The map below shows the location and area of the site. The site comprises predominantly underutilised or unoccupied land that has been previously developed.

The site is allocated for development in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan which was subject to several public consultations and has recently been adopted by the Council. The principle of development on the site has therefore already been established.

The aim of the Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief is to provide more detail and guidance to assist with the implementation of the proposals contained within the Area Action Plan. In particular it will set out the distribution of land uses, infrastructure requirements and detailed design guidance to ensure the development is a ‘Sustainable Urban Neighbourhood’.

The development will take place over the next 15 years following the submission and determination of planning applications that are in accordance with the development brief.
Vision for the area

Development in the Sustainable Urban Neighbourhood and Kirkley Waterfront will transform an underutilised and unattractive area into a vibrant, inclusive community that is integrated with adjacent areas and provides access to employment, services and facilities in a high quality environment.

Development will maximise the opportunities presented by the waterfront, the central location and linkages to the town centre. It will be a place that will grow and develop in the future, where people take pride in where they live and they feel part of the community.

**Housing**

Provide 1,380 market and affordable homes to meet local housing need.

**Retail**

Small-scale retail facilities will provide goods and services for the local community.

**Employment**

New land for employment use will enable businesses to take advantage of the opportunities presented by the onshore and offshore renewable energy sector and help create new jobs.

**Infrastructure**

New infrastructure will be delivered in a timely fashion that will support new residential and employment development and will also benefit existing residents and businesses.

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**High quality design**

The high quality design of new buildings, street layout and public spaces will make the development a place where people feel proud to live and work.

**Flood risk**

New homes will be built in areas which have the lowest risk of flooding. Where there is flood risk, assets will be protected by flood defences or other mitigation measures.

**Sustainable buildings**

High quality buildings that use less energy and water will create a development that is an exemplar of sustainability.

**Open spaces and environment**

A network of playing fields, small parks, play areas, tree planting and improved public access to the existing County Wildlife Site will contribute to a healthy attractive environment.

**Leisure and tourism**

A flourishing marina and boating community will support maritime related business and recreation including small-scale leisure facilities such as restaurants and bars.

**Sustainable transport**

A network of walkways and cycleways will provide convenient access to local facilities and services. Local bus routes will serve the development to provide an alternative choice of transport.

**Social inclusion**

New housing consisting of a variety of housing types and tenures will support a mix of households of a range of sizes, ages and incomes.
Sustainable Urban Neighbourhood and Kirkley Waterfront: Key development concepts

Key proposals

- 1,380 new homes
- 12 hectares of employment land
- a new primary school
- a small local retail centre
- public open spaces and play facilities
- leisure facilities such as dining and drinking establishments near the Marina
- pedestrian / cycle bridge over Lake Lothing
- waterfront pedestrian / cycle routes

Streets and transport

A network of pedestrian and cycle friendly streets and paths that are well defined and easy to navigate will need to be provided to allow easy movement through the site. New routes will need to link with the existing community and reduce the need to travel by vehicle. The plan below shows an indicative street network for the site.

Open space

A network of new public open spaces, as shown below, will need to be provided across the site to complement new housing and places of work. Facilities will need to support a range of interests and activities undertaken by individuals and groups including leisure, relaxation, play and public events.

Design

The development will need to exhibit high quality urban design in terms of layout, new buildings, public spaces, views and landmarks. Views of the waterfront should be maximised through the layout of streets and buildings. Landmark buildings and public art should create focal points at key movement junctions within the development. The plan below shows the key views to be created and potential locations for landmarks.
Your Views

The development outlined in this leaflet is a significant project for Lowestoft. We welcome any views you may have on the proposals for the Sustainable Urban Neighbourhood and Kirkley Waterfront. If you would like to learn more, a first draft of the development brief is available to read and comment on at www.consult.waveney.gov.uk. Alternatively, please use the box below and return to Waveney District Council, Planning Policy, Town Hall, High Street, Lowestoft, Suffolk NR32 1HS by 5pm on Friday 23rd March 2012. Please note that comments cannot be kept confidential.

Please continue on a separate sheet if necessary

Name: __________________________ Email: __________________________

Organisation (if applicable): __________________________________________

Address: ____________________________________________________________________________________
_________________________________________________________________________________________

Would you like to be added to our Local Development Framework mailing list? If so, please select from the areas of interest below. We will contact you by email where possible.

☐ Beccles area ☐ Bungay area ☐ Halesworth area
☐ Lowestoft area ☐ Southwold & Reydon area

Next Steps...

The comments received during this consultation will be collated and taken into account in the preparation of the development brief. There will be further consultation later this year on the final draft version of the development brief. The Council expects to adopt the development brief later in the year. Following this the Council will be expecting planning applications from developers on the site.

Contact the Planning Policy Team:
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