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.

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 Sustainable Urban Neighbourhood and Kirkley Waterfront Development Brief will set out the distribution of land uses; infrastructure requirements; and the 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.

This is a significant project for Lowestoft. We welcome any views you may have on the proposals. A leaflet is available to pick up where you can note down your comments. 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.

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.
Key Proposals

- 1380 new dwellings
- 12 hectares of employment land
- a new primary school
- a small local retail centre
- public open spaces and play facilities
- leisure facilities such as restaurants and bars near the Marina
- pedestrian / cycle bridge over Lake Lothing
- waterfront pedestrian / cycle routes
Vision and Objectives

“A vibrant community with access to employment, services and facilities in a high quality environment”

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, 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
Approximately 1380 new homes consisting of a mix of market and affordable housing will be provided to meet local housing need. These will be of different housing types, sizes and tenures to meet the needs of people of different ages, incomes and family sizes.

Employment
New land available for employment uses along the waterfront will enable businesses to maximise the opportunities presented by the growing onshore and offshore renewable energy sector and will assist with the creation of 5000 new jobs in the area.

Infrastructure
New infrastructure will support new and existing residents and businesses in the area. This will include a new primary school, a pedestrian/cycle bridge over Lake Lothing at Brooke Peninsula, a new road to access the site and measures to reduce the risk of flooding.

Retail
Small-scale retail facilities in the heart of the Sustainable Urban Neighbourhood will provide goods and services for the local community.

Leisure and Tourism
New residents and visitors will support a flourishing marina area and boating community that will encourage maritime related business and recreation. Supported by leisure and recreation facilities such as bars and restaurants this will create a focal point on the waterfront.

Social Inclusion
The Sustainable Urban Neighbourhood and Kirkley Waterfront will provide housing to meet the needs of people in the community, access to facilities needed by people of different ages and incomes and spaces where people can interact and socialise. Together these will contribute to a place that has a local identity.

High Quality Design
Site layout, new buildings, public spaces and movement routes will be designed to the highest calibre, highlighting the setting of the site between the Broads and the North Sea. Together these different aspects of development will create a high quality place to live.

Open Space and Environment
A network of open spaces consisting of playing fields, small parks, play areas for children, greenways and improved access to the County Wildlife Site will contribute to a healthy and attractive environment.

The Waterfront
The waterfront is one of Lowestoft’s greatest assets. A new path along the water for pedestrians and cyclists will increase access to the waterfront and significantly improve connections with other areas such as Lowestoft town Centre, South Beach and Oulton Broad.

Sustainable Transport
A network of legible, attractive walkways and cycleways will enable convenient access to local facilities and services. Supplemented by bus routes, a water taxi and a transport hub located at Peto Square they will provide people with a choice of transport modes to get to their destination.

Flood Risk
People and property in the development will be protected from the risk of flooding. This will be achieved through new flood defences or measures to mitigate flooding such as building design and land raising.

Sustainable Buildings
New buildings will be designed and built to be energy and water efficient. As an exemplar development, new buildings will show how best practice can be achieved.
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.

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.

New green spaces and tree planting will need to be provided to create an ecological network through the site that will link with surrounding areas to support biodiversity. The County Wildlife Site will be protected and public access to the area will be improved. Quality ecological networks will contribute towards an enjoyable and attractive place to live that will encourage activities such as walking, cycling, leisure and education.

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.

Infrastructure

The delivery of the Sustainable Urban Neighbourhood and Kirkley Waterfront is dependant on a number of items of infrastructure. These include:

- A new 2-form entry primary school including pre-school provision. The school should also be open after hours for community use.
- A new pedestrian and cycle bridge over Lake Lothing from the Brooke Peninsula to Normanston Park. The bridge will provide new residents with access to Normanston Park and should help reduce the need to travel. It will also provide a new link between North and South Lowestoft and enable better access for South Lowestoft residents to further education facilities in the north of the town.
- New access road from Waveney Drive through the Jeld Wen Playing Fields site to serve the western part of the site.
- Replacement playing fields for those lost on the Jeld Wen land on Waveney Drive.
- Flood risk mitigation.

The infrastructure requirements will be funded mainly by developers. The Council will be exploring sources of public funding to help deliver infrastructure in the Area Action Plan area and to facilitate the delivery of increased levels of affordable housing.