What will the Waveney District look like in 2036?

We are preparing a new Local Plan for the District (excluding the Broads Authority area) 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.

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

This consultation aims to get your views on the levels of growth we need to plan for 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.

The consultation also identifies a number of potential sites which could help meet growth requirements. We would welcome your views on whether any of these sites should be identified for development in the new Local Plan.

**Why are we reviewing the Local Plan?**
- Changes in national planning policy and legislation
- Need to identify local growth targets
- The existing Local Plan period (to 2021) is running out

**Timetable**
- **Spring 2017**: First draft consultation
- **Autumn 2017**: Final draft consultation
- **Winter 2017**: Independent examination
- **Spring 2018**: Adoption

**Questions for consultation**
- How many homes and jobs do we need?
- What 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?
Waveney Context

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


- Growing and ageing population
- Housing need and demand is increasing
- Norfolk and Suffolk Broads to the north of the District
- Rich historic environment
- Number of jobs has been declining
- Potential for jobs growth from offshore wind sector

115,254 population
37,000 hectares in area
26km shoreline

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How much growth?

The Local Plan needs to ensure there is enough development to meet the growing population and a growing economy.

If we don’t plan to meet housing needs, demand could outweigh supply. This will push up house prices making it more difficult for younger people to enter the housing market. By not planning for growth there is also a risk that housing developments could be built in inappropriate locations.

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.
• Households are getting smaller, so even with no population growth there is a need for more housing.
• Waveney’s economy is forecast to grow with significant potential for growth associated with planned offshore wind developments off the coast of Lowestoft.

‘Objectively Assessed Needs’
The Local Plan needs 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 need to first work out which of the scenarios opposite 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.

<table>
<thead>
<tr>
<th>Scenario 1</th>
<th>Scenario 2</th>
<th>Scenario 3</th>
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<tbody>
<tr>
<td>7,700 New homes (208 per year)</td>
<td>8,500 New homes (342 per year)</td>
<td>9,525 New homes (581 per year)</td>
</tr>
<tr>
<td>4,000 New jobs</td>
<td>4,000 New jobs</td>
<td>5,500 New jobs</td>
</tr>
</tbody>
</table>

‘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.

‘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.

‘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.
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Where should the growth go?

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

We also need to consider whether some of the development needs could be best accommodated in the form of a new settlement.

The existing Local Plan focuses at least 70% of growth requirements within Lowestoft, 25% to the market towns of Beccles, Bungay, Halesworth and Southwold & Reydon and 5% to the rural areas.

The maps on the right 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.

Which option do you think is the best? Or is there a better option?

If we were to plan for a new settlement, where should it go?
Infrastructure and transport

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

- Do we need new schools?
- Do we need new roads?
- Do we need new community facilities?
- Do we need new or improved public transport?
- Do we need new or improved cycle provision?
- Do we need new medical facilities?
- Do we need new open space?

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

- Lake Lothing Third Crossing in Lowestoft
- Beccles Southern Relief Road
- Strategic flood protection for Lowestoft

Source: Outline business case, Mouchel Ltd 2015
Source: Ch2m, 2016

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Retail, leisure and town 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.

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

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.

Which option do you think is the best? Or is there a better option?
Get involved

• Complete a comments form
• Complete a key questions leaflet
• Join the mailing list by filling in your details

Please put your response in the comments box

Alternatively, view the full consultation document and give your views online at

www.waveney.gov.uk/newlocalplan

How will we consider your comments?
All comments will be considered in the preparation of the Local Plan. We will publish a summary of all the responses received and how we have addressed them.
Other questions

**Housing**
What types of housing should we plan? How can we make housing more affordable – particularly in rural areas?

**Employment**
Should we protect existing business and industrial premises from change of use? How should we plan for new industrial and business areas?

**Tourism**
Where should new tourist attractions and accommodation be permitted? Should we protect existing tourist accommodation?

**Community facilities**
What community facilities are important to protect?

**Climate change**
How can we mitigate the impacts of climate change?

**Design**
What makes a well-designed development? Can you provide any examples?

**Healthy communities**
How much public open space should be provided on new developments?

**Biodiversity**
How can we enhance and protect wildlife habitats in planning for new development?

**Landscape**
Should we protect gaps between settlements from development?

**Historic environment**
How do we protect and enhance the historic environment?

**Town centres**
What uses are appropriate in our town centres? How can we make our town centres more viable?
Potential land for development  Beccles and Worlingham area

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. These sites are presented below. 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 the sites submitted so that you are aware of all the possible options and have the opportunity to comment on them. 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 needs of the District.

Potential land for development in other areas of the District can be found online at www.waveney.gov.uk/newlocalplan or in the consultation document.
Potential land for development  South Lowestoft area including Carlton Colville & Gisleham

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

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Potential land for development  Bungay

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Potential land for development

Halesworth and Holton area including part of Wissett

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Potential land for development

Rural area

Ashby

Barnby, North Cove and Mutford
(extract)

Blundeston

Gisleham (extract)

Kessingland

Lound

Mutford

Somerleyton and Herringfleet

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