Waveney Local Plan

The new Local Plan will identify where growth should be located and how it should be delivered, and set out the planning policies used to determine planning applications.

We have prepared a Final Draft Local Plan. This Plan is now open for a period of representations to 5pm 24th May 2018. This Plan will be submitted to the Government in June for Examination. The Planning Inspector will only consider comments made during this period of representations to help with that assessment. So even if you’ve responded before, it is important that you make a representation at this stage if you want your views to be considered by the Planning Inspector.

Why this consultation is different

- All comments you make during this consultation will go to the Government and Planning Inspector, who will hold a public hearing.
- The Planning Inspector will only consider whether the plan is lawful, and whether it can be considered ‘sound’.

What have we done so far and what happens next?

01 Issues & Options
This consultation asked for views on the levels of growth we need to plan for, where growth should be located and other key planning issues.

2015-16
July 2017

02 First Draft Plan
After considering all the comments received during Issues and Options, we published a first draft plan for consultation.

March 2018

03 Final Draft Plan
We are here. Period of representations between 29 March and 5pm 24 May 2018.

2015-16
March 2018

04 Submission
We will submit the Local Plan, along with all representations received during the Final Draft stage, to the Government.

March 2018
March 2018

05 Examination
An independent Planning Inspector will consider all written representations. A public hearing will take place looking into issues in more detail.

March 2018
Summer 2018

06 Adoption
The Planning Inspector will issue a report detailing if the Local Plan has been found ‘sound’. If it is found sound, the Council will likely adopt the Local Plan in Autumn 2018. The Local Plan will then be used to help make decisions on planning applications. On adoption, the Local Plan will replace the Core Strategy (2009), Development Management Policies (2011), Site Allocations (2011) and Lake Lothing and Outer Harbour Area Action Plan (2012) in their entirety.

Summer 2018
Autumn 2018

All representations you make at this stage will go to the Government appointed Planning Inspector, who will hold a public hearing.

www.eastsuffolk.gov.uk/newwaveneylocalplan

by 5pm Thursday 24th May 2018
Key changes to Waveney Local Plan

First to Final Draft

Key changes

A number of changes have been made to the Local Plan based on comments received and emerging evidence.

- Similar to first draft Local Plan from 2017 but with a number of changes made to take into account comments raised.
- Changes to sites to reflect ongoing work and emerging evidence.
- Plans for 9,235 new homes and 5,000 new jobs.
- Will continue to apply to the former Waveney area following the creation of East Suffolk Council.

Key changes to Overall spatial strategy

- New homes will be distributed across the District approximately as follows:
  - 56% Lowestoft area (from 55%)
  - 16% Beccles & Worlingham (from 15%)
  - 10% Rural area (from 12%)
- All other areas remain the same – Halesworth & Holton 8%, Bungay 6% and Southwold & Reydon 4%.

Key changes to Lowestoft area

- Former Lowestoft Hospital (WLP2.8)
  - New site allocation at the former Lowestoft Hospital for 45 new homes.
- North of Lowestoft Garden Village (WLP2.13)
  - Remove area between A47 and Gorleston Road.
  - Extend boundary north to Stirrups Lane.
  - Reduce number of new homes from 1,400 to 1,300.
- Land North of Union Lane, Oulton (WLP2.14)
  - Increase number of new homes from 140 to 150.
- Land Between Hall Lane and Union Lane, Oulton (WLP2.15)
  - Remove paddock from allocation to mitigate potential impact on the setting of the Grade II* listed Manor House.
  - Reduce number of new homes from 200 to 190.
- Land South of The Street, Carlton Colville/Gisletsham (WLP2.16)
  - Increase number of new homes from 800 to 900.
  - Relocation of country park to mitigate impact on the setting of the moated site, a scheduled monument, and Grade I listed Holy Trinity Church.
  - Remove community centre site at request of Carlton Colville Town Council, who prefer a community hub elsewhere.
  - Up to 420 place primary school.
- Gunton Park, off Old Lane, Corton (WLP2.20)
  - Continuation of existing Local Plan site allocation.
  - 65 new homes and open space.

Key changes to Beccles & Worlingham

- Beccles and Worlingham Garden Neighbourhood (WLP3.1)
  - Changes to masterplan, including the location of new homes, sports facilities, community hub and country park.
- Land West of London Road, Beccles (WLP3.2)
  - Increase number of new homes from 250 to 280.
  - Removal of future cemetery extension.

Key changes to Southwold & Reydon

- Land West of Copperwheat Avenue, Reydon (WLP6.1)
  - Site reduced in size, removing area to west.
  - Reduce number of new homes from 250 to 220.

Examples of changes to District-Wide Strategic Planning Policies

- Affordable housing
  - Housing developments on sites with a capacity of 11 dwellings or more must provide a level of affordable housing based on the location of the development (previously 35% across the District). Lowestoft and Kessingland must provide 20%, Southwold and Reydon 40% and the remainder of the District must provide 30% affordable housing.
- Lifetime Design
  - This new policy supports the needs of older people and those with dementia by ensuring environments are familiar, legible, distinctive, accessible, comfortable and safe.
- Design of Open Spaces
  - This new policy supports the creation of open spaces that are inclusive for people of all ages and abilities.
Make a Representation

The Planning Inspectorate has provided a standard form to help you offer comments which they can consider.

We ask you to use the representation form because it structures your response in the way the Inspector will consider comments. Using the form to submit your comments also means that you can register your interest in speaking at the public hearing, although this is optional. Remember that the Planning Inspector needs comments which respond to key questions about whether the plan is within the law and whether it can be considered ‘sound’.

What is soundness?

The National Planning Policy Framework sets out the tests of soundness which a Local Plan must pass. These are:

- **Consistent with national policy**
  The plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

- **Positively prepared**
  The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

- **Justified**
  The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

- **Effective**
  The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.

What happens to your representation?

Your representation is logged by Waveney District Council

Your representation is forwarded to the Planning Inspector

You could be invited to speak at the Public Hearing (at discretion of Planning Inspector)

The Planning Inspector will consider if a change needs to be made to the Local Plan in order for it to be ‘sound’.

The Council will adopt the Local Plan with any changes deemed necessary to make the plan ‘sound’.

Make a representation online

Please use the online consultation system to submit your representation.

1. Log on to [www.eastsuffolk.gov.uk/newwaveneylocalplan](http://www.eastsuffolk.gov.uk/newwaveneylocalplan)
2. Open the interactive version of the Local Plan
3. Go to the relevant section of the Plan
4. Click ‘Add a comment’ and complete representation form