

Waveney Local Plan Examination

Inspector: Malcolm Rivett BA (Hons) MSc MRTPI

Programme Officer: Mrs Annette Feeney

Philip Ridley, Head of Planning and Coastal Management
Waveney District Council
Riverside
4 Canning Road
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NR33 0EQ

21 November 2018

Dear Mr Ridley,

Examination of the Waveney Local Plan

I would like to thank the Council for its helpful and constructive contributions to the recent hearings which, along with those of all other participants, have enabled me to significantly progress the Examination.

I write to set out my thoughts on the plan at this stage and on the way forward for the Examination. My comments are based on all that I have read, heard and seen to date, although I emphasise that the Examination is not yet complete and, in particular, Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA), insofar as they are necessary, and full public consultation on Main Modifications to the plan will be required. Consequently, these comments are without prejudice to my final conclusions on the plan.

At this point, and subject to the above provisos, I conclude that with the Main Modifications detailed below the plan is likely to be capable of being found legally-compliant and sound. I will set out my reasoning for this conclusion in my final report on the Examination. In summary the Main Modifications I consider to be necessary for the plan to be sound are:

- all those which I indicated were necessary during the hearings, for which I understand the Council is currently preparing detailed wording; and
- those listed in the Annex to this letter.

Assuming that the Council would be content to adopt the plan subject to these modifications I should be grateful if you and your colleagues would prepare for my consideration a full schedule of their precise wording, to be then subject to SA and HRA (insofar as they are necessary) and full public consultation. Should

this not be the case I would be grateful if you would advise me of the Council's position as a matter of urgency.

Please arrange for this letter to be published on the Examination website, although I am not inviting comments on it from other parties and nor do I envisage accepting any.

Yours sincerely,

Malcolm Rivett

INSPECTOR

ANNEX

- The modifications proposed in the Council's Note on Infrastructure (doc H16).
- Policy WLP1.1 – modification to make clear that the "Liverpool" approach will be applied in respect of recovering any shortfall in housing delivery (ie that the shortfall will be recovered over the remainder of the plan period).
- Policy WLP2.4 - modification in line with the wording proposed by the Council in Doc H7.
- Policy WLP2.10 – modification in line with the wording proposed by the Council in Doc H23.
- Policies WLP2.11 and WLP2.12 – modification to clarify the changes of use permitted by these policies.
- Policy WLP2.16 – modification to require that the detailed masterplan is "informed by ongoing engagement with the community".
- Policy WLP3.1 – modification to:
 - reflect the fact that the Masterplan Report envisages potential to access the employment area from Ellough Road;
 - remove specification of the location of the country park;
 - require development to be "informed by", instead of "in accordance with" the Masterplan Report.
- Policy WLP5.2 – modification to require development to be undertaken in accordance with a detailed masterplan, informed by ongoing engagement with the community.
- Policy WLP7.10 – modification to remove the requirement for this site to be developed only for self-build/custom-build houses.
- WLP8.3 - modification to state that the 5% requirement applies "unless this can be satisfactorily demonstrated to be unfeasible".