



Seeking Your Views on Policies To Help Make Decisions on Planning Applications

Development Control Policies Issues and Options - December 2006



Consultation Period 11th December 2006 - 5th February 2007

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Questions are posed throughout this document. Please use the accompanying questionnaire to answer these questions. If you wish to respond in more detail, please use the accompanying response form. The questionnaire and response form can also be completed online at www.waveney.gov.uk



"Throughout this document, you will see some of the many comments received from the consultation on the Core Strategy, highlighting some of the views of residents across the District"

Options

INTRODUCTION

This document seeks your views on key issues for planning in the District.

As part of changes to the plan making process introduced in 2004, Local Planning Authorities are required to produce a Local Development Framework. The Local Development Framework will guide development in the District to 2021 and will supersede the current Waveney Local Plan (Adopted Nov 1996) and the Waveney Interim Local Plan (May 2004).

A Local Development Framework is made up of several documents. The East of England Plan and some of the Local Development Framework documents make up the development plan i.e. the key documents used for making planning decisions.

The *Local Development Scheme* sets out the various documents the Council will prepare and the timetable.

The *Statement of Community Involvement* sets out how we involve the community on new planning policies and planning applications.

The *Core Strategy* will contain an overall vision and policies, at a fairly strategic level, to guide the general direction of future development in Waveney.

Development Control Policies contain the criteria for determining planning applications.

Area Action Plans are a focus for key areas for development or conservation. 1st East, the Urban Regeneration Company (URC) for Great Yarmouth and Lowestoft, is currently preparing an Area Action Plan for the Lake Lothing area in Lowestoft. The policies in this document will also need to operate alongside the Area Action Plan.

Site Specific Allocations identify land for specific purposes such as housing, employment, shopping and community facilities.



The Local Development Scheme was published in March 2005 and the first review in January 2006. The Statement of Community Involvement was adopted 12th January 2006. The Core Strategy preferred options document was published in July 2006 for public consultation and will be sent to the Government for examination in mid 2007.

Development Control Policies - Issues and

This Local Development Document on Development Control Policies sets out criteria based policies against which planning applications will be assessed. The issues and options paper is the first stage in the production of the document. It invites you to make comments on the key issues affecting development and land use in Waveney. The Council wants to gain your views at this early stage to ensure that the documents prepared deal with your concerns.

In determining the development control policies for Waveney, the Council does not start from a blank sheet. The Development Control Policy Document needs to comply with the Core Strategy and also the Government's statements on planning policies. The Council also needs to take account of the East of England Plan (the Regional Spatial Strategy) that provides a long term planning framework for the region.

The Development Control Policies will need to clearly define the circumstances in which planning permission will be granted. At this stage the policies and options are discussed in very general terms. These will be developed as the Council moves forward with the document and the Council receives your comments. The stages in the process are set out below.

Defining issues and options

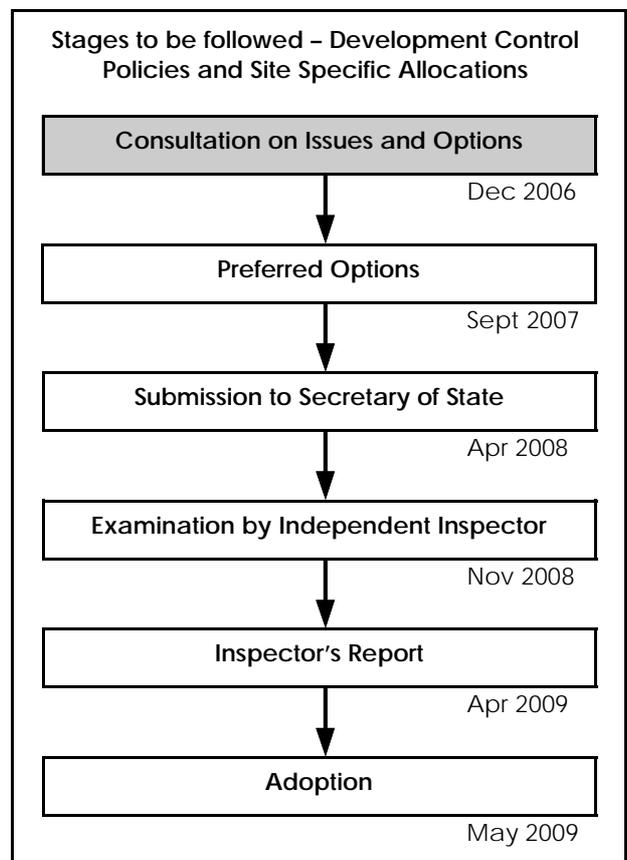
In defining the issues and options for Waveney the Council have:

- considered a range of documents and strategies that have been produced at international, national, regional and the local level;
- analysed a wide range of statistics and indicators.

As a result of that work, the issues and

options paper sets out a number of key issues facing the District and a range of 'options' for resolving each issue.

The Council is required to undertake a sustainability appraisal of each of the options put forward. This allows the Council to identify the potential significant social, economic and environmental impacts. The Council have also assessed the options against a 'do nothing' situation. A summary of the sustainability appraisal for each of the policy options is presented and summarised after each question. A brief commentary of the results is also provided, drawing on the fuller detail of the appraisals. This should assist you with considering the options. The full sustainability appraisals for the options are available to view on the Council's website www.waveney.gov.uk. Appendix 2 to this document lists the sustainability appraisal objectives.



Options

RANGE OF POLICY TOPICS

Sustainable Development	Physical limits for development
	Protection and provision of village and neighbourhood shops and facilities
Natural, Built and Historic Assets	Design and layout
	Sustainable buildings
	Biodiversity, nature conservation and geology
	Trees, hedgerows and woodland
	Open space
	Strategic gaps and open breaks
	Historic environment
	Archaeology
Housing	Telecommunications
	Housing density
	Housing mix
	Gypsies and travellers
	Affordable housing
	Rural exceptions policy for affordable housing
	Infill development in the countryside
Climate Change	Replacement or extensions to existing dwellings in the countryside
	Flooding
	Coastal erosion
Transport	Renewable energy
	Highway access and capacity
	Parking Provision
	Travel Plans
Employment	Provision for cycling and walking
	'Other uses' on industrial areas
Tourism	Re-use and adaption of buildings in the countryside
	Permanent holiday accommodation
Retail, Leisure and Office Development	Types of centres and boundaries

Development Control Policies - Issues and

Sustainable Development



SUSTAINABLE DEVELOPMENT

Physical Limits For Development

Government policy aims to direct most development, especially housing, to the main urban areas to take advantage of existing services and facilities.

The draft East of England Plan sets out the locations where it expects future development to take place. Most will be in the larger towns but appropriate levels of development will be allowed in smaller towns and other settlements. Lowestoft and Great Yarmouth are identified as 'main towns' upon which development will be focused.

The settlement strategy in the Core Strategy focuses development in Lowestoft and the four market towns of Beccles with Worlingham, Bungay, Halesworth and Southwold with Reydon and the larger villages of Barnby/North Cove, Blundeston, Corton, Holton, Kessingland, Wangford, Wrentham within the defined physical limits.

The physical limits define the extent of the existing built up areas of the town where most new development including housing should take place. The map book shows the physical limits for development for the main towns and larger villages as defined in the interim local plan, with some

suggested minor amendments.

At this stage we are just seeking general support for the defined areas. The physical limits exclude existing allocations without planning consent with the exception of land at Bloodmoor, Carlton Colville. This site was included within the defined physical limits of the Interim Local Plan (May, 2004) as at that time it was anticipated that planning permission was due to be granted.

The housing allocation at Woods Meadow, Lowestoft has not been included within the physical limits as the current planning application was considered at the Development Control, Planning Committee Meeting on Wednesday 22nd November 2006 where Members decided to defer the application for more information. Any new sites that are allocated in the Site Specifics Allocations Document or obtain planning permission for development may affect these boundaries.

Outside of these locations, development will be regarded as being in the open countryside where the objective is to preserve the countryside for its own sake. Exceptions to this overall approach will allow for developments of an appropriate scale that contribute to the continued viability of the agricultural industry, diversify the local rural economy and

Options

meet a local need for affordable housing.

1. Do you agree with the location of the physical limits for development in Lowestoft, the market towns and larger villages? If not, how should the physical limits for these locations be changed?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Having physical limits	Option 2 – No physical limits
Social Objectives	+	-
Environmental Objectives	++	--
Economic Objectives	+	+

Key: ++ Major positive + Minor positive - Minor negative
 - - Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1, having defined physical limits is the most sustainable option because it would focus development in the towns and larger villages where there is a good range of services and facilities. Option 2 (do nothing) is likely to have a minor negative effect.

Environmental Impact: Option 1 is likely to protect greenfield and agricultural land from development and reduce the impact upon the environment by reducing the need to travel. Option 2 (do nothing) could allow development on greenfield sites in less sustainable locations, increasing the need to travel by car and having a detrimental impact upon the environment.

Economic Impact: Option 1 is likely to encourage efficient patterns of movement to support economic growth with the population located close to jobs and employment. Option 2 (do nothing) could also have a positive impact supporting economic development by allowing development on greenfield sites

and providing greater employment opportunities in rural areas.

Protection and provision of village and neighbourhood shops and facilities

Village shops and individual shops within towns provide an important local facility for the community in which they are located. They are convenient especially for the less mobile, reduce the need to travel and benefit quality of life, as places for social interaction.



“The post office / shop is an important feature and should be saved” - Barnby

In Waveney, there are 25 parishes of less than 300 people. This represents a large number of small, scattered settlements, particularly in The Saints ward to the south of Bungay and Blything ward north of Halesworth. These settlements have few facilities. The % of the rural population with access to a general store, post office, pub, primary school and meeting place is poor being only 12.2% in 2005, well below the Suffolk average of 33%.

The issue is compounded when we consider the percentage of households across Waveney without access to a car (25% in 2001 compared with 31% in 1991). The percentage of the rural population within 13 minutes walk of an hourly bus service was 42% in 2004/5. This is a significant improvement on previous years (12.7% in 2004), but shows that most people in rural areas still do not have access to regular public transport.

The current local plan protects village and neighbourhood shops by only allowing proposals to change the use of shops to non-retail uses where it could be demonstrated that:

1. The retail use is or will be provided

Development Control Policies - Issues and

elsewhere in the community; or

2. It can be demonstrated that the retail use is no longer economically viable (applicants to demonstrate efforts had been made to sell the shop for a period of at least six months).

The plan also protects community facilities including local churches, community halls and pubs in rural locations. The policy only allows the loss of a community facility where a replacement facility is provided nearby or it can be demonstrated that the facility cannot be made viable in the foreseeable future.

2. Should the Council continue with the existing approach in the local plan for the protection of village and neighbourhood shops and facilities?

3. Where an applicant argues that a shop or community facility is not viable in the foreseeable future, should the Council have a stricter policy requiring greater evidence of a sustained marketing exercise? (e.g. for a period of a minimum of one year) and the submission of accounts showing returns and losses over the last three years?

facilities. This would help to maintain the quality of where people live. Option 2 is likely to have the greater impact by resisting development. Option 3, (do nothing) could have a major negative social impact allowing the loss of shops and community facilities reducing the opportunity for healthy lifestyles, increasing crime and reducing people's satisfaction with their neighbourhood.

Environmental Impact: Option 1 and 2 are likely to have the least impact because there is less need to travel if village shops and community facilities are retained. Option 2 would have the least impact by resisting development. Option 3, (do nothing) could have a negative impact on the environment, as the loss of local services and facilities would increase the need to travel by car.

Economic Impact: It is unlikely that there would be any significant change in relation to the economy from each option.

Sustainability Appraisal Summary

	Comparison of Options		
	Option 1 – Protect shops and facilities	Option 2 – Stricter policy	Option 3 – Allow loss of shops and facilities
Social Objectives	+	+	-
Environmental Objectives	+	+	-
Economic Objectives	0	0	0

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 and 2 could continue to protect village and neighbourhood shops and community

Options



NATURAL, BUILT AND HISTORIC ASSETS

Design and Layout

All new development should be of high quality in terms of its design, layout, scale, massing and materials so it does not detract from the character and appearance of an area. Development proposals should also seek to include appropriate design features in environmental and building design to deter criminal and anti-social behaviour encouraging an effective level of natural supervision, control and ownership. Improving design is a key theme throughout Government Planning Guidance. The principles of good design are set out in the Government Guidance document, Planning Policy Statement 1. The Local Development Framework will need to include policies on seeking good design.



“Any new housing should be designed with its location in mind” – Barnby

The Government (in DCLG Circular 01/2006) now require that all outline planning applications for housing schemes be accompanied by a ‘Design and Access Statement’. These will clearly

explain and justify the design and access principles to be addressed at the detailed stage of the scheme. Such information will help community involvement and informed decision making.

Sustainable buildings

Fossil Fuels (when combusted) emit carbon dioxide (CO²) and other green house gases which are contributing to heating the earth’s atmosphere and causing climate change. Climate change has significant implications for the natural environment, including implications for habitats through rising temperatures and increased flood risk as a result of rising sea levels. To tackle climate change, it is important to ensure energy is used efficiently. The energy efficiency of new development can be improved through location, layout, aspect, internal design and use of improved insulation. The Council will need to develop a policy relating to this.

All new buildings have to meet minimum energy efficiency standards as set out in the Building Regulations. However, policy ENV8 of the draft East of England Plan encourages Councils to include, in local development documents, policies to achieve energy efficiency standards that exceed the minimum standards. The

Development Control Policies - Issues and

Council need to consider how to achieve greater energy efficiency from development. We could require that larger development be assessed against the Building Research Establishment's Environmental Assessment Method (BREEAM) or ECO HOMES standards?

BREEAM assesses the performance of buildings. It measures the best practice in environmental design and management, it includes an assessment of the following:

- Management: overall management policy, commissioning site management and procedural issues.
- Energy Use: operational energy and carbon dioxide issues.
- Health and well being: indoor and external issues affecting health and well being.
- Pollution: air and water pollution issues
- Transport: transport related CO² and location-related factors
- Land Use: greenfield and brownfield sites
- Ecology: ecological value conservation and enhancements of site
- Materials: environmental implications of building materials including life-cycle impacts
- Water: consumption and water efficiency.

Developers and designers are encouraged to consider these issues at the earliest opportunity to maximise their chances of achieving a high BREEAM rating. Credits are awarded in each of the areas according to performance. A set of environmental weightings then enables the credits to be added together to produce an overall score. The building is then rated on a scale of pass, good, very good or excellent.

The Council could require that all developments over 1000 sq m or comprising more than 10 dwellings, should achieve a level of performance equivalent to EcoHomes or BREEAM 'Very Good' and that this is supported by a commitment to achieve certification under an appropriate scheme at the detailed design stage.

Alternatively, to consider how sustainable the building is, the policy could require that a Sustainability Statement accompany developments over 1000 sq m or comprising more than 10 dwellings. The statement should describe how the proposal responds to the sustainable building policies in the Local Development Framework and will be judged on its suitability in these terms.

4. Should the Council require buildings to be assessed by BREEAM or a Sustainability Statement?

5. If BREEAM, to what standard should the Council seek to achieve?

Sustainability Appraisal Summary

	Comparison of Options		
	Option 1 - BREEAM standards	Option 2 - Sustainability Statement	Option 3 - Do nothing
Social Objectives	0	0	0
Environmental Objectives	+	+	-
Economic Objectives	0	0	0

Key: ++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1,2 and 3 are unlikely to have any significant social impact.

Environmental Impact: Option 1 and 2 could seek to encourage more

Options

sustainable buildings by encouraging developers and designers to consider sustainability issues at the start. BREEAM standards would provide a means of assessment, which could help to ensure high quality sustainable buildings. Option 3, is likely to have a minor negative impact on the environment, as it would be difficult to ensure best practice in environmental design and management.

Economic Impact: There would be no significant change in relation to the economy from all three options.

Biodiversity, Nature Conservation and Geology

Waveney has an attractive landscape. The District lies partly within the Broads and has the special landscape of the Waveney and Blyth Valleys. Waveney also has an extensive area of coast highlighted for its natural beauty, landscape, geological features and wildlife value with national and international designations, including Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Heritage Coast, National Nature Reserves, Sites of Special Scientific Interest and an internationally renowned Ramsar Site.

There are also areas of high landscape value in Waveney that lie outside nationally designated areas. The Interim Local Plan (May 2004) identified a number of areas for their local landscape importance such as the Waveney Valley. Suffolk County Council have also carried out a Landscape Character Assessment across the County to assess the quality of the landscape. The Council will seek to protect highly valued landscapes.

Government guidance in PPS9 requires Local Development Frameworks to include policies that resist development

that could be harmful to designated areas of biodiversity, geology and or species and to secure appropriate mitigation and compensation where harm cannot be avoided. The plan should also seek to enhance the biodiversity of habitats and species and the linkages between habitats.

Trees, Hedgerows and Woodland

Trees and hedgerows are also protected through separate Government legislation as set out in Town and Country Planning Act 1990, the Tree Regulations 1999 and Hedgerows Regulations 1997. The Council can serve a 'Tree Preservation Order' to protect trees which are of particular importance to the local landscape or residential amenity. The Council can also serve protection notices on countryside hedgerows, which are important to wildlife, landscape, and historical or archaeological importance.

The draft East of England Plan requires planning authorities to seek to increase woodland cover in the region both by protecting and achieving better management of existing woodland and by promoting new planting. Local Development Documents should identify and protect all ancient semi-natural woodland and other woodlands of national or regional importance against development that would result in their loss or deterioration. Where woodland is unavoidably lost to development it should be replaced with new woodland of equivalent area and composition.

Open Space

Open space provides significant benefits to the local community, and helps to define the character of an area. Open

Development Control Policies - Issues and



space may include parks, playing fields; play areas, allotments and other green spaces. Sustaining and improving the local environment is important to quality of life, It can also attract people to live and work in the area, and green space and recreational opportunities contribute significantly to perceptions of the attractiveness of the area.



"More recreation space for sports and youth activities" - Kessingland

Government guidance (in Planning Policy Guidance Note 17) states that existing open space, sports and recreational land and buildings should not be developed unless an assessment has been undertaken which has clearly shown the land is surplus to requirements. 'Surplus' to requirements should include consideration of all the functions, which an open space may perform, recreational, visual amenity, strategic function or nature conservation.

The Council have recently undertaken an open space needs assessment in Waveney that considered the quantity, quality and accessibility of different types of open space. The study identified that Waveney has a shortage in terms of quantity, quality and accessibility of open space. This included an overall deficiency of 0.07 hectares of children's playing

space per 1000 population in comparison to the local standard (0.2ha per 1000 population). The least well provided areas are North and South Lowestoft and the rural areas. There was also an overall deficiency of 40.48 hectares of amenity greenspace (Areas most affected: North and South Lowestoft) and 17.98 hectares of Parks and Gardens (Areas most affected South Lowestoft and the Rural areas).

To address the shortage of open space within Waveney, policy OS2 of the interim local plan, and the Open Space Note on Implementation, May 2004, requires proposals of one or more dwellings to provide an appropriate amount of open space to serve the development. Where on site provision is inappropriate or impractical, developers will be expected to provide off site facilities or contribute to improving existing provision in the vicinity.

Because the occupants of all new dwellings benefit from a healthy environment with provision of open space and sports and recreational facilities, it would therefore follow that a contribution to open space should apply for proposals of one or more dwellings.

6. Do you agree that every new dwelling should provide or contribute towards open space?

Other development also generates a need for open space, sport and recreation. The Open Space Needs Assessment (July 2006) recommends that the following land uses contribute towards open spaces.

- Housing is the main group that should contribute towards open space, however this will vary depending upon type.

Options

- Sheltered housing should contribute to open space, but not to children's play.
- Affordable Housing should contribute to all types of open space.
- Holiday accommodation, such as holiday parks, caravan parks and dwellings restricted to holiday occupation should also be eligible for contributions.
- Retail, offices, and industry may contribute to informal open space and built facilities.

7. What types of development do you think should contribute towards open space, sport and recreation provision?

The assessment recommends that new development of retail, office or industry should contribute towards open space where they are in excess of 1000 sq metres gross floor space or employment threshold of 20 or more people on site.

8. At what size should new retail, offices or industrial development contribute towards open space?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Provision of Open Space	Option 2 – Do Nothing
Social Objectives	++	-
Environmental Objectives	+	-
Economic Objectives	0	0

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1, could have a significant major social impact improving people's health and the quality of their environment. Option 2, (do nothing) is

likely to have a negative impact.

Environmental Impact: Option 1 could have a positive impact on the environment by making open space more accessible to the public and enhancing biodiversity. Option 2 (do nothing) is likely to have a negative impact.

Economic Impact: There would be no significant economic impact from Option 1 or 2.

Note: Increasing the types of uses that contribute towards open space and having lower thresholds for when different uses should pay, would increase the positive effects of the policy.

Strategic Gaps and Open Breaks

There are a number of locations throughout the District where important gaps in development exist either within or between settlements.

The existing local plan identifies strategic gaps between Lowestoft and Kessingland, the area north of North Lowestoft/Corton and the border with Great Yarmouth Borough and between Halesworth and Holton. These strategic gaps are larger tracts of open land between settlements which help prevent their coalescence and retain their separate identity. Without them the usual countryside policies of restricting development would still apply.

Open breaks are smaller areas within the physical limits of settlements, which provide green wedges. They were identified at Lowestoft Road, Carlton Colville; Dip Farm, Gunton; and Ollands Plantation and Meadows, Bungay. In these areas the policy seeks to prevent development.

Development Control Policies - Issues and

The map book shows the strategic gaps and open breaks.

9. Should the Council continue to identify strategic gaps and open breaks?

10. Do you agree with the boundaries of the strategic gaps and open breaks?

buildings and areas that are desirable to protect and enhance. Conservation areas have been designated in parts of the District due to their particular architectural or historic interest and English Heritage has listed many individual buildings in order to protect their fabric and appearance. English Heritage has also identified three Historic Parks and Gardens within the District.

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 - Protect strategic gaps	Option 2 - Do not protect
Social Objectives	+	-
Environmental Objectives	++	--
Economic Objectives	0	0

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 is likely to have a positive impact upon the quality of where people live. Option 2 (do nothing) could have a negative impact.

Environmental Impact: Option 1 is likely to have a major impact upon the environment, protecting the local distinctiveness of the landscape and townscape, protecting agricultural and greenfield land from development and enhancing biodiversity. Option 2 (do nothing) is likely to have a major negative effect.

Economic Impact: It is unlikely that there would be any significant economic impact from Option 1 or 2.

Government guidance (in Planning Policy Guidance Note 15) states that development plans should include policies relating to the protection of Conservation Areas, Listed Buildings, Historic Parks and Gardens, and other aspects of the historical heritage. In terms of format and content of policies there are few options, as policies will need to aim to preserve historic places and spaces between buildings by preventing:

- Demolition of buildings
- Inappropriate alterations, works and other changes
- Development nearby which would adversely affect character and appearance.

The Council could include a policy to protect buildings of local importance which currently do not merit listing by English Heritage. This would not give the buildings any statutory protection, but it may help to protect these buildings from inappropriate development by having a relevant policy in the development plan document.

11. Should the Council include a policy to protect locally listed buildings, and if so, are there any buildings that you feel should be on the list?

Historic Environment

Waveney is fortunate in having a wealth of visually and historically important

Options

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Have local list	Option 2 – Do not protect buildings of local importance
Social Objectives	+	-
Environmental Objectives	++	--
Economic Objectives	0	-

Key: ++ Major positive + Minor positive - Minor negative
-- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 protecting locally important buildings is likely to have a positive impact on people's satisfaction with the built environment. Option 2 (do nothing) could allow the loss or damage to these buildings.

Environmental Impact: Option 1 could have a major positive impact protecting local buildings and the townscape. Option 2 (do nothing) is likely to have a major negative effect.

Economic Impact: Option 1, is likely to have no significant impact upon the economy. Option 2 could potentially result in the loss of tourism and inward investment as the townscape is spoilt.

Archaeology

As well as a rich natural heritage and diversity of wildlife the District also contains a range of important archaeological sites. The Council recognises that archaeological remains are a non-renewable resource, which are valuable for their own sake and for their role in education, leisure and tourism.

Government Guidance (in planning Policy Guidance Note 16) states that development plans should include policies relating to the protection, preservation and enhancement of archaeological

finds and their settings. There are few options relating to the format and content of these policies.

In relation to nationally important remains, policies will seek to have these protected. In areas where a known or suspected site of archaeological importance is affected by a development, policies will only permit development where a full archaeological assessment of the site has been undertaken and it can be demonstrated that any particular find/feature can be satisfactorily preserved either on site or by record. Policies will need to seek retention on site where possible, and require that the design minimises damage. Where preservation is not feasible or merited, policies should require that developers make arrangements for the excavation and recording of finds.

Telecommunications

Telecommunications are of benefit to the economy and for this reason the Government wishes to encourage their growth and development to meet needs. Although the Council recognise that people still have concerns over the development of telecommunications installations, such concerns have to be considered in accordance with national guidance, as contained in PPG8. It is the Government's firm view that the planning system is not the place to decide what measures are necessary to protect public health. If a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure, it is not necessary for the local planning authority in processing a planning application for planning permission or prior approval, to consider further any health implications.

Development Control Policies - Issues and

Housing

Government guidance in PPG8 and draft RSS14 requires Councils to include a policy in their Local Development Documents which supports telecommunications development, whilst keeping the environmental impacts to a minimum. This could include the following criteria:

- The sharing of existing facilities and/or use of buildings to reduce the visual impact of such development should always be investigated.
- The impact on the character and appearance of the area should be minimised through careful siting and design.

12. Do you agree with the proposed criteria for assessing telecommunications development, or should anything be added or deleted?

and siting of masts. Option 2 (do nothing) is likely to have a major negative impact with no controls.

Economic Impact: Option 1 could help to encourage the growth of business with better communications. Option 2 (do nothing) may have a greater impact as there would be less control on development.

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 - Telecommunications policy	Option 2 - Do nothing
Social Objectives	-	--
Environmental Objectives	-	--
Economic Objectives	+	++

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 could have a minor negative impact on the quality of where people live because of the visual impact of masts and perceived health issues. Option 2 (do nothing) is likely to have a major negative impact, as there are no controls on the design and location of masts.

Environmental Impact: Option 1 could have a negative impact upon the environment with controls over the design

Options



HOUSING

Housing density

Housing density is about how many homes are built on a piece of land. High densities reduce the amount of land that is needed for development.

Current Government guidance states that we should build between 30 and 50 dwellings on each hectare of land. However, the recent consultation paper on housing (PPS3), although it retains the minimum density of 30 dwellings per hectare, removes the upper threshold of 50 dwellings per hectare. A more flexible approach is required with a range of densities for different location types (Annex C, PPS3 Consultation, 2006).

In the interim local plan planning permission will only be granted within the physical limits of a town or village where residential development has maximised the use of land, particularly in the most accessible locations, and is at least 30 dwellings per hectare.

However, housing density for new development in Waveney is low. The average density of new development was 23.74 in 2004/5, below the Government's minimum of 30. It is also the lowest density figure in Suffolk. This is partly due to the amount of recent

development that gained planning permission some time ago. The density has been increasing for more recently approved developments.

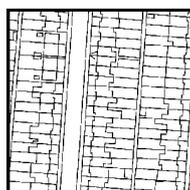
13. How should the Council address the issue of density?

Waveney has a range of settlements with different housing densities. In terraced streets in Lowestoft and the market town centres, there are high densities between 50 to 70 dwellings per hectare. In more suburban areas such as Carlton Colville this reduces to between 30-40 dwellings per hectare. In parts of rural villages such as Wrentham the number of houses per hectare is lower, being only 20 dwellings per hectare. Examples below.

Density = High

Location = Clemence Street, Lowestoft

Dwellings Per Hectare = 52



Development Control Policies - Issues and

Housing

Density = Medium
 Location = Gondree, Carlton Colville
 Dwellings Per Hectare = 30



Density = Low
 Location = The Chesnuts, Wrentham
 Dwellings Per Hectare = 20



A range of housing densities may be appropriate for different areas of Waveney depending upon how close they are to services, facilities and good public transport. The consultation paper, Planning Policy Statement 3, suggests that for urban areas with good access to services and facilities we could seek a density range of 40 –75 dwellings per hectare. For suburban areas we could seek densities of 35-55 dwellings per hectare and in rural areas (where there are no towns within 10km) we could seek 30-40 dwellings per hectare.

14. Should the Council have a range of housing densities for different areas?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Density policy	Option 2 – Do nothing
Social Objectives	+	-
Environmental Objectives	+	--
Economic Objectives	+	-

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 should result in a greater number of people located with access to shops and facilities. Option 2 (do nothing) could result in lower density development in rural areas, reducing access to shops and facilities. In town centres very high densities could have a negative impact on the quality of people's lives.

Environmental Impact: Option 1 is likely to have a major positive impact by reducing the need to develop greenfield and agricultural land. This would help to maintain farmland birds and protected species. Option 2 (do nothing) could allow low density development to be built in rural areas. This would have a major negative impact on the environment, increasing the need for additional greenfield land for development. In towns very high densities may have a negative impact upon the townscape.

Economic Impact: Option 1, higher densities in the main towns will help to support the local economy, and reduce the need to travel by car. Option 2, (do nothing) is likely to result in a wider spread of development increasing journeys to work by car.

Housing Mix

The Government guidance (in Planning Policy Guidance Note 3) states that local authorities should encourage an

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appropriate size and mix of housing to reflect identified local needs. The Council are currently preparing a Housing Market Assessment jointly with Great Yarmouth Borough Council that will identify housing needs and inform the Council's policy on housing mix.

The majority of recent house building has been for 3/4 bedroom properties. As a result, the opportunities to buy a smaller home have been reduced. Between 2005-2006 the Council Tax bands for dwellings in rural areas show that only 4 % of properties are in Council Tax bands A and B.

To increase the range of housing types (bungalows, flats and houses) we could include a policy in the Local Development Framework that requires a mix of house sizes (including one, two, three and four bedrooms) with the percentage of units of each type and size based upon an assessment of local need to achieve this aim.

Or the Council could let the market decide on the appropriate mix of housing required to meet market demand.

15. Should the Council require a mix of housing based on an assessment of local need, or should the market dictate the housing mix?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Housing mix policy	Option 2 – Market
Social Objectives	++	--
Environmental Objectives	0	0
Economic Objectives	0	0

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 could provide an appropriate housing mix to meet local

need, improving people's satisfaction with their environment. Option 2, leaving housing mix to the market, could result in the most profitable housing types being built.

Environmental Impact: Option 1 and Option 2 would have no significant environmental impact.

Economic Impact: There would be no significant change in relation to the economy from Option 1 or Option 2

Gypsies and Travellers

Government guidance requires us to consider the accommodation needs of gypsies and travellers when preparing the new Local Development Framework (see Planning Policy Guidance Note 3, and Circular 01/2006). 'Gypsies' are defined in Circular 01/2006 – Gypsy Sites and Planning, as 'persons of nomadic habit of life, whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such'.

As with affordable housing, and agricultural workers dwellings Government guidance allows gypsy sites to be located in the countryside, as an exception to normal policies of control.

We need to include a policy in the Local Development Framework to assess planning applications for gypsy sites. Government (in Circular 01/2006) suggests that we develop a criteria based policy for the location of gypsy and traveller sites. For example we could include the following criteria:

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- Are the applicants gypsies
- Schools, services and shops should be within easy travelling distance, preferably by foot, cycle or public transport
- The site must be well served (or can be served by adequate water and sewerage connections)
- There would be no adverse impact on the amenity of nearby residents or operations of adjoining land users
- The impact on the character and appearance of the countryside is minimised

16. Do you agree with the criteria for assessing sites for gypsies? If not, what criteria would you change or what should be added?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 - Gypsy site policy	Option 2 - Do nothing
Social Objectives	+	-
Environmental Objectives	-	--
Economic Objectives	0	0

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1, is likely to have a positive effect providing gypsies with access to education, jobs, services and facilities and reducing social exclusion. However, it could have a negative impact upon existing neighbourhoods with the perceived fear of crime. Option 2, (do nothing) is likely to have a negative effect and could also create fear from communities of unauthorised sites.

Environmental Impact: Option 1 is likely to minimise the impact of gypsy sites on the environment. Option 2 (do nothing) is likely to encourage gypsies to establish unauthorised sites, which could be on designated sites and would have a

greater impact upon the environment.

Economic Impact: There would be no significant change in relation to the economy from Option 1 or Option 2.

Affordable Housing

The local need for affordable housing is a key issue in the District. Affordable housing is defined as housing for those people who cannot afford to rent or buy through the local housing market. Affordable housing includes homes for rent, shared ownership and subsidised low cost homes where the discount can be retained in perpetuity.

A Housing Market Assessment is being prepared jointly with Great Yarmouth Borough Council and will inform the Council's policy on housing need. Early indications are that the annual need for affordable housing still exceeds the total amount of housing (i.e. affordable plus open market) that is built each year.

The Government consultation paper on housing (Planning Policy Statement 3) states that the national minimum site size threshold where affordable housing should be sought is 15 dwellings, but local planning authorities may set a different site-size threshold or thresholds where this can be justified.

The Panel Report (June 2006) on the draft Regional Spatial Strategy recommends that appropriate targets for affordable housing are set locally. The overall regional expectation should be that 35% of new housing coming forward is affordable.

The Council's current planning policy requires developers to set aside 30% of their total development for affordable housing on sites of 3 or more dwellings. The aim of this approach is to meet the affordable housing requirement and to

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create mixed and balanced communities by having a wide distribution of affordable housing across the towns and villages.



“We need more housing which young first time buyers can afford” – Oulton Broad

The current policy is based on the results of the Council’s Urban Capacity Study, published in November 2002. This study assessed the potential for housing development on brownfield sites in the main towns and larger villages to 2016. The results revealed that Waveney is reliant on a high proportion of small sites for development. The table below provides an indication of the potential number of affordable houses that could be provided from brownfield sites at different site size thresholds and at different percentages of affordable housing on each site.

Site Size Threshold options	Percentage on each site (sites in towns and villages)		
	30%	35%	40%
3+ dwellings	425	496	567
10+ dwellings	329	384	438
15+ dwellings	308	359	411

Even if the Council required all sites of three or more dwellings to provide 40% affordable housing, the number achieved (567) would be less than the number of affordable houses actually needed each year. (635 based on the Housing Needs Study 2000.)

In considering whether there should be different site-size thresholds in the District it is useful to look in more detail at the potential for affordable housing on brownfield sites in Lowestoft, the market towns and larger villages.

Lowestoft

The table for Lowestoft indicates that the Council could achieve the same amount

of affordable housing on sites of 3 or more dwellings at a proportion of 30% (256), as for sites of 10 or more if 35% affordable housing was required (255). However, the later approach would mean the affordable housing would be concentrated on a small number of large sites and therefore reduce the ability to achieve mixed and balanced communities.

The 1st East Urban Regeneration Company has now been established to address the need to regenerate the Lake Lothing area of Lowestoft. Potentially this could mean an increase in the number of large sites on which affordable housing could be secured.

Site Size Threshold options	Percentage on each site (sites in Lowestoft)		
	30%	35%	40%
3+ dwellings	256	298	341
10+ dwellings	218	255	291
15+ dwellings	210	245	280

Market Towns

In the market towns and villages sites tend to be smaller. The table below shows that even if the site size threshold is increased to 10 or more dwellings and 40% affordable housing was required, this would only achieve 128 units. Raising the threshold would also increase the dependence on a few large sites being developed and reduce the ability to achieve mixed and balanced communities.

Site Size Threshold options	Percentage on each site (sites in market towns)		
	30%	35%	40%
3 dwellings	143	167	191
10 dwellings	96	112	128
15 dwellings	91	106	121

Villages

In the villages, if the site size threshold is

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raised, the same problem occurs as for the market towns. It results in a concentration of affordable housing and a dependence on a small number of large sites being developed.

Site Size Threshold options	Percentage on each site (sites in towns and villages)		
	30%	35%	40%
3 dwellings	29	34	39
10 dwellings	20	23	26
15 dwellings	12	14	16

17. Do you think the Council should continue with the existing policy and seek 30% affordable housing on sites of 3 or more dwellings? i.e. an approach that seeks to increase the number of affordable homes through dispersal across the towns and villages.

Or the Council could seek to provide more affordable homes by increasing the percentage required and concentrating on a few large sites?

Alternatively the Council could apply different site-size thresholds in different areas of the District e.g. Lowestoft, the market towns and villages.

local needs, this approach would reduce social exclusion and create mixed and balanced communities. Option 2 is also likely to have a positive social impact providing affordable housing. However, there would be less mixed and balanced communities as affordable housing would be located in fewer locations in larger numbers. Option 4 (do nothing) would have a major negative social impact as affordable housing is unlikely to be provided.

Environmental Impact: Options 1, 2, 3 and 4 (do nothing), are unlikely to have any significant impact upon the environment.

Economic Impact: Options 1, 2 and 3, could have a negative economic impact increasing costs for developers. Option 4, (do nothing) is likely to reduce these costs.

Rural exceptions policy for Affordable Housing

Local people from rural areas are often unable to buy or rent properties in the areas they wish to live because property is too expensive. Government guidance (in Planning Policy Guidance Note 3) permits the development of small affordable housing schemes to meet local needs (as demonstrated by up-to-date assessments of local housing need) within or on the edge of villages where general market housing would not normally be allowed. These are known as rural exception schemes and are often developed for the community by housing associations. Where there remains a lack of affordable housing the Local Development Framework needs to include a policy, which sets out the criteria against which applications for rural exceptions schemes can be considered.

This could include the following criteria

Sustainability Appraisal Summary

	Comparison of Options			
	Option 1 - Existing affordable housing	Option 2 - Higher & from fewer sites	Option 3 - Range of thresholds for different locations	Option 4 - Do nothing
Social Objectives	++	+	++	--
Environmental Objectives	0	0	0	0
Economic Objectives	-?	-?	-?	+?

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 and 3 are likely to have a major positive social impact providing affordable housing to meet

Options

for villages with defined physical limits:

- The proposal must be well related to the built area of the settlement and to local shops, public transport, employment and other services.
- The housing would need to meet an identified local housing need.
- It would not be significantly intrusive in the landscape.

For smaller villages without defined physical limits:

- The proposal must be well related to the built settlement and have 'access' to local services and facilities.
- The housing would need to meet an identified local housing need.
- And would not be significantly intrusive in the landscape.

18. Do you agree with the criteria for judging the suitability of rural exceptions sites? If not, what would you change or like to add?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Exception's policy	Option 2 – No Exception policy
Social Objectives	+	-
Environmental Objectives	-	+
Economic Objectives	-	+

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1, is likely to have a positive social impact, allowing affordable housing sites to meet local needs. Option 2, (do nothing) is likely to have a negative social impact on meeting the housing

requirements of the whole community.

Environmental Impact: Option 1 would have a negative impact on the environment encouraging the use of greenfield land in unsustainable locations. This would increase travel by car. Option 2 (do nothing) is likely to have a positive environmental impact, as affordable housing is located in more sustainable locations.

Economic Impact: Option 1, the location of rural affordable housing exceptions sites is likely to increase the need for people to travel to work by car. Option 2, (do nothing) is more likely to ensure development is located near to jobs.

Infill development in the countryside

In small villages or clusters of houses the existing local plan policy only allows 'infill' development. Infilling is defined as the filling of a small undeveloped plot in an otherwise built-up and primarily residential frontage (i.e. usually a group of at least six properties).

A small undeveloped plot is one which could be filled by one or two dwellings. A plot that could accommodate more than two reasonably sized dwellings would not be defined as infilling. The proposed dwelling or dwellings should reflect and be in keeping with the design and character of the existing street scene.

19. Do you support this approach to infill development in the countryside?

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Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Infill Policy	Option 2 – Do Nothing
Social Objectives	+	-
Environmental Objectives	-	+
Economic Objectives	-	+

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 is likely to have a positive social impact providing housing to meet local needs, supporting local services and improving neighbourhood satisfaction. Option 2 (do nothing) would have the opposite effect having a minor negative impact.

Environmental Impact: Option 1, could have a minor negative impact upon the environment. It would increase car journeys and CO² emission's as housing would be located in less sustainable locations. Option 2, (do nothing) is likely to have a positive impact on the environment, as housing is located in more sustainable locations.

Economic Impact: Option 1, is likely to have a negative economic impact on sustainable traffic movements. Option 2, (do nothing) could have a positive economic impact.

Local people in small villages and clusters of houses are often unable to buy properties in the areas they wish to live as property is too expensive and there is a lack of properties to rent. One way to try and address this could be to require that infill developments of two dwellings should provide one affordable home.

20. Should the Council seek a percentage of affordable housing from infill development e.g. one for one?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – % of affordable housing	Option 2 – Private market housing
Social Objectives	++	--
Environmental Objectives	0	0
Economic Objectives	0	0

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1, is likely to have a major social impact increasing the amount of affordable housing in rural areas to meet the housing requirement of the whole community, it could improve neighbourhood satisfaction and reduce social exclusion. Option 2, (do nothing) could have a major negative impact.

Environmental Impact: Options 1 and 2 are unlikely to have any significant environmental impact.

Economic Impact: There would be no significant economic impact from Option 1 or 2.

Replacement or extensions to existing dwellings in the countryside

Housing needs to be adaptable to meet the changing requirements of family life and homeowners. Most extensions are acceptable, provided that careful attention is given to design and materials in order to respect the amenities of neighbours and the appearance of the street.

However in the countryside the stock of smaller properties contribute to providing a range of types and sizes of properties and hence more mixed and balanced rural communities. It is essential therefore that proposed extensions to properties in the countryside are of a scale and design

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compatible with the dwelling and the character of the area.

The existing local plan policy requires planning applications to be considered against the following criteria. They should be:

- In keeping with the character size and design of the existing dwelling;
- Have an acceptable appearance in the street scene;
- Do not have a significant adverse effect on the amenities of neighbours;
- Do not result in over development of the curtilage;
- Retain adequate provision for the parking of cars;
- Are not visually intrusive in the landscape;
- Do not result in a substantial increase in the size of a dwelling in the countryside.

21. Do you agree with the criteria required for an extension to a dwelling in the countryside?

The supporting text for the existing policy considers 'substantial' to be more than a 35% (approx. one third) increase in the volume of the dwelling as of 1974 or the original dwelling if built later.

For replacement dwellings the Council could take the same approach allowing the replacement building to be 35% larger than the original property, provided it has not been previously extended and restrict any further extension to the new dwelling.

22. When dealing with planning applications for replacement dwellings or extensions to dwellings in the countryside, should the Council restrict the increase in size of the original property to 35%?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Policy to allow extensions	Option 2 – Do nothing
Social Objectives	+	--
Environmental Objectives	0	0
Economic Objectives	0	0

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 could allow property owners to expand their homes to meet their needs, improving neighbourhood satisfaction. Option 2, (do nothing), is likely to result in the loss of smaller properties in rural areas, increasing social exclusion.

Environmental Impact: There would be no significant environmental impact from Option 1 or 2.

Economic Impact: There would be no significant economic impact from Option 1 or 2.

Development Control Policies - Issues and

Climate Change



CLIMATE CHANGE

Flood risk

Coastal and river flooding is a significant factor in Waveney. The District is low lying and like most of East Anglia it is vulnerable to sea level rise, coastal and river flooding and is dissected by a network of rivers and their tributaries. This includes the river Waveney, the river Blyth and the Hundred River. Much of the coastline is undefended and could be severely eroded in the future.

The Government's advice in Planning Policy Guidance Note 25, Development and Flood Risk (July 2001) states that development plans should include policies which seek to minimise risk of flooding and that development does not increase the risk of flooding to properties elsewhere (through an increase in surface run off). Government guidance also states that the Local Development Framework should promote the use of 'sustainable drainage systems' (SUDS) in managing surface water run-off. Policies will need to closely follow Government Guidance in PPG25.

Information on flood risk across the District will be essential to inform these policies. The Environment Agency has produced Indicative Floodplain maps for the District. These identify areas that are subject to risk from flooding. They also classify the

chances, or probability, of these areas flooding from rivers or the sea in any one year as 'significant', 'moderate' or 'low'. These assessments are based on the presence and effect of flood defences, predicted flood levels and ground levels. The Council has recently commissioned a Strategic Flood Risk Assessment, which will look in more detail at flood risk across the District.

Coastal erosion

The coast is constantly under threat through coastal erosion. Shoreline Management Plans (SMP) provide a large-scale assessment of the risks of coastal erosion and they set down the appropriate policy framework to address the issues. The draft SMP from Kelling in Norfolk to Lowestoft Ness was published for consultation late 2004, and the final version is awaited. A similar plan for the coast southwards from Lowestoft will be prepared shortly.

We need to ensure that the future risk of coastal erosion is minimised, but it may not always be appropriate to provide defence in some locations. Where areas may be at risk in the future, we may need to consider relocating existing uses.

There will be a need for the development control policy to take on board the

Options

content of the Shoreline Management Plans. More specifically the Council need to consider the types of development, if any that may be appropriate in areas at risk.

Renewable energy

The Government have set a national target requiring that 10% of electricity is to be generated from renewable sources by 2010, with an aspiration of generating 20% by 2020 (Energy White Paper, 2003). The Government sets out the policy at the national and regional level through documents such as Planning Policy Statement (PPS22) 'Renewable Energy', PPS22 companion Guide and the Regional Spatial Strategy.

To achieve this target, more efficient methods of energy production and the increased use of renewable energy is required. Sources include: wind power; solar power; the movement of water (tidal and other flows) and the combustion or digestion of materials such as crops, wood and waste products.

PPS22 states that Local Development Framework's should include policies to encourage and guide renewable energy installations or structures in the Local Development Frameworks. Therefore any policy should begin with a statement of general support for renewable energy and should consider the following criteria:

- There should be reference to impact on landscape, townscape, natural, historical and cultural features and areas.
- There should be specific reference to the impacts on the amenity of the area (or particular sub-areas within it) in relation to visual intrusion, noise, dust, odour and traffic generation.

- Consideration should be given to the wider environmental, economic and social benefits of renewable energy development.

23. Do you agree that the policy should have reference to the above criteria?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Renewable Energy Policy	Option 2 – Do Nothing
Social Objectives	-	--
Environmental Objectives	++	+
Economic Objectives	++	++

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Options 1 and 2 are likely to have a negative impact on people's satisfaction with their neighbourhood due to the visual impact, noise, odour and dust created from renewable energy sources. Option 2 (do nothing) could have a major impact, as there would be no controls over the location and impacts of the development.

Environmental Impact: Option 1 is likely to have a major positive impact upon the environment as it could reduce CO² production and meet energy needs from renewable sources. Option 2 (do nothing) would not control the location of development and could have a detrimental impact on the appearance of the landscape, townscape and historic environment.

Economic Impact: Both Options 1 and 2 could have a major positive economic impact promoting the renewable energy sector.

The draft East of England Plan policy ENV8 seeks to encourage and promote renewable energy within developments. It

Development Control Policies - Issues and

Traffic and Transport

requires Councils to include a policy in their Local Development Documents that development proposals above a threshold of 1000 sq m or 50 dwellings should provide an energy consumption statement to ensure the feasibility of alternative systems are considered before construction starts.

They must also incorporate equipment for renewable power generation so as to provide 10% of their predicted energy requirements or demonstrate similar energy savings through energy efficiency measures.

Because most development in Waveney is below the threshold of 1000 sq metres or 50 dwellings few developments would be required to provide an energy consumption statement or provide 10% of their energy requirements on site. Therefore to tackle climate change:

24. Should the Council adopt the East of England Plan development size thresholds or should they be lower?

The Waveney Community Strategy promotes the district as a Renewables Centre of Excellence to support the development of all forms of energy from renewable resources. Therefore to support this strategy we could increase the amount of energy required from renewable sources and become a lead authority in the promotion of renewable energy. Recent Government guidance also encourages Local Authorities to seek more than 10% renewable energy or energy efficiency savings from development where appropriate.

25. What percentage of a new development's predicted energy requirements (or equivalent energy efficiency measures) should be met through renewable power generation?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – On site renewables	Option 2 – Do nothing
Social Objectives	0	0
Environmental Objectives	++	--
Economic Objectives	+	-

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 and Option 2 (do nothing) is unlikely to have any significant social impact.

Environmental Impact: Option 1, is likely to have a major positive impact upon the environment reducing energy consumption, increasing the use of renewable energy and reducing CO₂ emissions. Option 2 (do nothing) could have a major negative impact.

Economic Impact: Option 1, could encourage a growth in the renewable energy sector. Option 2, would not.

Note: The positive and negative impacts from a policy encouraging renewable power generation or energy efficiency measures on new developments are likely to increase as the thresholds for the size of applicable development lowers and when a higher percentage of renewable energy generation or energy efficiency measures are required.

Options



TRAFFIC AND TRANSPORT

Previous consultations have identified transport as a priority issue for local people. Much activity has taken place in Lowestoft with the construction of the South Lowestoft Relief Road. The town centre has been refurbished as part of the Sunrise Scheme and more environmental improvements are taking place in Kirkley. Traffic volumes in Waveney have gradually increased year on year between 1999 and 2005. The majority of this traffic is caused by an increase in car use, particularly for journeys to work. Bungay remains congested due to narrow streets and the amount of heavy good vehicles. Beccles can also become congested at particular times and Southwold is increasingly becoming a year round destination for visitors.

For most residents car travel provides convenient access to work, school, health services and shops. However some people without cars, particularly the elderly, young and those on low incomes, cannot access these services. Most residential development is directed, via planning policies, towards the towns. Figures indicate that this policy approach is having an impact on reducing the need for local travel.

We also have to consider reducing the use of the car by promoting cycling,

walking and the use of public transport. All major employers could look at ways of encouraging their workforce to consider such "sustainable" means of transport, and even car sharing. Tourists should be encouraged to consider using public transport or cycle to explore the area, especially in the rural areas where it is often the environmental quality that is the attraction.

Highway access and capacity

Traffic generation should not have a negative impact upon quality of life, the character of the area, and the environment. It is important to consider the level of traffic likely to be generated in relation to the capacity of the existing highway network. Development should not be permitted if it exceeds the capacity of the road network or if the level of traffic generated would harm the character of the surrounding area. A policy in the Local Development Framework will set out the requirements.

When designing road access to development schemes, it needs to be safe and convenient. Where the access requirements will add individually or cumulatively to the need for further provision, it may be appropriate for developers to make a contribution.

Development Control Policies - Issues and

Traffic and Transport

Car parking

The availability of car parking is one of the main factors that affect whether people choose to travel by car. Government Guidance (in PPG13 and PPG3) and policy in the draft East of England Panel Report requires that car parking standards are set out in the Local Development Framework. These should be maximum standards to prevent over provision and to encourage people to use more sustainable forms of transport.

Because of the rural nature of large parts of the District and social and economic circumstances, a flexible approach to the setting of maximum parking levels may be required at the local level. This should be based upon location, land use type and accessibility. In Lowestoft Town Centre and the market towns where there is good access by non-car modes of transport, the Council could seek parking provision for non-residential developments below the Government's maximum parking standard, while in areas that are less accessible a relaxation of standards may be required.

The interim local plan advises that development will only be permitted where it is in accordance with Suffolk's Advisory Parking Standards. For housing in the main urban areas and locations where access to public transport is good. This is a maximum of 1 space per dwelling. Where an urban location has poor off peak public transport services a maximum of two spaces per dwelling is appropriate. In rural or suburban locations where services are poor a maximum of two spaces for three bedroom properties and a maximum of three spaces for four bedroom properties is appropriate.

26. What parking provision should the Council require from new residential developments?

Sustainability Appraisal Summary

	Comparison of Options			
	Option 1 – Suffolk's Parking Standards	Option 2 – More provision in rural areas	Option 2 – Less provision in town centres	Option 3 – Do nothing
Social Objectives	-	+	+	+
Environmental Objectives	++	-	+	--
Economic Objectives	0	0	0	0

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Using Suffolk's Advisory Parking Standards, Option 1 could have a minor negative impact on people's satisfaction with their neighbourhood as it may reduce access to services and facilities in some rural and suburban areas creating social exclusion. Option 3 could have a positive impact on people's satisfaction with their neighbourhood as traffic is reduced. Option 2 and Option 4 (do nothing) are also likely to have a positive impact as more parking provision would allow greater car ownership and better access to services and facilities by car.

Environmental Impact: Option 1, could have a major positive impact upon the environment reducing car journeys and CO² emissions. Option 2 is likely to have a minor positive impact. Option 3 could have a minor positive impact and Option 4 (do nothing), is likely to have a major negative impact as it could increase car-parking provision to meet market demand. This would reduce housing density to provide parking spaces and increase the demand for greenfield land. It would also encourage travel by car.

Economic Impact: Options 1, 2, 3 and 4 are unlikely to have any significant impact upon the economy.

Options

Travel Plans

To reduce the reliance on the car and encourage public transport, cycling and walking, the Government wants to encourage the use of travel plans for developments with significant transport implications. Such plans should assess reductions in car usage, security for pedestrians and cyclists and more environmentally friendly delivery and freight movements. A Travel Plan can also help address a particular local traffic problem associated with a planning application, which might otherwise have to be refused on local traffic grounds.

The interim local plan requires travel plans for major-non residential developments.

27. Should the Council continue to require travel plans for major non-residential developments?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Travel Plan	Option 2 – Do nothing
Social Objectives	+	-
Environmental Objectives	++	--
Economic Objectives	+	--

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 is likely to encourage more sustainable forms of transport including walking and cycling which would improve the health of the population and people's satisfaction with their neighbourhood. Option 2, (do nothing) is more likely to increase the dependency on the car to access services and facilities. This may increase social exclusion for households without cars.

Environmental Impact: Option 1, could have a major positive impact upon the environment reducing the use of the car and CO² emissions. Option 2, (do nothing) is likely to increase car dependency having a major negative impact upon the environment.

Economic Impact: Option 1, could help to encourage accessibility to work by public transport, walking and cycling. Option 2, (do nothing) is less likely to encourage sustainable forms of transport.

Provision for cycling and walking

Government guidance also requires development schemes to make adequate provision for footpaths and cycle routes that link to services and facilities, or access into the countryside. The draft East of England Plan encourages walking and cycling provision.



“Make cycling safer” - Lowestoft

The interim local plan encourages walking and cycling by only allowing development where provision has been made for access to/from the site by non-car modes of transport. It also requires developers to provide cycle parking in accordance with Suffolk Advisory Parking Standards.

The Local Development Framework will need to include policies to encourage walking and cycling in new developments and through the creation of new routes and links and the protection and enhancement of existing routes.

Development Control Policies - Issues and

Employment



EMPLOYMENT

Unemployment in the District has been stubbornly high for some time. In March 2006 it was 3.7% compared with a Suffolk rate of 2.1% and a national rate of 2.7%. The Harbour and Kirkley areas of Lowestoft continue to have the highest unemployment in Waveney, with the lowest unemployment being in the wards of Worlingham, Wainford and The Saints.

The draft East of England Plan Panel Report requires local development documents to include policies to secure the growth of 5,000 jobs from 2001 to 2021 to enable urban renaissance, economic regeneration, social inclusion and rural diversification.

The Waveney Core Strategy sets out the objective to achieve the job growth target through policies in the Local Development Documents. The Development Control Policy Document and Site Specific Allocations Document will include policies to protect existing employment land, provide additional land and allow for the development of other opportunities at a scale and character, in accordance with the settlement strategy.

loss of employment land in Waveney (light industrial, general industrial, storage and distribution). This has been mainly due to the loss of employment land for 'other uses'. Over the last year however the rate of take-up has been increasing and this possibly reflects current high levels of demand for land. The District Council commissioned an Employment Land Study to assess both the demand and supply of land in Waveney, to help meet future needs. The study shows that the majority of sites are still required to provide a range of premises. It is therefore essential that these sites are protected for employment uses. However, there are some semi-retail uses, such as car showrooms, tyre and exhaust centres and similar uses that are not suitable in town centres due to their size and characteristics. To date they have usually been accommodated on industrial estates. This can cause traffic conflict between heavy goods vehicles and car traffic. These 'other uses' may therefore be more appropriately located on the main road frontages of industrial areas.

28. Do you agree that 'other uses' could be more acceptable if they are located on the main road frontages of industrial areas?

'Other uses' on employment land

Between 2002-2004 there has been a net

Options

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Allow semi-retail uses on road frontages within employment areas	Option 2 – Do nothing
Social Objectives	+	-
Environmental Objectives	+	-
Economic Objectives	+	--

Key: ++ Major positive + Minor positive - Minor negative
 -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 is likely to have a positive social impact improving people's satisfaction with the location of different uses on industrial areas. Option 2 (do nothing) could result in conflict between different uses.

Environmental Impact: Option 1, could have a minor positive impact upon the environment reducing the need for additional greenfield land for semi-retail uses. Option 2 (do nothing), is likely to have a negative impact on the environment as greenfield land could be required for semi-retail uses.

Economic Impact: Option 1, could encourage economic growth. Option 2 (do nothing), is likely to have a major negative economic impact as this is likely to cause traffic conflict if semi retail uses are allowed within employment areas.

Re-use and adaption of buildings in the countryside

There is a large stock of farm and other buildings in the countryside. The re-use of buildings can not only assist in the diversification of the rural economy but also reduce the demand for new buildings and the loss of agricultural land. The creation of local employment is a Council priority.

Government guidance (in Planning Policy

Statement 7) encourages the re-use of existing buildings in the countryside for business purposes, and states that Local Development Frameworks should include criteria-based policies against which proposals for the re-use of rural buildings can be assessed. On the basis of PPS7 it is suggested we should develop a policy which requires that:

- The character of any buildings of historic or visual interest is conserved
- There are no adverse impacts on wildlife
- Schemes are an appropriate scale to their rural surroundings (in terms of visual impact and nature of traffic generated).
- Schemes do not involve a significant increase in the scale of the built development.
- Schemes are limited to situations where the building is substantially intact.

Government guidance is clear that business use of rural buildings is preferable to conversion to housing. Residential conversion can cause more harm to the buildings and conflicts with the objective to limit residential development in the countryside. However in some circumstances it may be acceptable. An exceptions policy could be included in this document. This could allow residential development where

- Business use is not viable; or
- Where there is no business demand
- Where business use would generate an inappropriate level of vehicular movements.

Development Control Policies - Issues and

TOURISM

29. Should the Council allow residential development in rural buildings in some cases?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Residential Conversions	Option 2 – Do nothing
Social Objectives	+	-
Environmental Objectives	+	--
Economic Objectives	0	-

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 could have a minor positive impact with additional housing supporting the local economy. Option 2 (do nothing) may not support the local economy and improve people's satisfaction with their neighbourhoods.

Environmental Impact: Option 1, could have a minor positive impact upon the environment reducing the need for additional greenfield land for housing, however it would increase car journeys as many rural buildings are not in sustainable locations therefore increasing CO² emissions. Option 2, is likely to have a negative impact on the environment as it would increase the need for greenfield land for housing development.

Economic Impact: Option 1, could encourage economic growth with additional housing supporting local services. Option 2, would not.

Options



TOURISM

National and regional policies recognise that tourism and leisure activities are vital to many rural economies. The Government supports the growth of tourism where it does not harm the character of the countryside, villages or towns, taking account of issues such as traffic generation. The tourist industry is worth approximately £150m to Waveney's local economy (2004) and supports almost 10% of all jobs in the District. Despite the role tourism plays in the local economy for Lowestoft and Southwold and increasingly the market towns, these figures are still relatively low and need to be improved upon.

The draft East of England Plan highlights the need to develop a more diverse tourism industry in Waveney as a means of improving the economy and providing further employment opportunities. Exploiting the high quality built and natural environment and proximity to the Broads and wildlife is encouraged as well as continued support for the seaside holiday.

A balance needs to be found between encouraging tourism use and protecting the natural and cultural assets on which it is based.

Permanent Holiday Accommodation

To support the local economy the interim local plan permits some tourism uses outside of Lowestoft, the market towns and larger villages with physical limits.

It is recommended that proposals for new or extensions to holiday accommodation are restricted to:

- Locations in or adjacent to existing towns and villages.
- Sites being well contained within the landscape.
- Sites not being situated in the AONB, Heritage Coast, areas of high landscape value, or land detrimental to these areas or prone to flooding or coastal erosion.
- The conversion of suitable existing rural buildings (see proposed criteria for re-use and adaptation of buildings in the countryside).

30. Do you agree with the criteria above for assessing new or extensions to holiday accommodation?

Development Control Policies - Issues and

Retail, Leisure and Office Development

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 - Holiday accommodation	Option 2 - Do nothing
Social Objectives	+	--
Environmental Objectives	--	--
Economic Objectives	++	++

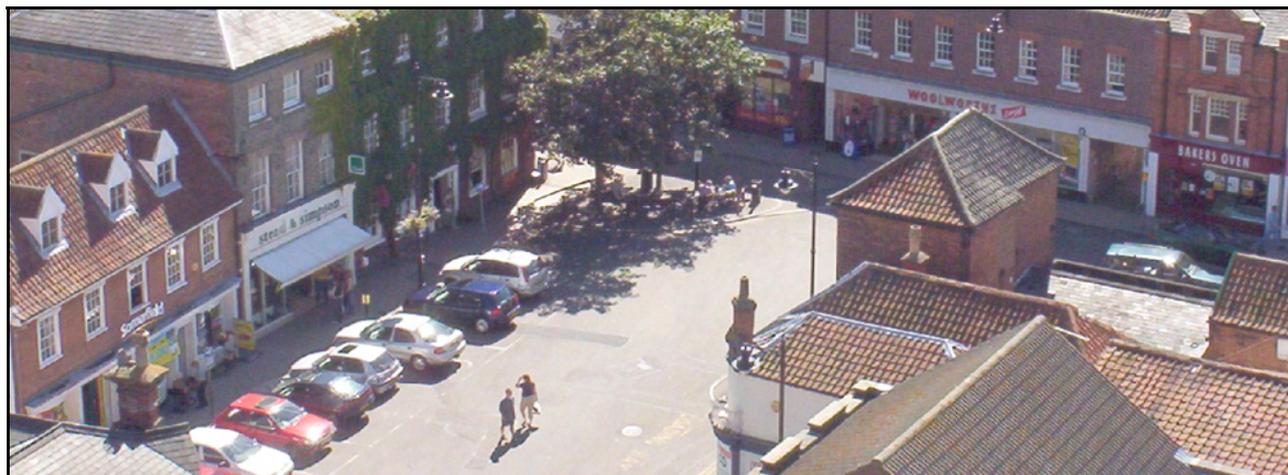
Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1, locating holiday accommodation adjacent to towns and villages is likely to increase access to services and facilities. Option 2 (do nothing) could allow holiday accommodation in less sustainable locations.

Environmental Impact: Option 1, is likely to have a negative impact upon the environment increasing the use of greenfield or agricultural land for development, it could also have a negative impact upon the landscape. Option 2 (do nothing) could have a major negative impact upon the environment, as development is located in less sustainable locations increasing the use of the car.

Economic Impact: Option 1, and Option 2 would both have a major positive impact upon the local economy encouraging economic growth.

Options



RETAIL, LEISURE AND OFFICE DEVELOPMENT

Types of Centres and Boundaries

Government and regional policies say that new shops should be located mainly in existing town centres. The draft East of England Plan sees thriving towns as fundamental to sustainable development, as central locations provide hubs for a range of services and facilities with good access to public transport.

Government guidance (In PPS6, 2005) requires local development documents to identify the centres within their areas where development will be focussed and define the areas on the proposals map. Policy CS11 of the Core Strategy identifies the main town centres of Lowestoft, Beccles, Bungay, Halesworth and Southwold as the preference for retail, leisure and office use followed by the district centres of Kirkley (London Road South) and Oulton Broad (Bridge Road). Government guidance directs major proposals to these centres in the first instance. Should no opportunities be available then sites adjoining and then elsewhere will be considered as part of a sequential approach.

The existing local plan town centre and primary shopping area boundaries have

worked well in focusing town centre uses within specific parts of the towns. The Council have included these areas in the map book for review. In Lowestoft, the Council need to consider whether the town centre and primary shopping area boundaries should be reviewed to take into account the proposed town centre mixed uses in the emerging Area Action Plan for Lake Lothing.

31. Do you agree with the boundaries identified on the maps? If not where else should be included or deleted?

Sustainability Appraisal Summary

	Comparison of Options	
	Option 1 – Town centre policy	Option 2- Do nothing
Social Objectives	++	--
Environmental Objectives	++	--
Economic Objectives	++	--

Key: ++ Major positive + Minor positive - Minor negative -- Major negative 0 Neutral Effect ? Uncertain effect

Social Impact: Option 1 is likely to have a major positive impact revitalising the town centres of Lowestoft and the market towns and improving people's satisfaction with their environment. Option 2 (do nothing) could have the opposite effect having a major negative impact.

Development Control Policies - Issues and

Retail, Leisure and Office Development

Environmental Impact: Option 1, is likely to have a major positive impact on the environment, as leisure, retail and office uses are located in accessible locations. Option 2, could have a major negative environmental impact as town centre uses could be located on greenfield land in less sustainable locations increasing car journeys and CO² emissions.

Economic Impact: Option 1, is likely to have a positive economic impact revitalising town centres. Option 2, (do nothing) could have a major negative economic impact.

APPENDIX 1

Taking account of other plans and strategies

National planning guidance

The LDF must be consistent with national planning policy guidance. Policies and proposals need to be in accordance with the Government's Planning Policy Statements on a range of topics. The Government has produced Planning Policy Guidance on a range of different topics, which are currently being re-issued as Planning Policy Statements. A list of the key relevant national planning policy documents is set out below. Key policies in these documents are discussed in the topic sections in this Issues and Options Paper. The full text of the documents are on the Government's website at www.communities.gov.uk

No.	Title	Date
PPS1	General Policy and Principles	2005
PPS2	Green Belts	1995
PPG3	Housing	2000
Draft PPS3	Housing	2006
PPG4	Industrial and Commercial Development and Small Firms	1992
PPS6	Town Centres and Retail Development	2005
PPS7	Sustainable Development in Rural Areas	2004
PPG8	Telecommunications	2001
PPS9	Nature Conservation	2004
PPS12	Local Development Frameworks	2004
PPG13	Transport	2002
PPG15	Planning and the Historic Environment	1994
PPG16	Archaeology and Planning	1990
PPG17	Planning for Open Space, Sport & Recreation	2002
PPS22	Renewable energy	2004
PPS23	Planning and Pollution Control	1993
PPG24	Planning and Noise	1994
PPG25	Development and Flood Risk	2001

Regional Spatial Strategy

The Local Development Documents also need to be in general conformity with the Regional Spatial Strategy for the Eastern Region (RSS14) commonly known as the East of England Plan. The draft East of England Plan (December 2004) sets out strategic planning policies for the future development of the region and forms part of the development plan for Waveney. It provides general guidance about how development should take

Development Control Policies - Issues and

place in the region as a whole. It also sets housing provision for each District and job growth targets for parts of the Region.

The East of England Plan also sets out a strategy for the sub region of Lowestoft and Great Yarmouth. The Lowestoft and Great Yarmouth areas are identified as priority areas for regeneration.

A copy of the report of the panel was published in June 2006 and the proposed modifications are due to be published in late 2006. Policies in the draft East of England Plan (produced in 2004) are discussed in the topic sections in this Issues and Options Paper. A full version of the draft plan can be found on the Regional Assembly website at www.eera.gov.uk

In the meantime the District Council will also need to take account of policies in the Suffolk Structure Plan (2001). This document was produced by the County Council, and will be replaced in the new planning system by the East of England Plan. It sets out strategic policies for the county up to the year 2016. A full version of the Structure Plan can be found on the County Council's website www.suffolkcc.gov.uk

Other Strategies and Plans

The LDF also needs to take account of the strategies of the District Council and other organisations, where these have implications for the use of land - for example, the Community Strategy, the Local Transport Plan, and strategies produced by groups such as the Police, the Health Authority, the Education Authority and Housing Associations.

The Waveney Community Strategy was first prepared in 2002. It has 11 ambitions all aimed at improving the social, economic and environmental well being of the District. It is being implemented through the Local Strategic Partnership, a cross section of service providers, the business community and the voluntary sector. This Strategy is currently being reviewed. Waveney's Sustainable Community Strategy - '2020 Vision' Discussion Document was approved by the Local Strategic Partnership in April 2006, for on-going consultation throughout 2006. The discussion document takes into account the earlier joint consultation with the Core Strategy on Issues and Options at the end of 2005. The priorities and targets of the Local Area Agreement; an agreement between Government and the authorities that comprise Suffolk are also important, as is progress towards addressing common areas of need with Great Yarmouth. A draft vision has been developed for the Community Strategy and is shared with the Core Strategy. The discussion document is currently focused around the 4 themes of the Local Area Agreement of:

- Children and Young People
- Safer, Stronger and Sustainable Communities
- Healthier Communities and Older People
- Economic Development and Enterprise

Other strategies which will feed into the development of the Development Control Policy Document are set out in the table below, this list is not exhaustive, but includes documents which could potentially have an important influence. For further details of these documents, please see the District Council and the County Council's websites.

Options

Strategy document	Produced by
Housing Strategy (2004)	Waveney District Council
Sub-Regional Housing Strategy (October 2004)	Great Yarmouth Borough Council and Waveney District Council
Crime and Disorder reduction Partnership Strategy 2005-2008	Waveney District Council. Suffolk County Council. Suffolk Constabulary, Primary Care Trust, Suffolk Police and Suffolk Fire and Rescue Service.
Cultural Strategy (2006)	Waveney District Council
Tourism Strategy (2006)	Waveney District Council
Local Transport Plan (2006-2011)	Suffolk County Council

Background studies

In preparing the LDF a range of 'evidence gathering' has been undertaken to ensure the documents have a robust basis. Some of the key background documents, which will inform the preparation of the Development Control Policies DPD are listed in the table below.

Title
Sustainability Appraisal Draft Scoping Report (August 2006)
Housing Market Assessment - due for completion April 2007
Local Development Framework Annual Monitoring Report (2005)
Open Space Needs Assessment (July 2006)
Employment Land Study (Jan 2006)
Retail and Leisure Study (August 2006)

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APPENDIX 2

Sustainability Appraisal Objectives

Social objectives

- To improve the health of the population overall
- To maintain and improve levels of education and skills in the population overall
- To reduce crime and anti-social activity
- To reduce poverty and social exclusion
- To improve access to key services for all sectors of the population
- To offer everybody the opportunity for rewarding and satisfying employment
- To meet the housing requirements of the whole community
- To improve the quality of where people live and to encourage community participation

Environmental Objectives

- To improve water and air quality
- To conserve soil resources and quality
- To use water and mineral resources efficiently, and re-use and recycle where possible
- To reduce waste
- To reduce the effects of traffic on the environment
- To reduce contributions to climate change
- To reduce vulnerability to climatic events
- To conserve and enhance biodiversity
- To conserve and where appropriate enhance areas of historical and archaeological importance
- To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

Economic Objectives

- To achieve sustainable levels of prosperity and economic growth throughout the plan area
- To revitalise town centres
- To encourage efficient patterns of movement in support of economic growth
- To encourage and accommodate both indigenous and inward investment

GLOSSARY

Affordable Housing – Housing that is provided, with subsidy, for people who are unable to resolve their housing needs in the local private sector market because of the relationship between housing costs and incomes. (Housing Needs Survey, 2000).

Area Action Plans – These are used to provide a planning framework for areas of change or conservation. They are part of the Development Plan. 1st East, the Urban Regeneration Company for Great Yarmouth and Lowestoft, is currently preparing an Area Action Plan for the Lake Lothing area in Lowestoft.

Area of Outstanding Natural Beauty (AONB) – Environmentally sensitive land designated under the National Parks and Access to the Countryside Act 1949 for its special landscape value. The Suffolk Coast and Heaths AONB was confirmed in 1970 by the Countryside Commission to protect the high landscape quality of the area for future generations. Suffolk Coast and Heaths is one of the 41 AONBs which cover 15% of England and Wales.

Brownfield Land – See previously developed land.

BREEAM – The Building Research Establishment's Environmental Assessment Method is used to assess the environmental performance of both new and existing buildings.

Community Strategy – This is a requirement of the Local Government Act 2000. The Strategy aims to improve the economic, environmental and social well-being of the area. Through the preparation of the Community Strategy the local authority is expected to co-ordinate the activities of other public, private and voluntary and community bodies. Responsibility for the preparation of the Strategy may be passed to the Local Strategic Partnership. This group consists of a partnership of service providers, the private sector and voluntary and community groups. The intention is that local needs will be met in a co-ordinated and "joined up" way.

Conservation Area – An area, designated by a local authority, of special architectural or historic interest within towns and villages, which has been given special status to ensure its protection and enhancement.

Core Development Control policies – These contain the criteria for determining planning applications.

County Wildlife Site – Areas of county-wide wildlife interest as defined using the following criteria:

- 'Woodland sites are selected using a number of criteria; ancient status, well developed structure and diverse ground flora;
- Grasslands are selected on the basis of unimproved status, floral diversity and presence of rarities;
- Other habitats which are regionally or nationally scarce, e.g. heathland, vegetable shingle or open water are also represented;
- Any sites which support a population of one or more species listed in Schedule 5 or 8 of the Wildlife and Countryside Act or the Red Data book are included.'

Taken from 'A Register of County Wildlife Sites in Suffolk' (1991 and updates), compiled

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by Suffolk Wildlife Trust and Suffolk County Council.

Core strategy – A Development Plan Document setting out the spatial vision and objectives and strategy of the planning framework for an area, having regard to the Community Strategy (see also DPDs).

Density – In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare. Net housing density excludes for example structural landscaping

Design and Access Statement – Design and access statements will accompany outline applications. It will clearly explain and justify the design and access principles that will be used to develop future details of the scheme. Such information will help community involvement and informed decision making.

Development – Defined in Section 55 (1) of the Town and Country Planning Act 1990 as ‘the carrying out of building, engineering, mining and other operations in, on, over or under land, or the making of any material change in the use of any buildings or land’.

Economic Development – Development that creates new, or safeguards existing jobs.

Evidence Base Information and data gathered by the Council to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Flood Risk Assessment – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. A strategic flood risk assessment will be carried out for Waveney. Some sites may need specific flood risk assessments.

Floodzone – Areas of flood risk identified by the Environment Agency - High Risk (Zone 3) Low to Medium Risk (Zone 2), Low Risk (Zone 1).

Greenfield – Land which has not been previously developed i.e. fields, woods, meadows, or land that has no recent history of development.

Heritage (built and architectural) – A term used to refer to the historical, architectural and archaeological features, buildings and monuments that are of local, regional or national interest.

Heritage Coast – An area of coastline protected and promoted by the Countryside Agency in association with local authorities for the enjoyment of the coast whilst protecting its natural beauty, nationally important wildlife and Landscape features and improving the quality of inshore waters and beaches.

ICNIRP – International Commission on Non-Ionizing Radiation Protection.

Listed Building – A building or structure designated by the Secretary of State for the

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Department of Culture, Media, and Sport as being of special architectural or historical interest.

Local Development Documents – The collective term used in the Planning and Compulsory Purchase Act 2004 for Development Plan documents, Supplementary Planning Documents and the Statement of Community Involvement, Local Development Scheme and the Annual Monitoring Report.

Local Development Framework – The name for the portfolio of documents making up the Framework, which will provide the spatial planning strategy for a local authority area. It consists of the Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme, and Annual Monitoring Reports.

Local Plans – Local Plans are being superseded by Local Development Frameworks. Local Plans are documents which set out the local planning policy regime for the local authority area. They include the allocation of land for specific purposes as well as policies to control development. They form part of the development plan alongside the Structure Plan.

Mixed Use Development – A term used to refer to a variety of types of development on a particular site.

Open Space – All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They can also act as a visual amenity and a haven for wildlife.

Other Rural Settlements – According to the draft East of England Plan, the main challenges of these other rural settlements are in securing small scale employment opportunities, supporting the needs of agriculture, improving public transport access to higher order centres, providing affordable housing for local needs and supporting the sustainability of local services as identified in community led appraisals

Planning Obligations and Agreements – A legal agreement between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken or contributions made to the provision of infrastructure or facilities, for example the provision of highways. Sometimes called a “section 106” agreement.

Planning Policy Guidance Note (PPG) – National policy guidelines issued by the Office of the Deputy Prime Minister (ODPM) on a range of subjects affecting the use and development of land.

Planning Policy Statements (PPS) – Statements of government’s national policies on a range of topics. These are gradually being replaced by Planning Policy Guidance Notes.

PPS1 Delivering Sustainable Development – This sets out the Government’s overarching planning policies on the delivery of sustainable development through

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the planning system.

PPS6 Planning for Town Centres – The Government's key objective for town centres is to promote their vitality and viability by planning for the growth and development of existing centres, promote and enhance the existing centres by focusing development in such centres, and encouraging a wide range of services in a good environment that are accessible to all.

PPS7 Sustainable Development in Rural Area – Sets out the Government's planning policies for rural areas.

PPS9 Biodiversity and Geological Conservation – Sets out planning policies on protection of biodiversity and geological conservation through the planning system.

PPS22 Renewable Energy – sets out the Government's policies for renewable energy, which planning authorities should have regard to when preparing local development documents and when taking planning decisions.

PPG3 Housing – The PPG includes a statement on the Government's housing objectives based on the "plan, monitor and manage" approach to housing provision.

PPG13 Transport – This PPG's objectives are to integrate planning and transport at the national, regional, strategic and local level and to promote more sustainable transport choices both for carrying people and moving freight.

PPG15 Planning and the Historic Environment – Provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment.

PPG16 Archaeology and Planning – Sets out Government policy on archaeological remains on land, and how they should be preserved or recorded both in an urban setting and in the countryside.

PPG17 Planning for Open Space Sports and Recreation – Sets out the policies needed to be taken into account for local planning authorities in the preparation of development plans.

PPG25 Development and Flood Risk – Explains how flood risk should be considered at all stages of the plan and development process in order to reduce future damage to property and loss of life.

Previously Developed Land (PDL) – Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the developed land. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. The definition excludes land and buildings either actively or previously used for agricultural or forestry

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purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments – even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously-developed but where either the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings) or there is a clear reason that could outweigh the re-use of the site – such as its contribution to nature conservation – or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment. (Source: Draft PPS3 Housing)

Protected Species – Plants and animal species afforded protection under certain Acts of Law and Regulations.

Regional Spatial Strategies – These set out the region's policies in relation to the development and use of land. It forms part of the statutory development plan. "Spatial planning" here means taking a broader remit than land use planning. It includes taking into account the environmental, social and economic implications of land use. It requires for example the need to have regard to the strategies and plans of a wide range of different bodies and agencies.

Regeneration – Regeneration centres on the physical development of land, buildings and new transport systems. It also seeks to capture and maximise benefits for the people through economic and social regeneration in terms of skills, social and economic inclusion, prosperity, education, housing, health, community development and the environment. It is closely aligned to neighbourhood renewal.

Renewable Energy – Energy produced from a sustainable source that avoids depletion of the earth's finite natural resources, such as oil or gas. Sources include energy from sun, wind, hydro-power, ocean energy, biomass.

Section 106 Agreement – A legal agreement under section 106 of the 1990 Town & Country Planning Act. See also: Planning Obligations and Agreements.

Site of Special Scientific Interest (SSSI) – A site identified under the Wildlife and Countryside Act 1981 (as incorporated in the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

Supplementary Planning Documents – These provide additional information about a policy in a Development Plan document e.g. a development brief for a specific site. They do not form part of the Development Plan.

Sustainability Appraisal – A tool for appraising policies to ensure that they reflect sustainable development objectives. An Appraisal is required in the legislation for all development plan documents. The Government has defined wide ranging objectives for sustainable development as including: social progress that meets the needs of everyone, effective protection of the environment, prudent use of

natural resources and the maintenance of high and stable levels of economic growth and employment. Thus we can see that sustainable development includes economic and social influences. The Sustainable Appraisal process takes into account the Strategic Environmental Assessment required by the EU.

Sustainable Communities – ODPM defines them as ‘places where people want to live and work, now and in the future’. Communities that are more sustainable will generally mean providing a range of homes, jobs and facilities that enables people to meet more of their needs locally without the need to make long journeys by private transport.

Tests of Soundness – Statutory Local Development Documents are subject to an Examination in Public by an Inspector appointed by the Secretary of State. The purpose of the Examination is to assess whether the document is ‘sound’. This means that those who wish to make a representation seeking a change to the document will need to show how that document is unsound and what needs to be done to make it sound. In order to assess this, the Inspector will assess the document against certain ‘Tests of Soundness’. The purpose is to ensure that the whole plan is ‘sound’ in relation to all the legal and policy criteria it has to meet.

Town and Country Planning Regulations 2004 – These are the Regulations which govern the preparation of the Local Development Framework Documents.

Tree Preservation Order (TPO) – A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.

Travel Plan (sometimes called a ‘green travel’ or ‘commuter’ plan) – A travel plan aims to promote sustainable travel choices (for example cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion & road safety. Travel Plans can be required when granting planning permission.

Underused Land – Previously developed land that is in use but could be used or developed at a higher density or intensity.

Urban Regeneration Company (URC) – A private company set up specifically to promote the regeneration of a particular geographical area. Such companies are designated by the Office of Deputy Prime Minister and the Department of Trade and Industry. Representatives from the local authorities, community and private sector make up a Board of Directors. The URC will appoint its own staff who will deliver a masterplan for the area.

Windfall Site – A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan.

If you would like this Local Development Framework Document in another language, large print, Braille or audio format, please telephone 01502 523029 or email planningpolicy@waveney.gov.uk

Portuguese

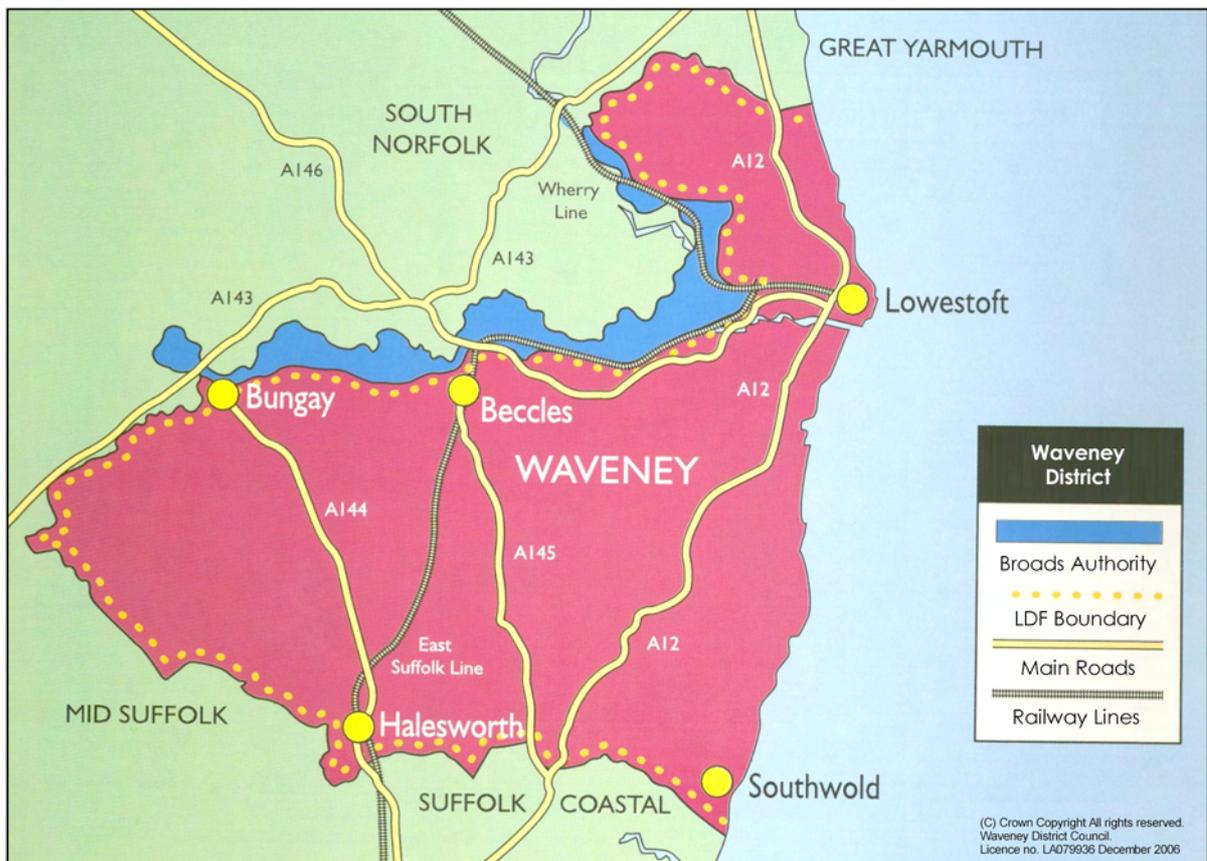
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Chinese

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Hindi

अगर आप इस स्था नी यपि का सके सं धार का दस्ता वे जदू सरे भा षा मे चा हते हो या उसे वडे अक्ष र, ब्रे ल या श्र वण के मा ध्य म से हा सि ल करना चा हते हो तो क प या 01502 523029 पर सं पर्क कि जी ए ।



Waveney District Council, Planning Policy, Town Hall,
High Street, Lowestoft, Suffolk NR32 1HS

Telephone: 01502 523029

Email: planningpolicy@waveney.gov.uk

Website: www.waveney.gov.uk