Seeking Your Views on Further Preferred Sites for Future Development

Site Specific Allocations
Development Plan Document – Further Preferred Options

Consultation Period 9th October 2009 – 6th November 2009

www.consult.waveney.gov.uk
Response Form

Seeking Your Views on the Further Preferred Sites for Future Development

Site Specific Allocations Further Preferred Options
4 Week Consultation Period from 9th October 2009 to 6th November 2009

This form can also be completed online at www.consult.waveney.gov.uk

We would welcome your comments on the further preferred sites for future development.
In particular:
1. Whether you support the preferred sites identified for inclusion in the Site Specific Allocations document.
2. The suggested policy requirements that will dictate how each site is developed.
3. Whether you think any other site(s) would be a better alternative and if so why.

<table>
<thead>
<tr>
<th>Site Number (where relevant)</th>
<th>Your Comments</th>
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<td>Site Number (where relevant)</td>
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|                             |              | (please continue on a separate sheet if necessary)

Thank you for your comments.

**Your Details:**

Name: ……………………………………………………………………………………………………………

Organisation (if applicable): ……………………………………………… …………………………………...

Address: …………………………………………………………………………………………………………

Postcode: …………………………………………………………………………………………………………

Email: ……………………………………………………………………………………………………………

If you **do not** wish to be kept informed on the progress of the Site Specific Allocations document, please tick this box ☐

It would be helpful if you could complete the following optional section. This information will be strictly confidential and used only for monitoring purposes.

Gender:  ☐ Male  ☐ Female

Age:  ☐ 15 or under  ☐ 16-24  ☐ 25-44  ☐ 45-64  ☐ 65-74  ☐ 75+

Which of these groups do you belong to?

☐ White British  ☐ Asian or Asian British  ☐ Mixed

☐ Black or Black British  ☐ Other (please specify) …………………………………..

Do you consider yourself to have a disability?

☐ Yes  ☐ No

**Data Protection Statement:** The information you have supplied may be processed by computer or form the basis of manual records. Waveney District Council will use the data for purposes relevant to the preparation of Local Development Frameworks under the Planning and Compulsory Purchase Act 2004 and for no other purposes.

Comments cannot be kept confidential.

Please return this form using the pre-paid envelope provided. Alternatively, send the completed form to FREEPOST RLYC-ZAYX-LXEL, Waveney District Council, Planning Policy, Town Hall, High Street, Lowestoft, Suffolk NR32 1HS.
<table>
<thead>
<tr>
<th>Contents</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>Introduction</strong></td>
<td></td>
</tr>
<tr>
<td>The Purpose of this document</td>
<td>1</td>
</tr>
<tr>
<td>Background to the Plan Making Process</td>
<td>1</td>
</tr>
<tr>
<td>Preferred Sites</td>
<td>2</td>
</tr>
<tr>
<td>Sustainability Appraisal</td>
<td>3</td>
</tr>
<tr>
<td>Next Steps</td>
<td>3</td>
</tr>
<tr>
<td>2. <strong>All Sites Suggested – Summary Analysis</strong></td>
<td></td>
</tr>
<tr>
<td>3. <strong>Preferred Sites</strong></td>
<td>5</td>
</tr>
<tr>
<td>Site 151C – Part Oakes Farm, Beccles Road, Carlton Colville</td>
<td>5</td>
</tr>
<tr>
<td>Site 215 – Normanshurst Fire Station, Normanston Drive, Lowestoft</td>
<td>8</td>
</tr>
<tr>
<td>Sustainability Appraisal Summaries for Further Sites</td>
<td>10</td>
</tr>
<tr>
<td>4. <strong>Alternative Suggested Sites Not Recommended to be Taken Forward</strong></td>
<td></td>
</tr>
<tr>
<td>Alternative suggested sites maps</td>
<td>11</td>
</tr>
<tr>
<td>Sustainability Appraisal Summaries for Alternative Suggested Sites</td>
<td>12</td>
</tr>
</tbody>
</table>
1. Introduction

The Purpose of this Document
1.1 In December 2006 and July 2007 the Council carried out public consultation on a wide range of sites that had been suggested for future development. The Council assessed all of the suggested options and considered the responses received to these previous consultations. Further consultation on the preferred sites was carried out between November 2008 and January 2009 and the Council is currently assessing the responses received and the way forward.

1.2 Some alternative sites were received for consideration as a result of the last consultation and this document contains a table detailing all the additional sites put forward and whether they can be recommended to be progressed. It should be noted however that any school sites suggested for development do not form part of this document. It is anticipated that a number of school sites will become vacant as a result of school reorganisation, however proposals for their redevelopment or re-use will be considered site-by-site. Any planning applications received will be determined using policies in the adopted Core Strategy and Development Management Policies currently out for consultation.

1.3 In particular, this consultation document seeks your views on the Council's preferred site for a new sports and leisure area located on the edge of Carlton Colville and an additional housing site in central Lowestoft. It also seeks your views on suggested policy criteria to manage the way that both sites are developed.

Background to the Plan Making Process
1.4 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 November 1996) and the Waveney Interim Local Plan (May 2004).

1.5 A Local Development Framework is made up of several documents including:

- Local Development Scheme - Sets out the timetable for the preparation of the documents;
- Statement of Community Involvement - How the Council will involve the community on new planning policies and planning applications;
- Core Strategy - Overall vision and policies, at a fairly strategic level, to guide the general direction of future development in Waveney;
- Development Management Policies - Criteria for determining planning applications; including affordable housing, open space and renewable energy policies etc;
- Site Specific Allocations - Identify land for specific purposes such as housing, employment, shopping and community facilities;
- Area Action Plans - A focus for key areas for development or conservation.
For further information on the Local Development Framework please visit the Council’s website at www.waveney.gov.uk/LDF.

Preferred Sites
1.6 The Council is seeking to identify sites that offer the best solution to meet community needs, as identified in the Waveney Core Strategy (adopted January 2009). The Waveney Core Strategy sets down the spatial vision, objectives, spatial strategy and strategic policies for the future development of Waveney to 2021 (and to 2025 for housing). The Site Specific Allocations document seeks to deliver parts of the Core Strategy and needs to accord with the content of the Core Strategy.

1.7 Many of the sites suggested for development in earlier consultations have not been taken forward. Preferred choices have been based on consideration of alternative sites, their compliance with the Core Strategy policies, comments made through previous consultations, the views of statutory bodies such as the Environment Agency, site visits, sustainability appraisal and evidence bases.

1.8 Most development in the area will be focused within the physical limits of Lowestoft, as the main town in Waveney. Although it has been necessary to consider areas of greenfield land for playing pitches because no opportunities exist to accommodate this type of new development within the current town boundaries.

1.9 In Carlton Colville, an area of greenfield land on the edge of the settlement has been identified as a potential site for new sports and leisure facilities and associated uses. This site could provide the opportunity to reduce the sports facility deficiencies that were identified in the Waveney Playing Pitch Assessment (2002), for example by providing new football, cricket, athletics, tennis and rugby facilities. This site could provide a focus for improved sports facilities to meet the needs of the local community and a dedicated area for leisure uses. The previous consultation earlier this year identified two possible ‘preferred sites’ in Corton for sports provision, including the relocation and expansion of the Lowestoft and Yarmouth Rugby Club from Old Lane. Feedback from the consultation, including from landowners, has highlighted issues that make it difficult to progress either site. The site opportunities in north Lowestoft are limited and the site in Carlton Colville may provide an alternative for the Club.

1.10 The site identified for housing is located in Lowestoft and is the site of the Normanshurst Fire Station in Normanston Drive. A new fire station has been constructed in the south of the town and a single bay station is proposed for part of this site, the remainder of the site will become vacant. The remaining site would provide additional housing including a proportion of affordable units.

1.11 For both sites there is a site description, site assessment and suggested policy requirements specific to the implementation of each site. Reference is also made to who will deliver the site. For the housing site the potential number of dwellings and
the likely density per hectare (dph) are indicated. The maps included identify the further preferred sites and all those further sites the Council has considered but would like to rule out (except school sites as discussed above).

**Sustainability Appraisal**

1.12 Sustainability appraisal is an assessment of the potential significant social, environmental and economic impacts of development and forms an integral part of the plan making process. It ensures that all policies and proposals are prepared with a view to contributing to the achievement of sustainable development. To this end all sites have been subject to a sustainability appraisal to assist decision-making and identification of the most sustainable sites. Sustainability appraisal summaries are included in this document, with further information available on the Council’s website.

**Your views are sought on:**

1. Whether you support the sites identified for inclusion in the Site Specific Allocations document.
2. The suggested policy requirements that will dictate how each site is developed.
3. Whether you think any other site(s) would be a better alternative and if so why.

**Please send your comments by Friday 6th November 2009:**

Online at [www.consult.waveney.gov.uk](http://www.consult.waveney.gov.uk)

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

E-mail: planningpolicy@waveney.gov.uk
Telephone: 01502 523029

**Next Steps**

1.13 Following analysis of the responses to this consultation, a final version of the Site Specific Allocations Development Plan Document will be published, alongside Proposals Maps. This is currently anticipated to take place in February 2010. Feedback on all consultations will also be published at this time. There will then be a 6-week period of consultation to receive representations on the soundness of the document. At this stage the Council can only make minor changes to the document. Representations that would result in a significant change would need to be considered by the independent Planning Inspector when he or she examines the document. As part of the Examination there is likely to be a public hearing, which is expected to take place around October 2010. The Inspector’s binding report would then be prepared and the Council will need to make any required changes. Assuming the document has been found ‘sound’, it will then be adopted by the Council. It is currently anticipated that the Site Specific Allocations DPD will be adopted in February 2011.
## 2. All sites suggested – Summary Analysis

The table provides a summary analysis for all the additional sites (except school sites) suggested for development.

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Site Location</th>
<th>Site put forward by:</th>
<th>Suggested use for consideration</th>
<th>Recommended to be progressed?</th>
<th>Reason for recommendation (The Waveney Core Strategy and its policies can be viewed online <a href="http://www.waveney.gov.uk">www.waveney.gov.uk</a>)</th>
</tr>
</thead>
<tbody>
<tr>
<td>151c</td>
<td>Part of land at Oakes Farm, off Beccles Road, Carlton Colville</td>
<td>Landowner/ Waveney District Council</td>
<td>Sports and leisure use</td>
<td>Yes</td>
<td>Edge of town location with relatively good access from residential areas. The suggested use will have limited impact on the landscape and provide improved sports facilities and associated leisure uses.</td>
</tr>
<tr>
<td>207</td>
<td>Land east of Beccles Road, Holton</td>
<td>Landowner</td>
<td>Housing</td>
<td>No</td>
<td>Not consistent with the Core Strategy – Greenfield land outside the built up area. Development would have an adverse impact on the landscape.</td>
</tr>
<tr>
<td>208</td>
<td>Land off Saxons Way, Halesworth</td>
<td>Developer</td>
<td>Leisure</td>
<td>No</td>
<td>Not consistent with the Core Strategy – Development would result in loss of Open Space and would be visually intrusive to the historic character of the locality.</td>
</tr>
<tr>
<td>209</td>
<td>Land east of Parkhill, Oulton</td>
<td>Landowner</td>
<td>Housing</td>
<td>No</td>
<td>Not consistent with the Core Strategy – Greenfield land outside the physical limits.</td>
</tr>
<tr>
<td>210</td>
<td>Land north of Green Lane, Reydon</td>
<td>Developer/ Landowner</td>
<td>Housing, Employment, Tourism use</td>
<td>No</td>
<td>Not consistent with the Core Strategy – Greenfield land outside the physical limits. Development would have an adverse impact on the landscape.</td>
</tr>
<tr>
<td>214</td>
<td>Land east of the A12, Corton</td>
<td>Other</td>
<td>Rugby pitches and club facilities/sports provision</td>
<td>No</td>
<td>Not consistent with the Core Strategy – Located in the open countryside with poor access from residential areas. Not well related to existing development. An essential part of a local farming business and landowner unwilling to sell.</td>
</tr>
<tr>
<td>215</td>
<td>Normanshurst Fire Station, Normanston Drive, Lowestoft</td>
<td>Suffolk County Council</td>
<td>Housing (30 dwellings)</td>
<td>Yes</td>
<td>Brownfield site with good access to services, facilities and public transport. Consistent with Core Strategy policies CS01 and CS11</td>
</tr>
</tbody>
</table>
3. Preferred Sites

Site 151c – Part of Oakes Farm, Off Beccles Road, Carlton Colville

Preferred use: Sports and Leisure
Site Area: 32.3ha

Site Description
3.1 Oakes Farm is a large area of arable farmland stretching from the western boundary of Carlton Colville along the southern edge of the A146. Mature hedges and trees cut across this site dividing it into large fields. A public footpath runs from Hedley Lane to Wood Lane through the site and there is an area of protected ancient woodland on the site. The main part of the site is relatively flat, although the land begins to undulate very gently towards the western edge. There are a few residential properties located on Hedley Lane and Beccles Road that directly abut the boundaries of the site. The main settlement of Carlton Colville is situated to the east.
3.2 Access to the site could be gained from the roundabout at the western end of Castleton Avenue where the route of the Carlton Colville/Barnby Bypass is protected. It is possible to walk or cycle to the site along existing pavements and cycle paths and bus stops are located nearby on Beccles Road.

Site Assessment

3.3 The site was originally put forward by the landowner as part of a much larger site for potential residential, leisure and commercial uses, but not taken forward due to its inappropriate scale and nature of development in this location. The need to provide an area for new sports fields and leisure facilities has now been reconsidered and this site could provide an opportunity for improved facilities and to meet deficiencies in sports provision for the Lowestoft area e.g. football, cricket, athletics, tennis and rugby.

3.4 Site 151c is a greenfield site on the edge of the town adjacent to existing residential areas of Carlton Colville. Development would not normally be permitted in this location as it would represent an unnecessary intrusion into the countryside, where the objective is to protect open countryside for its own sake. Although there would be some new buildings, the proposed development would mainly consist of sports pitches, and this use would maintain the open nature of the countryside, keeping the impact on the landscape to a minimum. The preferred use is therefore considered appropriate in this location, as an exception to normal policies, given the nature and cultural benefits of the development.

3.5 Developing site 151c for this use could provide improved sports facilities in an edge of town location with good access from Carlton Colville and reasonable access from residential areas of Lowestoft. A public right of way runs through the site and must be retained. Development of this site also provides the opportunity to create better linkages between existing cycle routes and extend the National Cycle Route west from Castleton Avenue through the site to Wood Lane.

3.6 The route of the protected route of the Carlton Colville/Barnby Bypass runs through the site. Although it is not clear if or when the new road will be constructed it will be important to ensure that this route remains protected, particularly by preventing new buildings along this route.

3.7 The Landscape Character Assessment recommended development associated with the growth of settlements such as Lowestoft should be sensitive to the wider rural character of the area, conserve views and avoid over exposed or lit settlement edges by using existing landform and field boundary vegetation to integrate.

3.8 The relatively flat nature of most of the site would seem to be well suited to sports pitches. The boundary planting of trees and hedgerows will need to be retained to prevent the development being exposed in the landscape. Buildings and lighting should therefore be designed to minimise this impact, with additional landscaping introduced where necessary.

3.9 The area is intensively farmed but there is a small area of ancient woodland (Carlton Grove) located on the site, which is a County Wildlife Site designated for its floristic value. Although the habitat is highly fragmented a bat survey at an appropriate time of year will be required if lighting is proposed. Field boundaries, ditches and vegetation should be retained to protect wildlife corridors.
3.10 From previous consultation on this site, the Archaeological Unit at Suffolk County Council noted that a post-consent archaeological condition would be required.

### Suggested Policy Requirements

The site should be developed in accordance with Core Strategy policies and the Development Management policies (currently out for consultation), plus the following specific criteria:

- Existing rights of way should be retained.
- A cycle route should be provided from Chapel Road through the site to link with Wood Lane.
- The route of the Carlton Colville/Barnby Bypass should be protected.
- The hedgerows, ditches and trees in and around the site should be retained, to maintain wildlife habitat and conserve landscape structure.
- Any floodlighting should be low impact.
- The main buildings and car parking should be located to the east of the site, with access from Chapel Road/Castleton Avenue roundabout.
- Buildings should be sympathetically designed to fit in with the landscape, with additional landscaping and planting if necessary to minimise intrusion in the landscape.
- A condition relating to archaeological investigation should be attached to any planning permission.
- Pitches should be located to minimise impact on neighbouring residential properties. Adequate landscaping should be provided along these boundaries.
- A buffer zone should be provided around the County Wildlife Site to prevent public access.
- If floodlighting is proposed a bat survey should be undertaken at an appropriate time of year prior to a planning application being submitted.

**Implementation:** Developer/Waveney District Council/Other
Site 215 – Site of Normanshurst Fire Station, Normanston Drive, Lowestoft

Preferred Use: Housing  
Site Area: 1.0ha  
Potential number of dwellings at 30 per hectare: 30

Site Description

3.11 Site 215 is located on Normanston Drive. It is currently occupied by the Fire Station and ancillary buildings, drill tower and large areas of car parking. The east and west boundaries of the site are screened by mature trees and the front of the site grassed with a wide belt of trees and shrubs. Housing surrounds the site and comprises of two storey dwellings to the east (High Beech), west (Normanhurst Close) and across the road to the south (Normanston Drive) and bungalows to the north (Greenacre Crescent). Vehicular access to the site is from Normanston Drive. An alternative single width vehicular access is available from Greenacre Crescent.
3.12 Part of the site has planning permission for a replacement single bay fire station, the remainder of the site will become vacant as a new fire station is now located to the south of the town.

Site Assessment
3.13 The site is brownfield land within the physical limits of Lowestoft. It has good access to services and facilities, and is well connected to existing foot, cycle and public transport routes. The accessibility of this site makes it a good location for housing development.

3.14 There are a number of mature trees on the site many of which are covered by a Tree Preservation Order. The trees provide good screening for properties to the east and west of the site and are important for the character of the area. These should be retained. The area of grass to the front of the fire station contains mature trees and shrubs and is visually important for the street scene and where possible the layout of any future housing development should incorporate and enhance these as part of the development.

3.15 A new vehicular access will be required to serve the development and this should be designed to Suffolk County Council standards. A new pedestrian and cycle access through the site from Greenacre Crescent should be provided as part of any development. This will ensure that opportunities for foot and cycle transport are maximised.

Suggested Policy Requirements

The site should be developed in accordance with Core Strategy policies and the Development Management policies (currently out for consultation), plus the following specific criteria:

- A mix of different sizes and tenures should be provided on the site. This should include at least 35% affordable housing.
- A condition relating to archaeological investigation should be attached to any planning application.
- A flood risk assessment should be prepared as part of the application process to assess and mitigate the risk of flooding from surface water drainage.
- Shared pedestrian/cycle access should be provided through the site from Greenacre Crescent.
- The existing trees and planting around the boundary of the site including those fronting Normanston Drive should be retained and enhanced to provide screening to adjoining gardens and to protect the character of the locality. A tree survey should be submitted as part of any planning application.
- New screen planting and fencing should be provided along the northern boundary of the site to protect the amenity of neighbours.
- New dwellings along the northern boundary of the site should be single storey only.
### Sustainability Appraisal summaries for further preferred sites, taking into account site specific policy requirements

<table>
<thead>
<tr>
<th>Sustainability Appraisal Objectives</th>
<th>151c</th>
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<tbody>
<tr>
<td>1. To improve the health of the population overall</td>
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<td>++ 0 0 0</td>
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<tr>
<td>2. To maintain and improve levels of education and skills in the population overall</td>
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<td>+ 0 0 0</td>
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<tr>
<td>3. To reduce crime and anti-social activity</td>
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<td>+ 0 0 0</td>
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<tr>
<td>4. To reduce poverty and social exclusion</td>
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<td>+ 0 0 0</td>
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<td>5. To improve access to key services for all sectors of the population</td>
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<td>+ 0 0 0</td>
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<tr>
<td>6. To offer everybody the opportunity for rewarding and satisfying employment</td>
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<td>+ 0 0 0</td>
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<tr>
<td>7. To meet the housing requirements of the whole community</td>
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<td>+ 0 0 0</td>
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<tr>
<td>8. To improve the quality of where people live and to encourage a sense of community identity and welfare</td>
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<td>+ 0 0 0</td>
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<td>9. To maintain and where possible improve water and air quality</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>10. To conserve soil and water resources and quality</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>11. To use water and mineral resources efficiently and re-use and recycle where possible</td>
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<td>+ 0 0 0</td>
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<td>12. To reduce waste</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>13. To reduce the effects of traffic on the environment</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>14. To reduce contributions to climate change</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>15. To reduce vulnerability to climatic events</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>16. To conserve and enhance biodiversity</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
</tr>
<tr>
<td>17. To conserve and where appropriate enhance areas of historical and archaeological importance</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
</tr>
<tr>
<td>19. To achieve sustainable levels of prosperity and economic growth throughout the plan area</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
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<tr>
<td>20. To revitalise town centres</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
</tr>
<tr>
<td>21. To encourage efficient patterns of movement in support of economic growth</td>
<td>++ 0 0 0</td>
<td>+ 0 0 0</td>
</tr>
</tbody>
</table>

#### KEY:

- **++** Major positive
- **+** Minor positive
- **-** Minor negative
- **--** Major negative
- **0** Neutral effect
- **?** Uncertain effect

3.16 Of the preferred sites one is located on the edge of Carlton Colville close to a large residential population and the other site within the built up area of Lowestoft. Both sites result in a generally positive potential impact in terms of accessibility and social benefits. There are positive impacts from the provision of new community facilities and housing in the area.

3.17 Site 151c involves the use of greenfield land outside the existing built-up area of Lowestoft. However, there are no sequentially preferable sites on previously developed land or within the town boundaries that would achieve the positive social benefits associated with this allocation of sports and leisure land. Policies aim to minimise the impact on the landscape as a result of developing greenfield land, but some impact may be unavoidable.

3.18 There are known to be issues with the foul sewerage network in Lowestoft, and this means that the potential for negative impact has been recorded in the appraisal in relation to flood risk (objective 15). The preferred site for housing is not located in an area at risk of flooding. Policies aim to mitigate any potential impacts of development by requiring flood risk assessments where necessary.
4. Alternative suggested sites not recommended to be taken forward

207 - Land east of Beccles Road, Holton

208 - Land off Saxons Way, Halesworth

209 - Land east of Parkhill, Oulton

210 - Land north of Green Lane, Reydon

214 - Land east of the A12, Corton

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## Sustainability Appraisal summaries for alternative suggested sites

| Site | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 207  | ? | 0 | 0 | + | 0 | + | 0 | ? | - | ? | 0 | + | ? | 0 | + | - | ? | ? | 0 | 0 | 0 |
| 208  | + | 0 | 0 | 0 | ++ | 0 | 0 | ? | - | ? | 0 | 0 | 0 | - | - | ? | 0 | + | ? | ? | 0 | 0 | 0 | 0 |
| 209  | 0 | 0 | 0 | 0 | 0 | + | 0 | ? | - | ? | 0 | 0 | + | ? | 0 | + | ? | ? | 0 | 0 | 0 | 0 | 0 |
| 210  | +? | 0 | 0 | 0 | +? | + | + | 0 | ? | 0 | 0 | 0 | 0 | ? | - | ? | 0 | + | + | ? | ? | + | 0 | 0 | + |
| 214  | -? | - | 0 | 0 | 0 | 0 | 0 | - | ? | - | ? | 0 | 0 | 0 | 0 | ? | - | ? | 0 | ? | - | 0 | 0 | 0 | -?

**KEY:**
- **++** Major positive
- **+** Minor positive
- **-** Minor negative
- **-?** Major negative
- **1** Neutral effect
- **?** Uncertain effect

### Sustainability Appraisal Objectives

1. To improve the health of the population overall
2. To maintain and improve levels of education and skills in the population overall
3. To reduce crime and anti-social activity
4. To reduce poverty and social exclusion
5. To improve access to key services for all sectors of the population
6. To offer everybody the opportunity for rewarding and satisfying employment
7. To meet the housing requirements of the whole community
8. To improve the quality of where people live and to encourage a sense of community identity and welfare
9. To maintain and where possible improve water and air quality
10. To conserve and enhance soil resources and quality
11. To use water and mineral resources efficiently and re-use and recycle where possible
12. To conserve and enhance the quality and local distinctiveness of landscapes and townscape
13. To conserve and enhance biodiversity
14. To conserve and where appropriate enhance areas of historical and archaeological importance
15. To conserve and enhance areas of natural beauty
16. To reduce contributions to climate change
17. To reduce vulnerability to climatic events
18. To maintain and improve the living conditions of the whole community
19. To reduce the effects of traffic on the environment
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area
21. To revitalise town centres
22. To encourage and accommodate efficient patterns of movement in support of economic growth

4.1 None of the alternative suggested sites are consistent with the Core Strategy and are not considered appropriate to take forward as preferred sites for development. Site 207 at Holton and site 210 at Reydon were both put forward as potential housing sites. Both are greenfield sites outside the built up area where the scale of the proposals would be inappropriate. Site 209 in Oulton has also been proposed as a potential housing site, again this is greenfield land and although on the edge of the settlement is outside the defined physical limits. Site 208 has been put forward as a potential site for a new leisure facility. This is a greenfield site outside the built up area and development would result in loss of open space and have an adverse impact on the surrounding landscape. Site 214 has been put forward for rugby pitches and club facilities/sports provision. The site is poorly related to residential areas and access to the site would have to be made from the A12, allocation of this site would also result in loss of working farmland.
If you would like a copy or a summary of this document in an alternative language or format please ask an English speaking friend to contact us at the address below.

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