

# Schedule of Proposed Additional Modifications

## Waveney Local Plan Examination

Consultation Period: 3<sup>rd</sup> December 2018 to 5pm 28<sup>th</sup> January 2019

December 2018

## Schedule of Proposed Additional Modifications

Waveney District Council submitted the Waveney Local Plan to the Secretary of State on the 22<sup>nd</sup> June 2018 for examination in public. Planning Inspector Malcolm Rivett BA (Hons) MSc MRTPI was appointed to conduct the examination to determine whether the Local Plan is sound. Public hearings took place between 9<sup>th</sup> October and 2<sup>nd</sup> November 2018.

When the Council submitted the plan it requested under Section 20(7C) of the Planning and Compulsory Purchase Act 2004 that the Planning Inspector in examining the plan to recommend any modifications necessary to ensure the soundness of the plan.

Following the close of the public hearings, the Inspector has written to the Council advising what modifications are likely to be required in order for the plan to be found sound. These are called 'Main Modifications'.

Before the Inspector can finalise his conclusions on the soundness of the plan, these Main Modifications need to be consulted on alongside an updated Sustainability Appraisal and Habitat Regulations Assessment of the modifications.

Responses to the consultation will be considered by the Inspector before he prepares his final report on the Waveney Local Plan.

Alongside the consultation on Main Modifications, the Council has also published below a number of proposed 'Additional Modifications' which it wishes to make to the plan prior to adoption. These 'Additional Modifications' do not materially alter the policies of the plan and are generally minor clarifications, consequential amendments associated with the Main Modifications and corrections of factual errors in the supporting text of the plan.

The Council would welcome any comments on these additional modifications. Comments should be emailed to [waveneylocalplan@eastsoffolk.gov.uk](mailto:waveneylocalplan@eastsoffolk.gov.uk). Please note the Inspector will not be considering comments made on the additional modifications. When making comments please ensure you make clear which Additional Modification you are commenting on.

The modifications below are expressed either in the conventional form of ~~striketrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
AM1	2	Paragraph 3 Duty to Cooperate	Amend penultimate sentence:  For the Waveney area, the objectively assessed need for the Broads Authority area is 57 dwellings between <del>2012</del> <u>2015</u> and 2036.
AM2	8	Environment Key Issues	Top left box:  Waveney has a rich natural, <del>and</del> built <u>and historic</u> environment
AM3	12	Key issues in Lowestoft, Carlton Colville, Corton, Gisleham, Oulton and Oulton Broad	Paragraph 3, first sentence:  Lowestoft benefits from a rich natural, <del>and</del> built <u>and historic</u> environment.
AM4	25	Paragraph 1.7 – Policy WLP1.1	The Strategic Housing Market Assessment identifies an objectively assessed need for <b>8,223 new homes</b> over the plan period for the entire District (including the Broads Authority area), which equates to 374 per year. The study has calculated this based on demographic projections (based on trends over the period 2010-2015). <u>This level of housing is significantly higher than the housing target from the previous Local Plan which was 290 homes per annum. As such since the start of the plan period (2014) there has been a shortfall in delivery against the new housing requirement. The significant step-change in housing requirement means that irrespective of land availability it will be challenging to remedy the shortfall within the first five years of the plan. Policy WLP1.1 makes clear that the Council will apply the ‘Liverpool’ approach with respect to recovering shortfall in housing delivery. This means shortfalls in delivery will be recovered over the remainder of the plan period rather than within a five year period.</u> Of the 374 new homes needed annually, 208 need to be affordable to meet local need. However, it is unlikely that this level of affordable housing could be viably delivered.

Ref	Page	Policy/ Paragraph	Main Modification
AM5	37	Paragraphs 1.41 and 1.43 WLP1.4 Infrastructure	<p>Paragraph 1.41:</p> <p>Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision <u>which will serve multiple developments</u>. Therefore, most infrastructure provision will take place outside of development sites- <u>and this infrastructure will be funded by the Community Infrastructure Levy. Other off-site infrastructure which only addresses the need arising from that development, for example site specific highway works, will generally be secured through section 106 planning obligations or section 278 highway agreements.</u></p> <p>Paragraph 1.43:</p> <p>Other on-site infrastructure is only likely to be necessary in much larger developments where a new primary school may be needed for example. However, there are specific local needs where smaller development can enable the delivery of locally needed infrastructure on site. Examples include new community centres or village halls. On-site infrastructure <u>which addresses the need only arising from that development</u> will generally be secured through section 106 planning obligations. <u>Appendix 1 provides an indication of the type of developer contribution required for each infrastructure project identified as necessary to support the Plan.</u></p>
AM6	41	Paragraph 2.8 Infrastructure Table, Education	<ul style="list-style-type: none"> <li>▪ New <del>1.5</del> 2 form entry primary school on the Kirkley Waterfront and Sustainable Urban Neighbourhood site (Policy WLP2.4)</li> </ul>
AM7	48	Paragraph 2.16 WLP2.1 Central and Coastal Lowestoft Regeneration	<p>First sentence:</p> <p>Large parts of the area around Lake Lothing are at risk from flooding <u>as identified in the Strategic Flood Risk Assessment Level 1 and Level 2 (2018).</u></p>
AM8	50	Paragraph 2.17	<p>First sentence:</p>

Ref	Page	Policy/ Paragraph	Main Modification
		WLP2.2 PowerPark	There is huge potential for growth in Waveney associated with the development of offshore wind farms <u>as evidenced in the Employment Land Needs Assessment (2016) and the Assessment of Land Requirements to Support Offshore Energy and Engineering in Waveney (2018).</u>
AM9	50	Paragraph 2.18 WLP2.2 PowerPark	In addition to offshore wind, there are also opportunities for growth from other offshore related sectors, including oil and gas and other offshore renewables. <u>The Outer Harbour is also home to the Lowestoft fishing industry. The fishing industry also has the potential for growth as noted in the Assessment of Land Requirements to Support Offshore Energy and Engineering in Waveney (2018).</u>
AM10	50	Paragraph 2.19 WLP2.2 PowerPark	The PowerPark Demand and Need Report (BVG Associates, 2009) identified <del>s</del> that the PowerPark is well placed to capitalise on growth in the offshore energy sector. The study advised <del>s</del> that a mix of energy sectors including offshore wind, offshore research and development, and marine engineering will deliver the maximum economic and employment benefit from the PowerPark. Responding to this, the Area Action Plan identified the site as the main focus for a cluster of offshore related businesses. This Local Plan continues this approach <u>as the more recent evidence in the Employment Land Needs Assessment (2016) and the Assessment of Land Requirements to Support Offshore Energy and Engineering in Waveney (2018) continue to support this.</u>
AM11	50	After Paragraph 2.19 WLP2.2 PowerPark	New paragraph after 2.19:  <u>The land allocated as the PowerPark by Policy WLP2.2 includes land both within and outside the statutory Port of Lowestoft as shown on the Policies Map.</u>
AM12	54	Paragraph 2.31 WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	Much progress has already been made towards the regeneration of this area. Outline planning permission has been granted for 1,180 new homes, new retail <u>centre</u> , and leisure facilities, a playing field and a <u>1.5 form entry</u> primary school. In the Riverside Road area, new offices have been constructed for Essex and Suffolk Water and Waveney District Council and Suffolk County Council. However, the Jeld Wen Factory site remains underutilised and a long lease on the site means it may

Ref	Page	Policy/ Paragraph	Main Modification
			not be available for redevelopment until the early 2020s. As such Policy WLP2.4 continues to allocate this area for mixed use development, with the objective of achieving a comprehensive approach to the delivery of 1,380 new homes and new employment development. <u>Should the existing permission for the primary school lapse, new permissions will require sufficient land for a 2 form entry primary school to reflect changing requirements.</u>
AM13	54	Paragraph 2.32 WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	The planned third vehicular crossing of Lake Lothing will traverse the eastern part of the site providing better north-south connections and further helping to stimulate regeneration in the area. A pedestrian and cycle bridge at Brooke Peninsula connecting to Normanston Park is also proposed which will further help reduce the need to travel by car. This pedestrian and cycle bridge will provide the site with access to a multi-functional open space at Normanston Park which reduces the amount of open space needed on the site and enhance its deliverability. <u>The pedestrian and cycle bridge will be an opening bridge in order to minimise impact on navigation.</u> The regeneration of the site is also likely to significantly benefit from the planned strategic flood defence measures for Lake Lothing.
AM14	55	After Paragraph 2.33 WLP2.4 Kirkley Waterfront and Sustainable Urban Neighbourhood	New paragraph after paragraph 2.33:  <u>Given the recent uses on the site, there is a risk of ground contamination. Therefore, a full site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.</u>
AM15	58	Policy WLP2.5 East of England Park	Land comprising the East of England Park (7.87 hectares) <u>as defined on the Policies Map</u> is allocated as a destination park together with supporting uses, including:
AM16	59	After Paragraph 2.43 WLP2.6 Western End of Lake Lothing	Insert new paragraph after paragraph 2.43:  <u>Given the recent uses on the site, there is a risk of ground contamination. Therefore, a full site investigation report should be submitted with any planning application which includes reports on</u>

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			<u>intrusive surveys, a risk assessment and remediation method statement.</u>
AM17	63/64	Paragraphs 2.60, 2.61 and 2.63	<p>Delete paragraphs 2.60 and 2.61:</p> <p><del>2.60 The southern end of the High Street around the Triangle Market is identified as part of the town centre under Policy WLP8.18. To this end proposals in this part of the High Street should be in conformity with Policy WLP8.19 relating to the vitality and viability of town centres. The Retail and Leisure Study (2016) identifies the potential to expand and enhance the Triangle Market to support this part of the town centre.</del></p> <p><del>2.61 Retail and service provision in the northern part of the High Street outside of the Town Centre area defined by Policy WLP8.18 should receive some protection in order for it to continue to fulfil a role of a local shopping centre. However, due to the higher number of vacancies in this part of the High Street a more flexible approach is needed which will allow for conversion to open market residential properties to avoid vacant shop frontages further deteriorating.</del></p> <p>Paragraph 2.63:</p> <p>Proposals for development within the area should be in accordance with Policy WLP8.39 on Conservation Areas and have regard to the North Lowestoft Conservation Area Appraisal. Historic shop fronts are a key part of the character of the conservation area and these should be retained and enhanced as part of development. Guidance on shop front design is found in the Built Heritage and Design Supplementary Planning Document. Proposals for development affecting designated heritage assets such as the numerous listed buildings in the area will be determined in accordance with policy set out in the National Planning Policy Framework. <u>Part of the High Street (up to Rant Score) is within Lowestoft Town Centre as defined by Policy WLP8.18. The High Street frontage up to Crown Street East on the west side and Mariners Score on the east side is defined as a secondary retail frontage under Policy WLP8.19. Relevant development proposals and changes of use should be in accordance</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			with these policies. The Scores area to the south of Rant Score is identified as an <u>Existing Employment Area under Policy WLP8.12</u> . Proposals in this area should be in accordance with that policy.
AM18	72	Paragraph 2.84 WLP2.13 North Lowestoft Garden Village	The site should be designed using garden city principles <sup>5</sup> with significant amounts of landscaping, tree planting and green infrastructure. The development of the area should exhibit exceptional urban design. It should score particularly well against Building for Life criteria (see Policy WLP8.29). Developers are encouraged to seek Built for Life Quality Mark for housing development on the site. <u>The site should be designed to ensure the identity of the existing village of Corton is maintained. This should involve leaving an area of the site to the south near Corton Long Lane, including Doles Wood, undeveloped.</u>
AM19	74	After Paragraph 2.92 Policy WLP2.14 Land North of Union Lane, Oulton	New paragraph after paragraph 2.92  <u>The level of new development within Oulton is likely to generate a need for a new pre-school setting. The preference for this would be in an existing primary school or in a location close to other services and facilities provided in the area. However, if there is no suitable, available site at the time of a planning application, and there is still a need for a setting, it may be necessary for a new setting to be included on this site. A new setting will require 0.09 hectares of land and therefore should not impact upon the amount of development achievable on the site.</u>
AM20	76	After Paragraph 2.98 Policy WLP2.15 Land Between Hall Lane and Union Lane, Oulton	New paragraph after paragraph 2.98:  <u>The level of new development within Oulton is likely to generate a need for a new pre-school setting. The preference for this would be in an existing primary school or in a location close to other services and facilities provided in the area. However, if there is no suitable, available site at the time of a planning application, and there is still a need for a setting, it may be necessary for a new setting to be included on this site. A new setting will require 0.09 hectares of land and therefore should not impact</u>

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			<u>upon the amount of development achievable on the site.</u>
AM21		Paragraph 2.99 Policy WLP2.15 Land Between Hall Lane and Union Lane, Oulton	<del>Development of the site has the potential to impact upon the setting of the Grade II* listed Manor House to the east of the site. To mitigate this, existing field boundaries should be retained and enhanced to the south of the site. The site is close to and partly falls within the setting of the grade II* listed Manor House. As such a heritage impact assessment undertaken by a suitably qualified person will be required as part of any planning application. An important aspect in protecting the setting will be preserving the rural character of the area and specifically an undeveloped link between the Manor House and the wider countryside to the north-west. In doing this care will be needed when providing access from Hall Lane to ensure associated infrastructure does not urbanise the rural setting. This will include retaining a rural connection each side of the site entrance, keeping lighting to a minimum and having much lower density development in the vicinity of the access. Extensions to the footpath on Hall Lane should be preferably kept to the south side of the road with careful consideration given to the siting of pedestrian crossings. The scale, massing, density and layout of the development will need to be designed sensitively to reflect the setting, drawing on the findings of a detailed heritage impact assessment. Existing field boundary treatment should be retained and enhanced to the south of the site.</del>
AM22	79	Paragraph 2.108 WLP2.16 Land South of The Street, Carlton Colville/Gisleham	The Environment Agency has indicated that the development of land in this location could provide an opportunity to deliver flood risk mitigation measures for the Kirkley Stream. Land on the northern part of the site is within flood zone 3 associated with the Kirkley Stream. Therefore the northern part of the site is required to incorporate flood mitigation as set out in the Lowestoft Flood Risk Management Project. This section of the site should incorporate the needs of flood mitigation, form part of the surface water drainage strategy for the site and should also include the provision of local equipped area for play and allotments. The flood risk mitigation will have the benefit of reducing flood risk to a number of existing properties along The Street. <u>At the earliest practical opportunity developers should discuss the means of integrating the flood mitigation requirements into the development layout and</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>design with Waveney District Council, Suffolk County Council and the Environment Agency.</u>
AM23	80	Paragraph 2.115 WLP2.16 Land South of The Street, Carlton Colville/Gisleham	<del>Approximately 26 hectares of</del> <u>The site is within a Minerals Consultation Area as defined by the Suffolk Minerals Core Strategy (2008). County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application.</u> According to the British Geological Survey data there is potential for this to be an exploitable resource. <del>As such material will need to be tested for quality and some prior extraction or use of the material on site may be necessary, depending on the economic value of the material in line with the Minerals Core Strategy requirements.</del> <u>Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources including the depth of seam, thickness of overburden, and a full grading analysis. Planning applications should also be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.</u>
AM24	86	Paragraph 2.134 WLP2.19 Oakes Farm, Beccles Road, Carlton Colville	First sentence, change “6.23 hectares” to “8 hectares”:  ... approximately <del>6.23</del> <u>8</u> hectares of the site...
AM25	88	Gunton Park, off Old Lane, Corton	Change subheading for consistency with other policies:  <del>Housing</del> <u>Residential development and Open Space</u>
AM26	97	Paragraph 3.21 WLP3.1 Beccles and Worlingham	A detailed masterplan will be required to be submitted with any planning application for the site. The detailed masterplan should be informed by <del>consultation</del> <u>ongoing engagement</u> with the community.

Ref	Page	Policy/ Paragraph	Main Modification
		Garden Neighbourhood	
AM27	97	Paragraph 3.22 WLP3.1 Beccles and Worlingham Garden Neighbourhood	Neighbourhood Plans for Beccles, Worlingham and <del>Elough</del> <u>Weston</u> can play a role in shaping the detailed design of development in this area, promoting local distinctiveness.
AM28	99	Paragraph 3.28 WLP3.2 Land West of London Road, Beccles	The petrol station use will require remediation work to make the site safe for residential use. A <del>full</del> site investigation report should be submitted with any planning application which includes reports on intrusive surveys, a risk assessment and remediation method statement.
AM29	99	After Paragraph 3.28 LP3.2 Land West of London Road, Beccles	New paragraph after paragraph 3.28:  <u>The level of new development within Beccles and Worlingham is likely to generate a need for 3 new pre-school settings. The Beccles and Worlingham Garden Neighbourhood site (Policy WLP31.) will provide 2 of these settings. The preference for the third is at Beccles Primary Academy or alternatively in a location close to other services and facilities. However, if there is no suitable, available site at the time of a planning application, and there is still a need for a setting, it may be necessary for a new setting to be included on this site. A new setting will require 0.09 hectares of land and therefore should not impact upon the amount of development achievable on the site.</u>
AM30	101	After Paragraph 3.35 WLP3.3 Land south of Benacre Road at Elough Airfield, Elough	New paragraph after paragraph 3.35:  <u>As a former air field there is potential for contamination. Planning applications should be accompanied by a contamination assessment to address this risk.</u>
AM31		Paragraph 4.21 Policy WLP4.2 Land Adjacent to Chediston Street, Halesworth	The site is within a Minerals Consultation Area <u>and Minerals Safeguarding Area as defined by the Suffolk Minerals Core Strategy (2008) County Council as the Minerals Planning Authority.</u> As such the County Council, <del>as Minerals Planning Authority</del> will need to be consulted on the planning application. <del>Consideration should be given to using some of the on site mineral resource in any resulting</del>

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			<u>development in order to reduce the amount of material transported on and off the site. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off the site.</u>
AM32	113	Paragraph 4.33 Policy WLP4.5 Land at Dairy Farm, Saxons Way, Halesworth	Existing community buildings in the town such as the London Road office and the Rifle Hall struggle to deliver modern fit for purpose facilities to meet the needs of the existing community and the growing community of Halesworth and Holton. To accommodate the level of growth planned for Halesworth and Holton a new pre-school setting is required. This site, with its close proximity to the town centre makes it the most suitable site to provide these facilities. The proximity to the town centre means that there is potential for linked trips which will help enhance the vitality and viability of the town centre and reduce the need to travel. <u>The developer will be expected to provide serviced land to accommodate the provision of the community centre and pre-school. Any such land will be transferred to the Council in accordance with the payment in kind provisions of Regulation 73 of the Community Infrastructure Regulations 2010 (as amended).</u>
AM33	113	Paragraph 4.37 Policy WLP4.5 Land at Dairy Farm, Saxons Way, Halesworth	<del>Part of the site is located within the Halesworth Conservation Area. and development on the site could impact upon views of St. Mary's Church, which is a Grade II* listed building and there are a number of other listed buildings adjacent to the site.</del> <u>The site is also adjacent to and in close proximity to a number of designated and non-designated heritage assets including the Grade II* listed Gothic House, and the Grade II* listed St. Marys Church. Development of the site has the potential to impact on the integrity of the conservation area and on the settings of designated and non-designated heritage assets. Development will need to be designed in order to protect conserve and enhance the setting of assets and the integrity of the conservation area and listed building. As such planning applications should be supported by a heritage impact assessment undertaken by a suitably qualified person.</u>

Ref	Page	Policy/ Paragraph	Main Modification
AM34	115	Paragraph 4.45 WLP4.6 Broadway Farm, West of Norwich Road, Halesworth	The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. <del>There is potential for archaeology to be found on the site and any planning application will be subject to a condition requiring a programme of archaeological work.</del>
AM35	119	Paragraph 5.3 Infrastructure Table, Education	New bullet point: <ul style="list-style-type: none"> <li>▪ <u>Explore options for the additional capacity needs of Bungay Primary School, such as the potential relocation to the former middle school site.</u></li> </ul>
AM36	124	Paragraph 5.13 Policy WLP5.2 Land West of St Johns Road, Bungay	The site forms an extension to the built up area of Bungay. The site lacks distinctive landscape features and its landscape sensitivity and value is not high. There is good access to local services, facilities and employment land. The allocation includes a parking and turning area for school buses which will alleviate school traffic in the roads to the north of the high school. As the development of the site will effectively 'land-lock' the Bungay High School, <u>land should be reserved on the site for a possible an extension to the school playing field is necessary in order</u> to future-proof the growth of the school.
AM37	124	Paragraph 5.16 Policy WLP5.2 Land West of St Johns Road, Bungay	<del>A mix of small and medium sized employment units should be provided.</del> <u>Residential development will facilitate the delivery of employment land, for instance by providing necessary services and infrastructure to serve the employment land.</u> To minimise traffic impact on the town centre, the majority of the units should be B1 and B2 uses. B8 (storage and distribution) uses will only be acceptable subject to traffic generation considerations, including the potential impact on the town centre. The employment land should be located near the southern edge of the site, to reduce conflict with residential uses. The employment uses should be delivered prior to or at the same time as the residential development.

Ref	Page	Policy/ Paragraph	Main Modification
AM38	125	After Paragraph 5.21 Policy WLP5.2 Land West of St Johns Road, Bungay	New para after 5.21:  <u>The site is within a Minerals Consultation Area and Minerals Safeguarding Area as defined by Suffolk County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off the site.</u>
AM39	128	Paragraph 6.1 Strategy for Southwold and Reydon	The main strategy for Southwold and Reydon is to allocate more housing to increase the range of affordable homes in the area whilst protecting the sensitive built, <u>historic</u> and natural environment. Currently more people work in the area than live in the area and there is a significant amount of in commuting in to Southwold from outside of the Southwold and Reydon area. More homes in the Southwold and Reydon area, particularly affordable homes, will allow people who work in the area to live in the area.
AM40	131	Paragraph 6.8 WLP6.1 Land West of Copperwheat Avenue, Reydon	Reydon is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, therefore, all of the landscape surrounding the settlement is of value and is of some sensitivity to development. This site, however, will not encroach further in to the countryside to the west than what is already established by development to the north and south. Therefore, out of all <u>of</u> the potential options for development in the Southwold and Reydon area, this site is likely to have the least impact on <del>development</del> <u>the landscape and the natural beauty and special qualities of the Area of Outstanding Natural Beauty</u> . The site is also located within convenient cycling and walking distance of services, shops and facilities in both Reydon and Southwold. <u>To assist in integrating the development of this site into the Area of Outstanding Natural Beauty, regard should be had towards the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan at the time a planning application is submitted.</u>

Ref	Page	Policy/ Paragraph	Main Modification
AM41	131	Paragraph 6.10 WLP6.1 Land West of Copperwheat Avenue, Reydon	The impact on the landscape will need to be carefully considered in drawing up plans for the site. Given the sensitivity of the landscape, sufficient landscaping will be required in and around the site to help it integrate with the landscape and create an acceptable settlement edge. Therefore a lower density development of 25 dwellings per hectare which allows for landscaping and more spacing between detached buildings is considered appropriate. <u>The objectives and considerations of the Waveney District Landscape Character Assessment (2008) and the Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) should be considered with any planning application. A Landscape and Visual Impact Assessment which should inform a landscaping scheme must also be provided with any planning application.</u>
AM42	132	After paragraph 6.15 WLP6.1 Land West of Copperwheat Avenue, Reydon	New paragraph after para 6.15:  <u>The site is within a Minerals Consultation Area and Minerals Safeguarding Area as defined by Suffolk County Council as the Minerals Planning Authority. As such the County Council will need to be consulted on the planning application. Therefore, any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off the site. In judging the appropriateness of use of resources on site, the potential additional impact on the Area of Outstanding Natural Beauty should be considered.</u>
AM43	133	Paragraph 6.19 WLP6.2 Southwold Harbour	The fisherman's stages are of particular note. In the interests of preserving and enhancing the traditional character of the Harbour Conservation Area, as far as possible fishermen's stages should be maintained and repaired to a standard that will preserve and prolong the life of these important structures. When the need for replacement occurs, fixed landing stages should be used. Carefully designed pontoons reflecting the traditional materials and design of the fishermen's landing stages would also be acceptable. The replacement of landing stages and extensions to them require planning

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			permission as well as a Marine Licence from the Marine Management Organisation. <del>In addition, applicants must apply to the Environment Agency for consent for works in, under, over or within 9 metres of the top of the bank of a main river, as required by the Water Resources Act 1991.</del> <u>Work in, under, over or within 8 metres of any fluvial main river, flood defence structure or culvert and within 16m of any tidal main river, flood defence structure or culvert may require an environmental permit for flood risk activities under the Environmental Permitting Regulations (England and Wales) 2016. A permit for works on the floodplain beyond these distances may also be needed if the work is likely to divert or obstruct floodwaters, damage any river control works or affect drainage.</u>
AM44	150	Paragraph 7.47 Policy WLP7.5 Land North of The Street, Somerleyton	The site is located within the conservation area and there are listed buildings adjacent the site to the south and west. The Rosary is set within an expansive garden and flanked by locally listed buildings to the east and west. The setting and character of these could be adversely affected by insensitive development. To mitigate this impact, dwellings should be relatively low level, no higher than 2 storeys <u>and no higher than surrounding heritage assets</u> , have rear gardens backing onto the former post office, Japonica and The Nook to provide separation between the buildings.
AM45	152	Paragraph 7.57 Policy WLP7.6 – Mill Farm Field, Somerleyton	The site has a high potential for archaeology and any planning application must be supported by the results of a programme of archaeological evaluation, including appropriate fieldwork, and should demonstrate the impacts of development on archaeological remains and proposals for managing those impacts. <u>The site contains two ring ditches in the north east of the site, recorded from aerial photography, which are likely to be prehistoric burial monuments.</u>
AM46	156	Paragraph 7.64 Policy WLP7.7 Land North of Elms Lane, Wangford	This site is considered to have only a limited impact on the character of the Area of Outstanding Natural Beauty and is unlikely to have a significant adverse impact on heritage assets in the vicinity. There is good access to facilities in the village and a small development will support the community which has experienced little development in recent years. <u>However, any planning application should be supported by a Landscape and Visual Impact Assessment to assess the impacts on the landscape</u>

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			<u>and the natural beauty and special qualities of the Area of Outstanding Natural Beauty.</u>
AM47	156	Paragraph 7.65 Policy WLP7.7 Land North of Elms Lane, Wangford	There are views of the open countryside when heading north along Elms Lane from the built up area. Framed within these views are a number of listed buildings. Dwellings should therefore be of a smaller scale and on the eastern edge of the site, no higher than 1.5 storeys. A landscaping scheme, <u>informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and the completed Landscape and Visual Impact Assessment</u> , will need to be submitted with any planning application.
AM48	159	Paragraph 7.75 Policy WLP7.8 Land North of Chapel Road, Wrentham	The site (4.82 hectares) is located at the north west periphery of the village. The site is used for agriculture and can be accessed from Chapel Road. <u>The site is located within the setting of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.</u>
AM49	159	Paragraph 7.78 Policy WLP7.8 Land North of Chapel Road, Wrentham	The site is closely related to the conservation area that stretches along Priory Road to the north of the site and along the High Street to the east of the site. Several heritage assets are located along Priory Road to the north including Priory Farm, The Priory and several locally listed buildings. These have prominent rear frontages and views from the north across the site. To preserve their setting, development to the north of the site should be restricted. Landscaping along this boundary, <u>informed by the Waveney District Landscape Character Assessment (2008), Great Yarmouth and Waveney Settlement Fringe Landscape Sensitivity Study (2016) and a completed Landscape and Visual Impact Assessment</u> , will contribute towards mitigating potential impact on these properties. The northern edge of the site is also at risk from flooding. Paddocks located immediately east of the site contribute towards the setting of existing residential properties and create a sense of openness in the area. These paddocks are to be preserved and any development should be designed innovatively to make use of this setting. The landscape to the west has a more open character and to minimise the impact on the landscape dwellings along this boundary should be no higher than 1.5 storeys.

Ref	Page	Policy/ Paragraph	Main Modification
AM50	160	After Paragraph 7.78 WLP7.8 Land North of Chapel Road, Wrentham	New paragraph after para 7.78:  <u>The edges of the site are used as informal pedestrian footways. These should be protected and incorporated into the development as much as possible to maintain connections to the existing residential areas.</u>
AM51	160	Paragraph 7.79 WLP7.8 Land North of Chapel Road, Wrentham	The site has potential for archaeology <u>and any planning application must be supported by the results of a programme of archaeological evaluation.</u> <del>An archaeological condition will be required to support any planning application.</del>
AM52	167	Paragraph 7.95 WLP7.10 Land at Toodley Farm, Station Road, Brampton	The site is partly contained within the landscape by residential development to the north and east. The site is partially screened by a farm building adjacent to the north west of the site but to the south and west the site is exposed to the open countryside. Landscaping will be required to integrate the development into the rural surroundings. West of the site is Shingle Hall which is Grade II listed. This side of the site is exposed and landscaping and tree planting should be used to mitigate potential impact on views from the Hall. <u>An ecological assessment will be required as part of a planning application which will identify any species and habitats that will need to be protected, including Great Crested Newts that are known to be present in the surrounding nearby area.</u>
AM53	176	Paragraph 7.119 Policy WLP7.13 Land North of Chapel Road, Mutford	The site (0.32 hectares) is located on the east fringe of the residential cluster based around Chapel Road and Mill Road <del>just outside</del> <u>in the setting of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.</u> The land is used for agriculture and can be accessed from Chapel Road.
AM54	176	Paragraph 7.122 Policy WLP7.13 Land North of Chapel Road, Mutford	To the east, south and west the site is contained within the landscape by existing development. The site is exposed to the open countryside to the north and is located <del>close to</del> <u>in the setting of the Area of Outstanding Natural Beauty.</u> To integrate development into the surroundings, landscaping such as tree planting will be required to reduce the likelihood of creating a prominent settlement edge. <u>This should be informed by the Waveney District Landscape Character Assessment (2008) and an appropriate</u>

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			<u>appraisal of the landscape.</u> Along the street frontage hedgerows should be protected except where needed for the provision of access.
AM55	179	Paragraph 7.129 WLP7.14 Land North of School Road, Ringsfield	The adjacent residential area has a housing density of approximately 15 dwellings per hectare. <del>Given the very rural location of this site on the edge of the settlement, a slightly lower density would be appropriate to help mitigate the impacts of the development.</del> There should be a good mix of dwelling sizes on the site including terraced, semi-detached and detached properties. All properties should have generous front and back gardens, and space should be provided for landscaping on street frontages.
AM56	193	Paragraph 8.6 WLP8.1 Housing Mix	Policy WLP8.1 sets out the Council's approach to securing a mix of dwellings on development sites. It requires at least 35% of dwellings to be 1 or 2 bed dwellings, and requires consideration of the findings of the Strategic Housing Market Assessment, <u>unless evidence is submitted to satisfactorily demonstrate this is unfeasible. Such evidence may include the impact on the character of the area; evidence of lack of need or demand; or evidence of impact on viability.</u>
AM57	194	Paragraph 8.12 Policy WLP8.2 Affordable Housing	The Strategic Housing Market Assessment provides further guidance on the type of affordable housing needed. The study indicates that 50% of affordable housing should be affordable rented <u>and 50% should be intermediate affordable housing tenures,</u> <del>30% should be shared ownership and 20% should be Starter Homes (discounted homes for sale).</del> Policy WLP8.2 applies this breakdown but provides flexibility with respect to the overall tenure balance for intermediate tenures <del>(shared ownership and starter homes).</del>
AM58	195	Paragraph 8.14 Policy WLP8.2 Affordable Housing	The Whole Plan Viability Assessment identifies differences across the District in how much affordable housing a development could provide whilst remaining financially viable. The assessment finds Lowestoft is the least viable part of the District and developments can generally provide 20% of dwellings as affordable housing. Southwold and Reydon is the most viable area and developments can provide 40%. The remaining parts of the District are able to provide 30% affordable housing whilst

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			remaining viable. <u>Proposals which provide higher levels of affordable housing than these amounts will also be supported.</u>
AM59	215	Paragraph 8.70 Policy WLP8.13 New Employment Development	<p>Policy WLP8.13 allows new employment development adjacent to Existing Employment Areas for new and expanding businesses. <u>For new employment development</u> <del>the</del> Policy requires it to be demonstrated that there is an additional need for the employment development over and above the needs identified in the Local Plan or, <u>alternatively</u>, there is no suitable land available within Existing Employment Areas, existing employment allocations or within settlement boundaries. In demonstrating an additional need, evidence submitted with a planning application should provide information on latest economic forecasts or bespoke forecasts for the relevant sector. The evidence of need should also justify the locational requirements for the development. In demonstrating there is no suitable land within Existing Employment Areas, allocations or within the settlement boundary, a review of land and premises available will be required together with evidence of the specific locational requirements of the proposed development. The review of land and premises availability should assess whether the alternative land or premises are suitable (with regard to specific locational requirements), available (the landowner is willing to sell at market value) and achievable (whether the alternative land is viable to develop).</p> <p>New paragraph after paragraph 8.70: <u>Where existing businesses within Existing Employment Areas wish to expand onto adjacent land outside of the Existing Employment Area and outside of Settlement Boundaries, Policy WLP8.13 allows for this providing it can be demonstrated that the expansion cannot reasonably take place on land within the Existing Employment Area. In demonstrating this consideration will need to be given to the scope for expanding within the existing site or adjacent sites within the Existing Employment Area.</u></p>
AM60	218	Paragraph 8.81 WLP8.15 New Self Catering	On medium and large scale sites proportionate amounts of secure, covered cycle storage should be provided. <del>This should be similar to the cycle parking requirements for C3 residential set out in the</del>

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		Tourist Accommodation	<del>Suffolk Guidance for Parking (2015) of 2 spaces per unit/pitch of accommodation.</del> This should be similar to the cycle parking requirements for Caravan Parks set out in the Suffolk Guidance for Parking (2015) of 1 stand per 5 units/pitches of accommodation. Bicycle hire services for visitors will also be supported.
AM61	218	After Paragraph 8.81 WLP8.15 New Self Catering Tourist Accommodation	New paragraph after para 8.81:  <u>The criteria set out in policy WLP8.15 apply to proposals to extend or enhance existing self catering tourist accommodation sites as well as proposals for new development. Where an expansion or enhancement is involved, the resultant number of pitches or units making up the proposed development as a whole will determine which criteria should be applied.</u>
AM62	228	After Paragraph 8.111 WLP8.21 Sustainable Transport	New paragraph after paragraph 8.111:  <u>The Public Rights of Way Network has an important role in delivering sustainable development. The network provides a means of encouraging physical activity, providing access to the natural environment, supporting tourism, reducing travel by vehicular modes, reducing carbon emissions and (where relevant) aiding recreational avoidance of sensitive sites.</u>
AM63	234	Paragraph 8.127 Climate Change	Climate change is a result of global warming, a process caused by an increase of greenhouse gas emissions into the earth's atmosphere. Climate change can affect weather patterns and sea levels, both of which can result in damage to the natural, <del>and</del> built <u>and historic</u> environment.
AM64	235	Paragraph 8.136 WLP8.24 Flood Risk	Feedback from Anglian Water suggests that there is limited capacity for combined sewers to accept new surface water flows from new development and that sustainable drainage systems should be the preference for dealing with surface water. Sustainable drainage systems can take up large areas of land on development sites and therefore significantly influence the layout. However, this should not be to the detriment of good urban design. Sustainable drainage systems should be integrated into the

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			green infrastructure provision on the site and complement the overall landscaping scheme of the site. Sustainable drainage systems should not be surrounded by palisade fencing and where restrictions to access are required due to safety considerations, these should be innovatively designed by low impact barriers such as landscaping or planting. <u>Sustainable drainage systems should take account of any impacts on the historic environment.</u>
AM65	235	Paragraph 8.137 WLP8.24 Flood Risk	Well designed drainage systems can deliver environmental improvements including water quality, biodiversity and flood risk. Discharges of surface water should be designed to deliver water quality improvements to help meet the objectives of the Water Framework Directive. Sustainable drainage systems can provide enhancements to aquatic biodiversity. Riparian and floodplain woodlands provide flood risk and biodiversity benefits. Developments should be designed to deliver these benefits wherever possible. <u>Guidance for surface water drainage and management and the provision of sustainable drainage systems on new developments can be found in the Suffolk Flood Risk Management Strategy, specifically Appendix A. Early consideration of requirements and constraints in developing site layouts is encouraged in order to realise the benefits of full integration of land uses.</u>
AM66	244	After Paragraph 8.163 Policy WLP8.28 Sustainable Construction	New paragraph after paragraph 8.163:  <u>Policy WLP8.28 will apply to development involving existing buildings through changes of use. For existing buildings which are heritage assets, in considering whether sustainable construction requirements are practical, consideration needs to be given to Policies WLP8.37 Historic Environment, WLP8.38 Non-Designated Heritage Assets and WLP8.39 Conservation Areas. Often historic buildings dating pre-1919 are of a traditional construction which perform differently and not all types of sustainable construction would be appropriate in alterations and extensions to these buildings.</u>
AM67	249	Paragraph 8.173 WLP8.30 Design of Open Spaces	Open Space is an essential part of the rural and urban fabric and is a vital resource for local communities. It plays a pivotal role in the quality of life for people from determining a person's health and well-being, contributing to the character of our townscapes and providing habitats for wildlife.

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			Open spaces should provide facilities that are accessible and meet the needs and expectations of the local community, and ensure communities have a high quality of life for residents and visitors. <u>The types of open space covered by this policy include wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments and green corridors. The open space would usually be publicly accessible or with controlled public access.</u>
AM68	251	Paragraph 8.180 Policy WLP8.31 Lifetime Design	Dementia friendly design principles should be incorporated <u>in all types of development</u> where appropriate, <u>but particularly housing developments</u> , using the principles outlined in Policy WLP8.31.
AM69	255	Paragraph 8.193 WLP8.34 Biodiversity and Geodiversity	The National Planning Policy Framework gives significant protection to the internationally and nationally protected sites referred to above. It also encourages local plans to develop criteria based policies to assess the impact of development on wildlife and geodiversity sites. <u>The Framework states if significant harm to biodiversity resulting from development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. This sequential approach is referred to as the 'mitigation hierarchy' and the policy has been created to cover these scenarios.</u> It states the level of protection should be commensurate with the level at which the site is designated (i.e. international, national and local). The Framework encourages positive planning at the landscape scale for the creation and enhancement of ecological and green infrastructure networks.
AM70	257	Paragraph 8.198 Policy WLP8.35 Landscape Character	Waveney District is characterised by landscapes associated with the coast, river valleys and open countryside. Together these have contributed towards shaping historical patterns of development and the identity of local communities. The District shares part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, <u>part of the Suffolk Heritage Coast</u> and part of the Norfolk and Suffolk Broads (The Broads Authority is the Planning Authority for the Broads). These nationally designated landscapes benefit from significant levels of protection in national planning policy and the Council will apply national planning policy to proposals within the Area of Outstanding Natural Beauty to ensure its

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			protection. The National Planning Policy Framework also supports the protection of locally valued landscapes.
AM71	258	Paragraph 8.206 Policy WLP8.35 Landscape Character	The Policy also gives specific protection from significant impacts on those landscapes which provide a setting which are outside of the designated areas <u>of the Suffolk Heritage Coast</u> , the Broads and the Area of Outstanding Natural Beauty but provide a contribution to the setting of those areas. Landscapes characterised as Rural River Valleys and Tributary Valley Farmland in the Landscape Character Assessment are considered sensitive and valuable and receive a similar level of protection. Significant adverse impacts will be judged based on the scale of the development, the associated effect on the key characteristics which define the sensitivity and value of the landscape, the visual impact, the duration and permanency of the effect and the extent to which any effects can be mitigated through a landscaping scheme. In assessing impact the Waveney District Landscape Character Assessment (2008), the Settlement Fringe Landscape Sensitivity Study (2016), the Broads Landscape Character Assessment (2016), <del>and</del> the Broads Landscape Sensitivity Study for Renewables and Infrastructure (2012) <u>and the most current Suffolk Coast and Heaths Area of Outstanding Natural Beauty Management Plan</u> will be used.
AM72	262	Paragraph 8.210 Policy WLP8.37 Historic Environment	Waveney is fortunate in having a wealth of visually and historically important heritage assets which are desirable to protect and enhance. There are <del>14</del> <u>sixteen</u> conservation areas within Waveney ( <del>two</del> <u>one</u> of which falls <u>entirely</u> within the area of Waveney District which is covered by the Broads Authority); <u>a further four are partly managed by the Broads Authority</u> ); 1,602 listed buildings, 29 scheduled monuments and 3 historic parks and gardens. There are also 1,420 buildings on the Local List of Identified Non-Designated Heritage Assets in Waveney. The Suffolk Historic Environment Record provides information about archaeological sites throughout the District.
AM73	264	Paragraph 8.216 Policy WLP8.38 Non Designated	The National Planning Practice Guidance encourages Councils to identify non-designated heritage assets in their Local Plans. <u>At present the list only contains buildings.</u> For many years the Council has

Ref	Page	Policy/ Paragraph	Main Modification
		Heritage Assets	retained a list of identified non-designated heritage assets. There are currently 1,420 buildings on this list within the District. Assets on the list can be viewed on the Council's webpage. The number of non-designated heritage assets on the list is likely to increase over time as new buildings and other assets are identified. To date these have only been identified within or adjacent to conservation areas. Notable examples include the Tuttle Building on Station Square Lowestoft and the former Council offices in Bungay. Non-designated heritage assets identified on the list used to be referred to as locally listed buildings.
AM74	264	Paragraph 8.129 Policy WLP8.38 Non Designated Heritage Assets	The existing Local List is not exhaustive and there are likely to be a number of other examples of non-designated heritage assets of local significance. Policy WLP8.38 sets out criteria for determining applications which may affect a <u>building which is a</u> non-designated heritage asset which either has or has not been specifically identified on the list. In line with the National Planning Policy Framework the policy seeks to avoid and reduce harm to these assets. Although the level of protection afforded to them is not as great as that for designated heritage assets.
AM75	265	After paragraph 8.221 Policy WLP8.38 Non Designated Heritage Assets	New paragraph after paragraph 8.221:  <u>Policy WLP8.40 deals with archaeological non-designated heritage assets.</u>
AM76	266	Paragraph 8.222 Policy WLP8.39 Conservation Areas	Conservation areas are designated Heritage Assets and are afforded a high level of protection in national planning policy. Conservation areas are identified on the Policies Map and are located in Beccles <sup>13</sup> , Bungay <sup>13</sup> , <u>Ellingham</u> <sup>13</sup> , Halesworth, Holton, Homersfield, Lowestoft (North and South), Oulton Broad <sup>13</sup> , Somerleyton <sup>13</sup> , Southwold, Southwold Harbour, Walberswick Quay, Wangford, Wissett and Wrentham.
AM77	266	Footnote 13	<del>Conservation areas partly managed by Broads Authority. Also within Waveney District is the Conservation Area of Ellingham, which is entirely within the Broads Authority managed area of Waveney and so is not covered by this policy.</del> <u>Beccles, Bungay, Oulton Broad and Somerleyton are</u>

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			<p><u>partly managed by the Broads Authority. The Conservation Area of Ellingham is entirely within the Broads Authority-managed area of Waveney and so is not covered by this policy.</u></p>
AM78	266	Paragraph 8.225 Policy WLP8.39 Conservation Areas	<p>Since 2004 the Council has had a policy for the replacement of windows and other features in conservation areas. All conservation areas in the Waveney Local Plan area <u>(with the exception of the Oulton Broad extension)</u> have Article 4 Directions which means planning permission is required for these types of proposals. The policy approach seeks to retain historic features in prominent parts of Conservation Areas which contribute to the character of area. This policy approach has proved successful in conserving and enhancing conservation areas within the District and has been carried forward. Further detail on the implementation of this policy is set down in the Built Heritage and Design Supplementary Planning Document.</p>
AM79	268	Paragraph 8.228 WLP8.40 Archaeology	<p>The Suffolk Historic Environment Record provides information about archaeological sites throughout the District and is used to identify sites that may be at risk from development. Policy WLP8.40 requires <u>an full</u> archaeological assessment of sites within potential areas of archaeological importance to describe the significance of any heritage assets affected and to ensure that provision is made for the preservation of important remains, particularly those that may be demonstrably of national significance. Archaeological Assessment prior to determination may comprise a combination of desk-based assessment; geophysical survey and/or field evaluation. <u>Archaeological conditions or planning obligations will be imposed on consents as appropriate. Appropriate programmes of work post-consent could include some or all of:</u></p> <ul style="list-style-type: none"> <li>▪ <u>further evaluation;</u></li> <li>▪ <u>upfront excavation;</u></li> <li>▪ <u>palaeoenvironmental work;</u></li> <li>▪ <u>building survey and or monitoring; or</u></li> <li>▪ <u>control of contractor's groundworks.</u></li> </ul>

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AM80	268	Paragraph 8.229 WLP8.40 Archaeology	<p><u>Policy WLP8.40 gives preference to preservation of remains in situ appropriate to the significance of the asset. This is unless it can be demonstrated that recording of remains, assessment and deposition in public archives would be more appropriate to mitigate the impacts of development.</u></p> <p><del>Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis, reporting, dissemination and deposition of archive for access and curation will constitute appropriate mitigation for the impacts of development. Archaeological conditions or planning obligations will be imposed on consents as appropriate. Appropriate programmes of work post consent could include some or all of:</del></p> <ul style="list-style-type: none"> <li><del>▪ further evaluation;</del></li> <li><del>▪ upfront excavation;</del></li> <li><del>▪ palaeoenvironmental work;</del></li> <li><del>▪ building survey and or monitoring; or</del></li> <li><del>▪ control of contractor's groundworks.</del></li> </ul>
AM81	270	Appendix 1 - Table A1.1 - Infrastructure and Delivery Framework	Change name of Table to 'Strategic Policy Delivery Framework'
AM82	270	Appendix 1 - Table A1.1 – WLP1.3 Settlement Boundaries Mitigation / Contingencies column	An early review of the Local Plan would be necessary if there was a significant shortage against a five year supply of housing. In the event of a small shortfall, applications for housing could be considered favourably in line with <del>Policy WLP1.2</del> and the National Planning Policy Framework.
AM83	291	Appendix 1 - Table A1.2 - Infrastructure required to support the growth outlined in the Local	Change name of Table to 'Infrastructure Delivery Framework'

Ref	Page	Policy/ Paragraph	Main Modification
		Plan	
AM84	296	Appendix 1 - Table A1.2 – Education – Early Education	

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
1 new Pre School setting in North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Gunton and Corton area <u>North Lowestoft Garden Village (Policy WLP2.13)</u>	Essential	Suffolk County Council	£500,000	None	£0	£500,000	<del>CIL</del> Section 106	£0	None	Short-medium term
2 new pre-school settings in Kirkley and Whitton Area	Essential	Suffolk County Council	£1,000,000	None	£0	£1,000,000	CIL	£0	None	Short-medium term
1 new Pre School setting at Community Hub in Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Beccles and Worlingham area <u>to serve development on Land West of London Road, Beccles (Policy WLP3.2)</u>	Essential	Suffolk County Council	£500,000	None	£0	£500,000	<del>CIL</del> Section 106	£0	None	Short-medium term
1 new Pre School setting at Dairy Farm	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
(Policy WLP4.5)										
1 new Pre School setting at Land <del>Rear West of Bungay High School</del> St Johns Road, Bungay (Policy WLP5.2)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Oulton	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
1 new pre-school setting at Carlton Colville Primary School <del>to serve development on Land South of the Street</del> (Policy WLP2.16)	Essential	Suffolk County Council	£500,000	None	£0	£500,000	<del>CIL</del> Section 106	£0	None	Short-medium term
Additional pre-school places across the District where they will be needed	Essential	Suffolk County Council	£649,974	None	£0	£649,974	CIL	£0	None	Short-medium term
<b>Total</b>			<b>£5,891,631</b>		<b>£0</b>	<b>£5,891,631</b>		<b>£0</b>		

AM85	297	Appendix 1 - Table A1.2 – Education - Primary	Insert new line to table: NB requires amended Total figures							
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Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Relocation of Bungay Primary School	Essential	Suffolk County Council	£1,500,000	None at present	£0	£1,500,000	CIL	£0	None	Medium term

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