

Lowestoft Neighbourhood Development Plan

Amendments made from January 2023 Regulation 14 Consultation

Following on from the Regulation 14 Consultation on the Lowestoft Neighbourhood Development Plan in January-March 2023, some amendments were made to the draft Plan, including the introduction of three new policies alongside other amendments. This supplementary document (which does not form part of the formal documentation but will be evidenced in Supporting Document 1 – Statement of Consultation) highlights the changes made from the draft Plan which was presented for consultation in January-March 2023 in the new draft Plan for the consultation period October-December 2023.

3. Overview of Lowestoft

3.2 - New mixed-use development named as “North Lowestoft Garden Village”.

3.4 - Added reference to “National Planning Policy, the East Marine Plan and the Suffolk Minerals and Waste Plan”

3.10 - Added evidence documents “The Scores and Triangle Feasibility Study (2021)”, “Powerpark Design Vision (2020)” and “Town Hall Business Plan (2021)”

4. Community & Stakeholder Engagement

4.1 - Added information on consultations that took place from January – March 2023 (Note: These took place as part of the Regulation 14 Consultation in January 2023)

6. Policies

Policies Maps – updated to include new policy areas and remove other areas as part of the plan

7. Seafront and Waterfront

7.12 - Rewritten supporting text

January 2023 text	October 2023 amendment
<i>Refurbishment of The Pavilion (renamed as East Point Pavilion and within the Seafront Masterplan) was completed in June 2022 to encourage tourism and attract new visitors. The surrounding Lowestoft Seafront Vision project area provide opportunities, identified by Wayne Hemingway on behalf of the council, to regenerate the south beach and to bring forward opportunities presented by the seafront</i>	<i>In 2017, Hemingway Design was commissioned to provide a seafront vision for Lowestoft, with the first developments of this being the Pavilion (now known as East Point Pavilion) and the Eastern Edge beach huts. In 2022, East Suffolk Council undertook a Seafront Masterplan that expanded on the vision to bring forward further sites and public realm.</i>

7.13 - Removed reference to polices for the development of sites in the Town. The Lowestoft Neighbourhood Development Plan no longer includes policies on potential developments.

7.18 - Added new wording

January 2023 text	October 2023 amendment
<i>The policy sets a high level of expectation for development in general and in particular the waterfront edge, in recognition of the strategic importance of the site and its potential to support growth in Lowestoft. Active frontages could include elevations with windows or other glazing, balconies, terraces, or entrances.</i>	<i>The policy sets a high level of expectation for development of that part of the Kirkley Waterfront site within the LNDP area; and in particularly the waterfront edge, in recognition of the strategic importance of the site and its potential to support growth in Lowestoft. Active frontages could include elevations with windows or other glazing, balconies, terraces, or entrances.</i>

Policy LOW1

2b - Wording amended

January 2023 text	October 2023 amendment
<i>The seafront and surrounding public realm should be overlooked by active frontages</i>	<i>The building should provide an active frontage as it overlooks the surround public realm and seafront</i>

2c - Wording amended

January 2023 text	October 2023 amendment
<i>The scheme should include a high quality public realm, taking account of the proximity to the war memorial</i>	<i>Proposals for buildings higher than the present pavilion may be supported where they:</i> <ol style="list-style-type: none"> <i>i. demonstrate exceptional design quality;</i> <i>ii. can demonstrate that they would not have an adverse impact on the significance of the South Lowestoft/Kirkley Conservation Area, or the adjacent listed Royal Norfolk and Suffolk Yacht Club, Lowestoft War Memorial and Statue of Triton owing to development in their setting.</i>

2d - Removed – *“Higher buildings may be supported where they demonstrate exceptional design quality”*

Policy LOW2

3 - Reference to policy LOW7 updated to reflect new policy numbering (updated to LOW8).

8. Revitalising the Town Centre

8.3 - Original text removed - *“The following policy responds to Chapter 7, supporting diversification. However, recent changes to Use Classes and permitted development rights undermine this to some extent, potentially making the centre less diverse”*

Supporting text numbers altered to reflect removal of 8.3

8.12 - Heritage Action Zone now referred to as “North Heritage Action Zone”

8.16 - New supporting text added – “As much of this policy, especially the Historic High Street, is covered by the North Lowestoft Heritage Action Zone, this policy recognises the design principles set out in the North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document (2020).”

8.21 - Wording amended

January 2023 text	October 2023 amendment
<i>Lowestoft Town Council are the owners of the Town Hall building which is a Grade II listed building within the North Lowestoft HAZ Conservation Area. East Suffolk Council owns the open area of the site (to the west) which this policy supports for parking and servicing space. The Town Hall site is therefore also subject to Heritage Policies and the North Lowestoft HAZ Design Guide.</i>	<i>Lowestoft Town Council are the owners of the Town Hall building which is a Grade II listed building within the North Lowestoft HAZ Conservation Area. East Suffolk Council owns the open area of the site (to the west) which this policy supports for parking and servicing space. The Town Hall site is therefore also subject to heritage policies in national and local planning policy including LOW13..</i>

8.23 - Added link to Lowestoft Town Hall Business Plan (2021)

8.24 - Updated reference to Policy LOW15 to LOW19

Policy LOW3

2 - Wording amended

January 2023 text	October 2023 amendment
<i>Redevelopment of buildings will be supported provided it does not involve the demolition of listed buildings or buildings in a Conservation Area that contributed positively to the architectural, historic or visual interest of the area.</i>	<i>Redevelopment of buildings will normally be supported. Planning applications leading to the loss of or harm to listed buildings will normally be refused and the loss of or harm to non-designated heritage assets in the Conservation Area will be refused if the proposal has an unacceptable effect on the architectural, historic or visual interest of the area.</i>

4 - Wording amended to include reference to North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document

January 2023 text	October 2023 amendment
<i>Upwards extension will be supported, subject to meeting the requirements of design and other policies.</i>	<i>Upwards extension will be supported, subject to meeting the requirements of design and other policies, including the North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document</i>

Policy LOW4 – Kirkley District Shopping Centre

New policy added with supporting text (See draft Plan for full details).

Policy LOW5 – Historic Town Hall Regeneration

2 - Wording amended

January 2023 text	October 2023 amendment
<i>Conversion works for the Town Hall should preserve the special interest of the Listed Building, conserve and enhance the character or appearance of the conservation area in which it is set.</i>	<i>Conversion works for the Town Hall should conserve and/or better reveal the significance of the Listed Building, and conserve and enhance the character and appearance of the North Lowestoft Conservation Area.</i>

9. Living

9.10 - Removed the word “actually” so that the second sentence reads as “The responses informed the structure of the neighbourhood plan and ~~actually~~ noted that the cost of housing in Lowestoft is one of its positive attributes.”

9.11 - Added the word “in” to “Most recently in March 2020...”

9.19 - Updated reference from LOW16 to LOW19.

Policy LOW 6 – Residential Development

1 - Wording amended

January 2023 text	October 2023 amendment
<i>In addition to the sites allocated in the Local Plan, new residential development will be supported and in the following locations: a) Sites in the Town Centre, in accordance with Policy LOW3; b) Conversion and adaptation of upper levels above shops and commercial units; c) Development of infill sites within existing residential areas; d) Redevelopment of existing residential buildings, providing it does not involve the loss of a heritage asset.</i>	<i>In addition to the sites allocated in the Local Plan, new residential development will be supported in the following locations: a) Sites in the Town Centre, in accordance with Policy LOW3; b) Conversion and adaptation of upper levels above shops and commercial units where there is mutual compatibility between uses; c) Development of infill sites within existing residential areas; d) Redevelopment of existing residential buildings, providing it does not involve the loss of a heritage asset and there is no conflict with policies restricting houses in multiple occupation.</i>

10. Environment and Place

10.9 - Added reference to “WLP1.3 – Infrastructure”

10.10 - New supporting text added (moving previous 10.10 to 10.11) – “The Local Plan recognises the responsibility for new developments to contribute to the cost of new infrastructure, either through section 106 planning obligations or the Community Infrastructure Levy. Waveney has had a Community Infrastructure Levy in place since August 2013.”

10.12 New supporting text added (moving previous 10.12 to 10.14) – *“The South Lowestoft/Kirkley Conservation Area appraisal focuses on the mid-nineteenth century development of Lowestoft into a seaside pleasure resort and explains the historical connection between the town and its sea and maritime activities -*

‘The South Lowestoft / Kirkley Conservation Area is notable for its historic association with Sir Samuel Peto which has influenced its development into a seaside pleasure resort and has provided the settlement with its distinctive character and appearance. The predominant age of the present townscape dates to the mid nineteenth century, and the majority of buildings reflect the architectural style of the Victorian period. It is a formally planned town, with central roads and grid like streets radiating out to afford views towards the sea. Green and open spaces are designed into the townscape and contribute to its strong sense of grandeur. The town has retained a strong relationship with the sea and maritime activities, discernible through building orientations, building types, statues, and spaces such as the promenades and piers. These elements provide focal points within the Conservation Area and contribute to its special interest. There are also later Edwardian and twentieth-century villas and houses throughout the area, particularly where residential development has continued to expand to the south.’”

10.13 - Wording amended

January 2023 text	October 2023 amendment
<i>Included within the northern limits of the Conservation Area is Belle Vue Park. The Waveney Strategic Play Evaluation Action Plan (November 2015) undertaken by Sentinel found that Lowestoft scored lowest after Halesworth and Holton for average play space provision quality across the board, for toddlers, juniors and teens. Whilst this showed some improvement since 2010, this was a low base and requires enhancement.</i>	<i>Included within the northern limits of the Conservation Area is Belle Vue Park. The Waveney Strategic Play Evaluation Action Plan (November 2015) undertaken by Sentinel found that Lowestoft had medium levels of quality for its play areas. Whilst this showed some improvement since 2010, this was a low base and requires enhancement.</i>

10.14 - Wording amended

January 2023 text	October 2023 amendment
<i>The historic High Street and Scores area are the subject of a Heritage Action Zone. This recognises the need for regeneration and enhancement. The Scores and Triangle Market Feasibility Study identified twelve new pocket parks and gardens that could reimagine wasteland behind the Scores as green open spaces for communities and visitors. The HAZ is an area-based, time-limited project that will conclude in 2023, but could be extended.</i>	<i>The historic High Street and Scores area are the subject of a Heritage Action Zone. This recognises the need for regeneration and enhancement. The Scores and Triangle Market Feasibility Study identified a number of opportunities for pocket parks and gardens that could reimagine wasteland behind the Scores as green open spaces for communities and visitors. The HAZ is an area-based, time-limited project that will conclude in 2023.</i>

10.15 - Link to “Open Spaces Needs Assessment WDC July 2015” document.

10.19 - Added wording – “A similar appraisal and management plan for the South Lowestoft and Kirkley Conservation Area was adopted in January 2022.”

10.23 - Updated reference to Policy LOW16 to LOW19.

10.27 - New supporting text added – “The Government provides advice about Priority Habitats which should be taken into account in mitigating adverse effects on biodiversity and creating new habitats – see <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>. Suffolk County Council’s Nature Strategy also provides guidance - <https://www.suffolk.gov.uk/asset-library/imported/suffolks-nature-strategy-2015.pdf>. ”

10.29 - New supporting text added – “Green spaces should be made attractive in design, be inviting, and feel safe, with where appropriate facilities accessible to residents with limited mobility such as shelters and benches, well-maintained paths with good lighting.”

10.41 - New supporting text added – “The designated Strategic Green Space along the northern coastline of Lowestoft is too extensive to be classified as a Local Green Space. Further detail on the individual components within the Strategic Green Space can be found in Supporting Document 3 – Protecting Open Landscapes, Sports Fields and Local Green Spaces.”

10.43 - New supporting text added – “This policy augments Policy WLP8.23 of the Waveney Local Plan.”

Policy LOW9 – Design and Character

6 - Amended wording

January 2023 text	October 2023 amendment
<i>Street layouts should be designed for low vehicle speeds, with varied provision of parking so that traffic and vehicles do not dominate the public realm, and in accordance with the Suffolk Design Streets Guide.</i>	<i>Street layouts should be designed for low vehicle speeds, prioritising pedestrians and cyclists in order to encourage sustainable travel, with varied provision of parking so that traffic and vehicles do not dominate the public realm, and in accordance with the Suffolk Design Streets Guide, Suffolk Guidance for Parking and any successor documents.</i>

10 - Amended wording

January 2023 text	October 2023 amendment
<i>Future maintenance requirements should be considered in the design, layout and spacing of properties.</i>	<i>Future maintenance requirements should be considered in the design, layout and spacing of properties but not to the detriment of providing ongoing green infrastructure and Biodiversity Net Gain.</i>

Policy LOW10 – Green Infrastructure, Urban Green Spaces and Biodiversity

1 - Added reference to developments achieving “at least 10% biodiversity”.

2 - Wording amended

January 2023 text	October 2023 amendment
<i>Development sites should be based on a masterplan for the whole site, including the</i>	<i>As appropriate to their scale, nature and location, development sites should be based on</i>

<i>location of key pedestrian, new urban green space and other green infrastructure.</i>	<i>a masterplan for the whole site, including the location of public rights of way, new urban green space and other green infrastructure.</i>
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3d - New wording added – “incorporate multi-functional green infrastructure such as sustainable drainage systems (SUDS)”

4 - Wording amended

January 2023 text	October 2023 amendment
<i>Existing ponds should be protected from development.</i>	<i>Ponds, outside of the curtilage of existing homes, and the connections between them should be protected from development.</i>

Policy LOW11 – Infrastructure

New policy, community aspiration and supporting text added (See draft Plan for full details).

Policy LOW14 – South Lowestoft and Kirkley Conservation Area

New policy and supporting text added (see draft Plan for full details).

Policy LOW17 – Local Green Spaces

LGS15 Kirkley Waterfront Wildlife Site removed from policy and Plan (including removal from policy map)

Policy LOW18 – Recreational and Sports Spaces

RSS7 Dip Farm Golf Course removed from policy (including removal from policy map) but retained in Strategic Green Space (now referenced as “Former Dip Farm Golf Course”).

2 - Wording amended

January 2023 text	October 2023 amendment
<i>Development adjacent to formal recreation and sports spaces should take opportunities to enhance should have no significant adverse impact on, their accessibility, amenity or safety.</i>	<i>Development adjacent to formal recreation and sports spaces should take opportunities to enhance, the space and its connectivity to its surroundings and should have no significant adverse impact on, their accessibility, amenity or safety.</i>

3 - Wording amended

January 2023 text	October 2023 amendment
<i>Development within formal recreational and sports spaces may be supported, providing it is necessary to support the operation and sports or recreational use of the space..</i>	<i>Development within formal recreational and sports spaces will only be supported, providing it is necessary to support the operation and sports or recreational use of the space.</i>

11. Transport and Movement

11.11 - Added wording to supporting text – *“East Suffolk Council’s Cycling and Walking Strategy (2022) identifies key cycling and walking infrastructure recommendations across East Suffolk, including recommendations for routes in Lowestoft.”*

11.12 - Amended wording

January 2023 text	October 2023 amendment
<i>The Suffolk County Council Transport Plan, estimates that 80% of people living within Lowestoft also work in the town which means that many journeys are short.</i>	<i>The Suffolk County Council Local Transport Plan 2011-2031 (Part 2 – Implementation Plan), by Suffolk County Council, estimates that 80% of people living within Lowestoft also work in the town which means that many journeys are short.</i>

11.17 - Updated reference to Policy LOW7 to LOW8.

Policy LOW19 – Balanced Transport Provision

2 - Amended wording

January 2023 text	October 2023 amendment
<p><i>The needs and convenience of pedestrians and cyclists should be prioritised, including:</i></p> <ul style="list-style-type: none"> <i>a. Supporting ease of movement and making connections to surrounding pathways, as required by policy LOW8.</i> <i>b. Designing for low vehicle speeds, varied provision of parking and ensuring that the public realm is not dominated by traffic and parking, as required by Policy LOW8;</i> <i>c. Including convenient links within the layout of new development to nearby public transport facilities.</i> 	<p><i>The needs and convenience of pedestrians and cyclists should be prioritised, including those with mobility/frailty issues and/or who are blind or partially sighted, through:</i></p> <ul style="list-style-type: none"> <i>a. Supporting ease of movement, encouraging active and sustainable travel through walking and cycling infrastructure, in accordance with the Suffolk Design Streets Guide (2022)¹⁵ and LTN 1/2016, and making connections to the public rights of way network, as required by policy LOW9.</i> <i>b. Designing for low vehicle speeds, varied provision of parking and ensuring that the public realm is not dominated by traffic and parking, as required by Policy LOW9;</i> <i>c. Including convenient links within the layout of new development to nearby public transport facilities.</i>

3 - Added wording – *“...in accordance with Suffolk Guidance for Parking (2019), or any successor document.”*

6 - Removed *“for visitors”*.

12. Sustainable Energy

12.9 - Wording added – *“Energy generated from renewable net zero sources to contribute to the County objective of being net zero by 2030 is preferred.”*