

## **Pages 8 – 13 District Wide Key Issues**

Lowestoft, situated in the north east of the District is the largest town accommodating approximately half of the District's population. The rural part of the District gains its identity from the four historic market towns of Beccles, Bungay, Halesworth and Southwold together with a number of villages and hamlets.

The District is served by two train lines, the East Suffolk line which connects Lowestoft, Beccles and Halesworth to Ipswich and the Wherry Line, which connects Lowestoft to Norwich. The A47 provides road connections to Great Yarmouth and onwards to Norwich and Peterborough and the A12 provides connections south to Ipswich and onward to London. The A146 provides links from Lowestoft to Beccles and onwards to Norwich. The A143 provides links to the west from Beccles to Bungay and onwards to Diss.

*Figure 3 – Waveney District District-wide Key Issues*

## Society Key Issues

- 1 Growing population and housing need
- 2 Affordability of housing
- 3 Low rates of exercise and high levels of obesity
- 4 Deprivation and below average earnings



## GCSE level

attainment is low compared to Suffolk and national averages



11% of Waveney residents have no qualifications, the second highest in the county

## earnings below

Suffolk and national averages



## Areas with high levels of deprivation

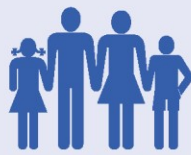


Levels have been decreasing

## Unemployment

## job seekers allowance

claimants is down to 1.5%



Good sense of community

Decreasing crime rate

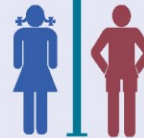


Low level of crime



Good provision of services and facilities

School



Some rural areas are far from services and facilities



Good range of recreational and other types of open space

Under provision

or poor accessibility to some types of open space

## Economy Key Issues

- 1 Declining numbers of jobs in recent years
- 2 Huge potential for new jobs in offshore sector
- 3 Vulnerable town centres
- 4 Traffic congestion is an issue in some parts of the District



Historically Waveney's economy has been based on farming, printing, manufacturing, food processing, tourism and the offshore sector

Designation of Enterprise Zone status to a number of sites

### Journey times



to key regional and national centres can be quite long

### CORE

Lowestoft designated as a Centre for Offshore Renewable Engineering by the Government

The number of employee jobs has decreased by **1,500** over the past five years



Growing potential to support offshore energy sector

There has been an increase of out-commuting from the District



Major established employers of international repute

The largest sectors of employment are manufacturing retail and the public sector



Manufacturing and construction have seen the largest decline

The District's economy faces challenges

Coastal location, attractive countryside and proximity to the Broads

Currently most working people who live in Bungay do not work in the town. 41% commute to other local authority areas (nearly half to South Norfolk, Broadland and Norwich). Of the 23% which work elsewhere in Waveney the majority work in Beccles and the rural areas.

## **Page 19 – KEY ISSUES**

### **Halesworth and Holton**

Halesworth is located on the southern boundary of the District on a tributary of the River Blyth. Halesworth serves as a small market town with a population of 4,726. To the east of Halesworth is Holton with a population of 823. The village depends on Halesworth for most services and facilities and the gradual expansion of the town has led to an almost contiguous built up area between the two settlements. The town provides services for nearby villages including some within Suffolk Coastal District, including Chediston, Walpole and Wenhaston.

The average age of the population is above local and regional averages. Whilst the town benefits from provision of most essential services and facilities, there is no secondary education provision in the town.

Children of secondary education age have to travel to Bungay or Beccles.

A small part of the central area of the town is at risk from flooding. The floodplain from the River Blyth tributaries covers large parts of the farmland to the west of the town. The landscape around the town is a mix of rural river valleys and tributary farmland character which is sensitive to new development. Some of the farmland surrounding the town is high grade agricultural land.

Only 32% of working people in Halesworth work in the town. 14% work in Suffolk Coastal and 14% work in Beccles. However, self-containment could potentially be higher as there are a similar number of people employed in the town as there are working people living in the town (i.e. many of the jobs in the town are taken by people commuting in to the town from elsewhere).

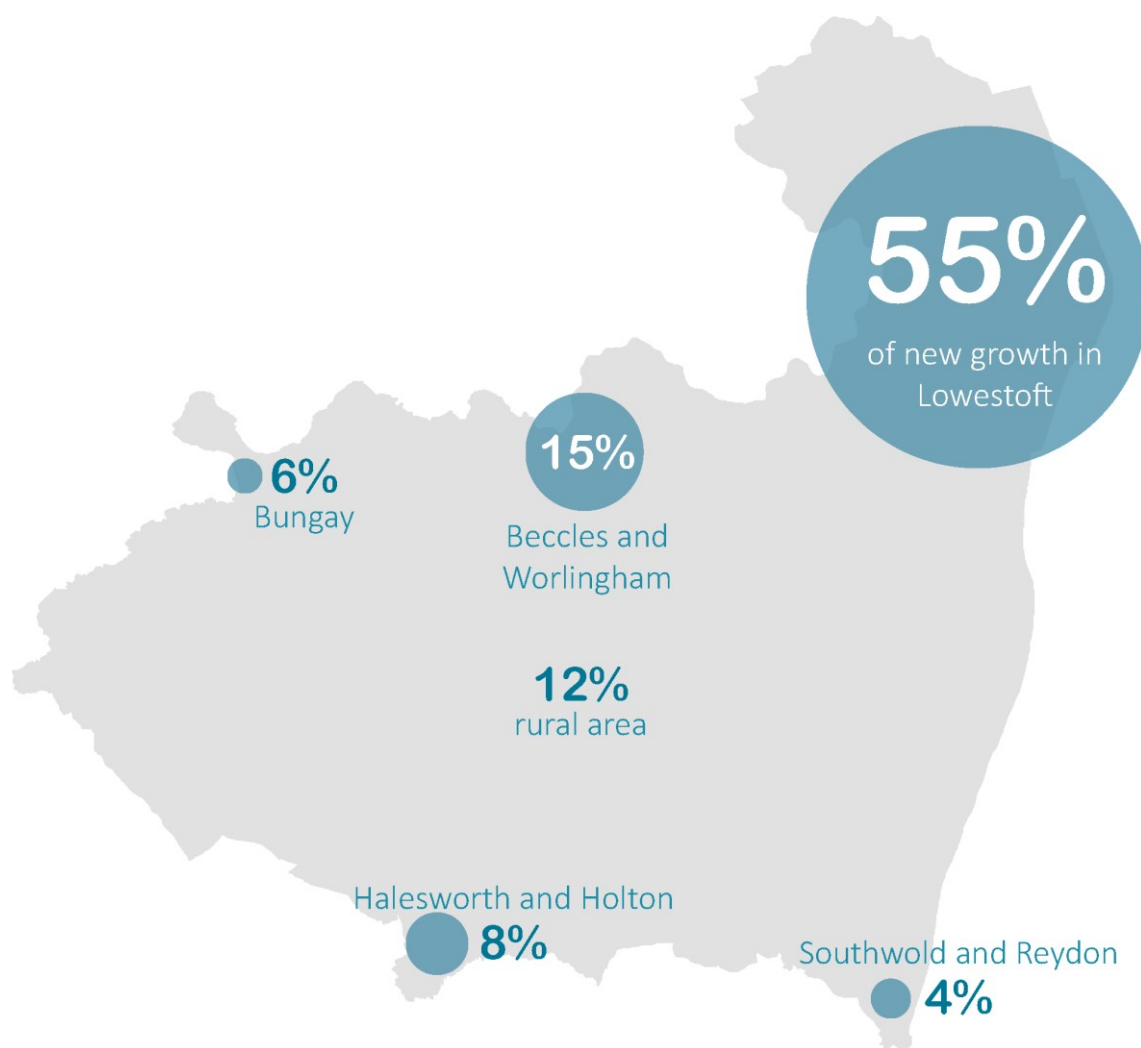
## **Page 28 - Spatial Strategy**

### **■ Halesworth and Holton**

Halesworth will provide a more significant role as a service centre to the south of the District benefiting surrounding villages in Waveney and Suffolk Coastal such as Wissett, Walpole and Wenhaston. Together with Holton, it will be the second largest market town in the District after Beccles and Worlingham. The historic town centre will be vibrant and will have been supported by new housing and retail development. The town will have enhanced sports and leisure facilities following the completion of the Halesworth Campus and improved facilities at Dairy Hill and will have additional health facilities and an enhanced employment offer, all of which will have helped attract younger people and families to the town. The separate identities



of Halesworth and Holton and the sensitive landscape surrounding them will have been protected.



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*Table 1 - Total housing growth 2014-2036 by settlement*

Settlement	Total housing growth 2014-2036
Lowestoft with Carlton Colville, Oulton and Oulton Broad (including parts of Corton and Gisleham bordering the built up area.	4,991
Beccles and Worlingham	1,473
Bungay	527
Halesworth and Holton	740
Southwold and Reydon	325
Rural areas	963
<b>Total</b>	<b>9,019</b>

See Appendix 3 – Housing and Employment Land Summary and Trajectory for detailed figures

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- 1.17 National planning policy states that development should be distributed in a way which reduces the need to travel, promotes regeneration of brownfield sites, promotes and retains existing services and supports rural areas. When considering how development is distributed, it is also necessary to consider the effects on existing infrastructure and the environment of how development is distributed.
- 1.18 The distribution of growth strategy detailed in Policy WLP1.1 aims to ensure the vision for the Local Plan is delivered alongside the requirements of the National Planning Policy Framework.
- 1.19 By allocating just over half of future development to Lowestoft, the strategy reflects the role of Lowestoft as the largest town in the District and its potential for future economic growth. It enables a continuing focus on regeneration of the central areas of the town whilst allowing for some sustainable extensions for the town. With the majority of development allocated to the largest settlement, the need for travel should be minimised. This strategy also recognises Lowestoft Town Centre as the main town centre within the District catering for the town's needs and some of the needs of the rest of the District.
- 1.20 The strategy allows for reasonable levels of development in the market towns. All of Waveney's market towns have good employment opportunities, a good range of services and facilities and attractive town centres making them sustainable locations for growth. Beccles and Worlingham as the second largest built-up area in Waveney is allocated a greater proportion of growth. This growth will help support and enhance the services and facilities in the town and support the town centre as the second largest retail centre within the District. Halesworth and Holton are also allocated higher proportions of growth reflecting Halesworth's status as a market town with good transport links, provision of employment facilities, shops and other services and facilities. Bungay and Southwold and Reydon are proposed to take more modest levels of growth, reflecting the environmental constraints to growth around the towns.
- 1.21 Importantly, the strategy reflects the need to support the numerous villages across Waveney. The strategy therefore allocates a more significant level of growth to villages than has been experienced in previous Local Plans. This reflects the fact that the sustainability circumstances of villages has changed with more people being able to work from home and using the internet for services such as shopping and banking. It also reflects the fact that without development, the population of villages will decline due to the trend of increasingly smaller households. More significant levels of development will allow people with a local connection or those who work in the rural areas to live in the rural areas. New housing should also help support existing services

and facilities in the rural areas such as small rural schools and pubs and help extend super-fast broadband into these areas.

- 1.22 Employment land development (use classes B1, B2 and B8) and retail and leisure development is concentrated on the towns with a distribution reflecting the housing growth. This enables some balance between jobs and homes and homes and retail provision. Employment land growth has been skewed towards Lowestoft and Beccles where the Employment Land Needs Assessment identified the greatest potential demand for growth. The distribution for retail growth also reflects the advice on distribution contained within the Retail and Leisure Needs Assessment. This balance will help to reduce the need to travel and therefore create more sustainable patterns of development.
- 1.23 Appendix 3 of this Local Plan summarises the amount of housing for each settlement expected to be delivered over the plan period and when it will be delivered. Appendix 3 also details the amount of employment land allocated in each area.



## Policy WLP1.1 – Scale and Location of Growth

In the period 2014 to 2036, the Council will:

- Make provision for the delivery of a minimum 8,223 dwellings in Waveney.
- Maximise opportunities for economic growth, with the aim of achieving a minimum of 5,000 additional jobs in Waveney.

To deliver this, make provision for:

- 43ha of employment land for B1/B2/B8 uses.
- 2,200m<sup>2</sup> (net) of convenience (food) and 11,000m<sup>2</sup> (net) of comparison (nonfood) retail floorspace.

In order to sustainably deliver the growth targets set out above, new residential development will be distributed across the District approximately as follows:

- Lowestoft (including Carlton Colville, Oulton, Oulton Broad, and the parts of Gisleham and Corton bordering the built up area) - 55% of housing growth
- Beccles and Worlingham - 15% of housing growth
- Halesworth and Holton - 8% of housing growth
- Bungay - 6% of housing growth
- Southwold and Reydon - 4% of housing growth
- Rural Area - 12% of housing growth (See Policy WLP7.1 for more detail on the distribution across rural villages)

Employment land development will be focused mainly in Lowestoft and Beccles and distributed approximately as follows:

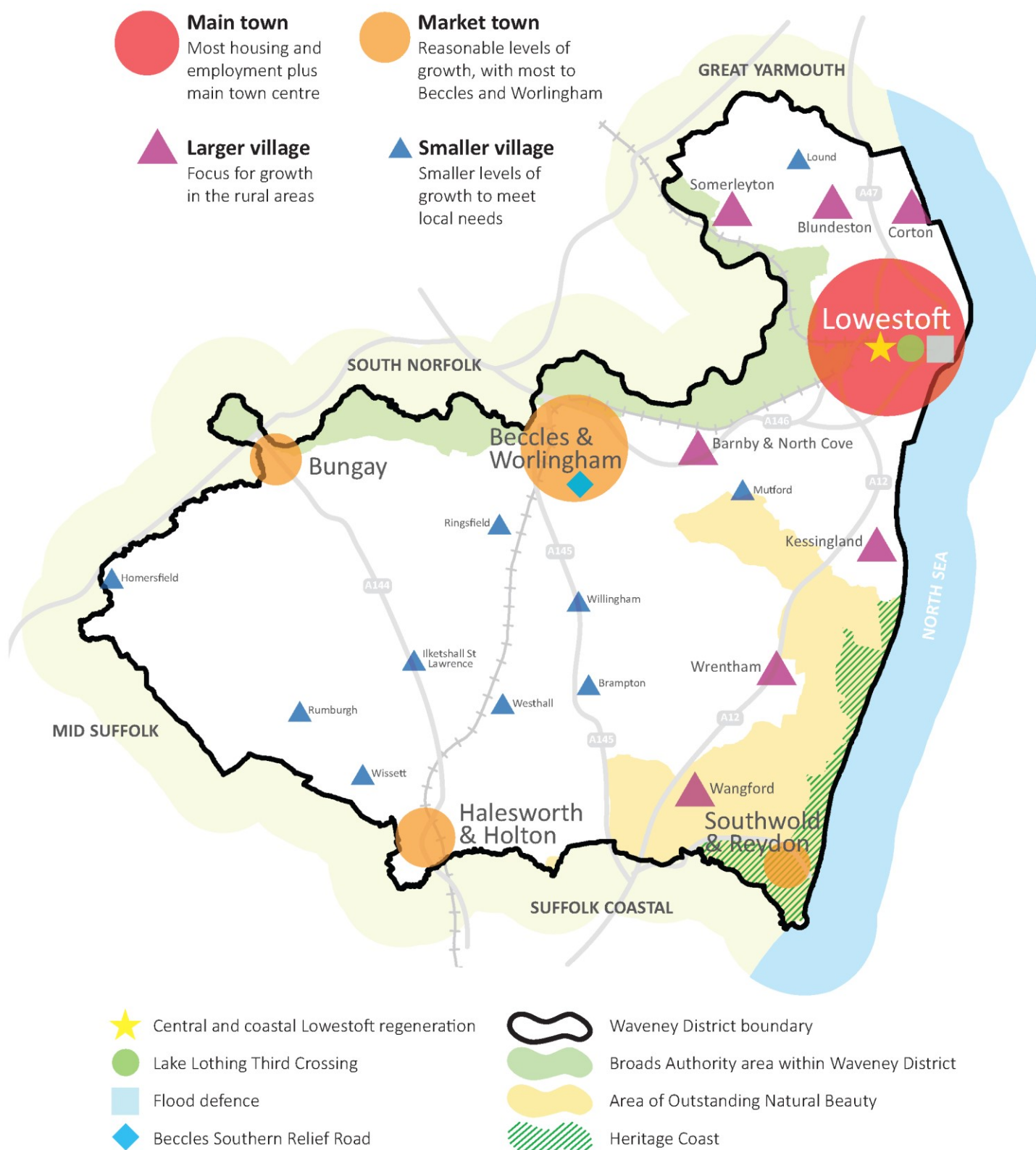
- Lowestoft (including Carlton Colville, Oulton, Oulton Broad, and the parts of Gisleham, Corton bordering the built up area) - 60% of employment land development
- Beccles - 25% of employment land development
- Other Market Towns and Rural Areas - 15% of employment land development

60-70% of retail and leisure development will be focused in Lowestoft Town Centre as the District's main town centre. Beccles as the next largest town should accommodate approximately 15% of retail and leisure development. The remaining proportion of development should come from the other Market Towns commensurate with the level of housing and employment growth.

Provision has been made in this Local Plan through site allocations and policies to deliver this scale and strategic distribution of growth. Neighbourhood Plans can allocate additional growth to meet local needs at a scale which does not undermine the overall distribution strategy.

## Key Diagram

Figure 6 - Key Diagram



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Source: Natural England: Area of Outstanding Natural Beauty, Heritage Coast

## Policy WLP1.4 – Infrastructure

The Council will work with partners including, Suffolk County Council, Parish and Town Council's, Highways England, Environment Agency, Anglian Water and the Great Yarmouth and Waveney Clinical Commissioning Group to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure. The Council will work with partners to ensure the timely delivery and the success of:

- The Lake Lothing Third Crossing
- The Lowestoft Flood Risk Management Project
- The Beccles Southern Relief Road
- A12 improvements between Lowestoft and Ipswich
- A47 improvements between Lowestoft and Peterborough

Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute towards infrastructure provision to meet the needs generated.

Off-site infrastructure will generally be funded by the Community Infrastructure Levy or any replacement.

Open space should be provided on residential development sites of 1 hectare or more in size and be based on the needs identified in the Waveney Green Infrastructure Strategy and Open Space Needs Assessment.

New primary schools should be provided on sites where there is no capacity within local catchment schools and there is no potential to expand the local schools to accommodate the pupils arising from the development.

Development will not be permitted where it would have a significant effect on the capacity of existing infrastructure which cannot be mitigated. Specifically, developers should ensure there is capacity in the water recycling centre and the wastewater network. Where there is no capacity in the water recycling centre, development may need to be phased in order to allow improvement works to take place.

The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. If a fibre connection cannot currently be provided, infrastructure within the site should be designed to allow for fibre provision in the future.

## *Policy WLP8.2 – Affordable Housing*

All new housing developments on sites with a capacity of 11 dwellings or more must make provision for 35% of all dwellings as affordable housing. Of these affordable

dwellings, 50% should be for affordable rent; 30% should be shared ownership; and 20% should be starter homes. Sheltered and extra-care housing should be included as affordable units where practicable.

Affordable housing should be preferably delivered on site as part of a mixed tenure scheme. Exceptionally, on smaller sites, it may be agreed between the local planning authority and the developer for a commuted sum to be paid towards the provision of affordable housing elsewhere.

Affordable housing should be indistinguishable from market housing in terms of the location, external appearance, design, standards and build quality and should meet all requirements of the design policies.

The level and tenure of affordable housing may be varied where it can be satisfactorily demonstrated that a different tenure mix or lower percentages of affordable housing are required to ensure the site remains financially viable.

Affordable housing provision will only be reduced on sites which are necessary to the overall supply of housing in the District unless the scheme has wider sustainability benefits.

Neighbourhood Plans can set out higher requirements for affordable housing provision where local evidence of need and viability support this.

# 4 Strategy for Halesworth and Holton

4.1 The strategy for Halesworth and Holton is to increase the level of housing within the town which will help deliver enhanced health and sports facilities and new employment opportunities. This will help attract younger, working age, people to the town and provide more balance to the demographics of the population. The increased levels of development will help support the town centre and enhance its role as a service centre for Holton and other nearby villages.

New homes in Halesworth and Holton	Total
Homes Built 2014-2017	38
Existing Housing Commitments <sup>1</sup>	262
Homes allocated in Local Plan expected to be delivered in plan period	440
Total Growth 2014-2036	740

4.2 The Local Plan also aims to protect the individual identities of Halesworth and Holton through the selection of sites for development and through the indicative masterplans for development between the two settlements.

4.3 The Local Plan allocates land for 440 new homes in addition to the 300 which already have permission or completed since the beginning of the plan period. 2.5 hectares of land has also been allocated for employment development.

4.4 The main site for development is the Halesworth/Holton Healthy Neighbourhood, which seeks to deliver 215 new homes, a new retirement community and associated healthcare facilities, new sports facilities on the proposed Halesworth Campus and improvements to the existing Dairy Hill playing fields. The delivery of this site will be an important part of delivering the overall strategy for the town.

4.5 For Holton, a small site is allocated to provide a small amount of additional local housing. However, the village will benefit from the enhanced facilities provided in Halesworth.



<sup>1</sup> Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

1.1

## Infrastructure

- 4.6 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.

### Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to public rights of way network (in line with the Green Infrastructure Strategy) particularly to the east of Halesworth.
- Access improvements and servicing to Broadway Farm (Policy WLP4.5)

### Education

- Extensions to Edgar Sewter Primary School and/or Holton St Peter Primary School to accommodate an additional 110 pupils.
- Extension and improvements to North Suffolk Skills Centre

### Health Care

- Extension to Cutlers Hill Surgery
- New health facility within Halesworth/Holton Healthy Neighbourhood (Policy WLP4.1)

### Community Facilities

- Improvements to library provision

### Green Infrastructure



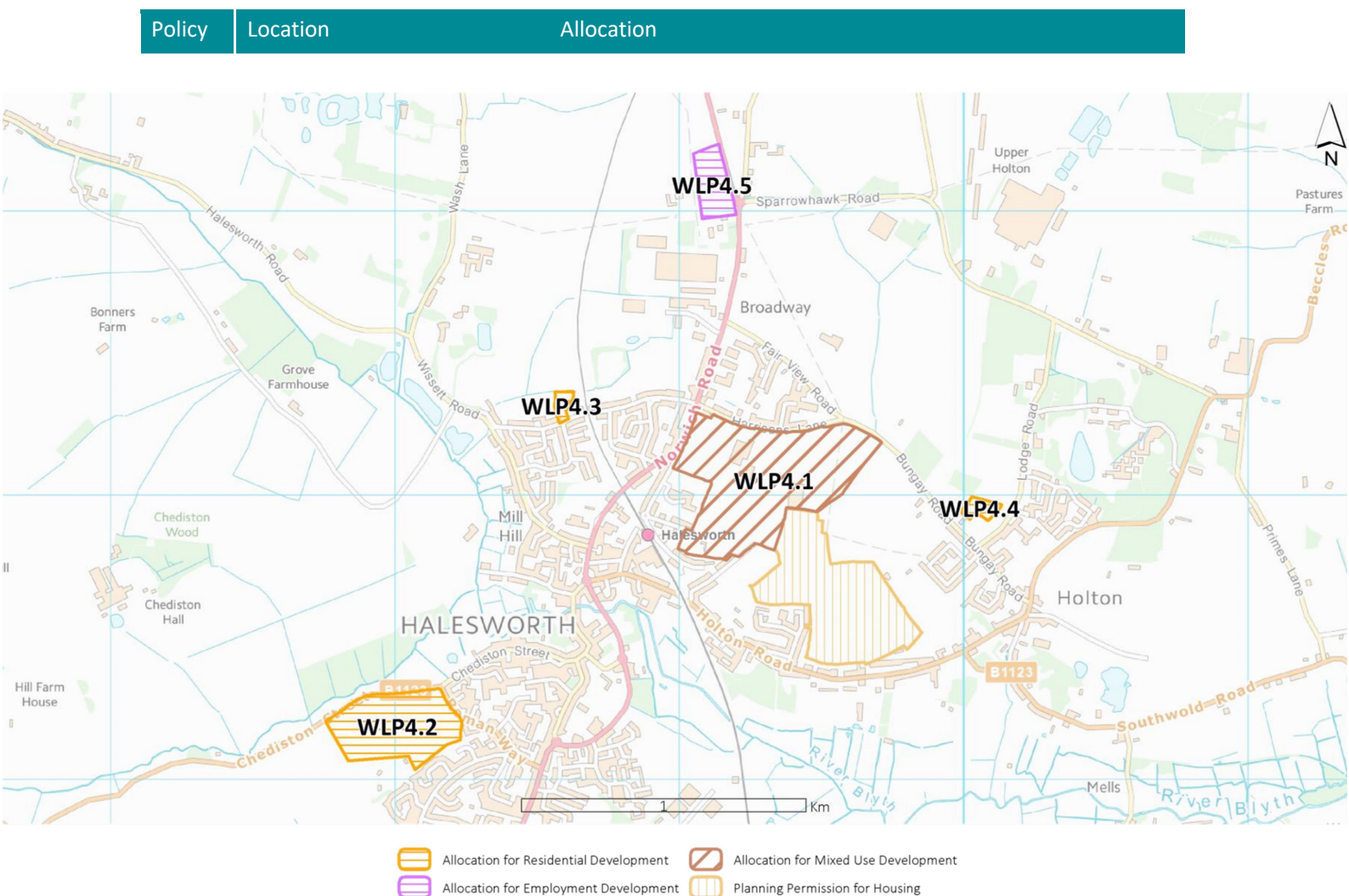
- Improvements to facilities at Dairy Hill Playing Fields (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including new junior pitches, drainage works, new pavilion and additional parking
- Provision of new sports facilities on the Halesworth Campus (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including a sports hall, gym, new tennis/netball courts and 3G pitch and additional grass pitches
- Natural play area on Millennium Green
- New parks and play spaces on all development allocations

#### Utilities

- Localised improvements to the sewerage network

## Strategic Site Allocations

Figure 15 - Strategic site allocations in Halesworth and Holton



WLP4.1	Halesworth/Holton Healthy Neighbourhood	Mixed use including residential development, health care facility and retirement community, sports pitches and education / training facility.
WLP4.2	Land adjacent to Chediston Street, Halesworth	Residential development
WLP4.3	Land north of Old Station Road, Halesworth	Residential development
WLP4.4	Land west of Lodge Road, Holton	Residential development
WLP4.5	Broadway Farm, Halesworth	Employment development

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## Halesworth/Holton Healthy Neighbourhood

*Mixed use including residential development, health care facility and retirement community, sports facilities and education / training facility*

- 4.7 The site (22.05 hectares) comprises the former Halesworth Middle School site, North Suffolk Skills Centre, Dairy Hill playing fields and agricultural land to the east. The site is bordered by Norwich Road to the west and Fair View Road and Bungay Road to the north. Land on the former middle school site and Dairy Hill site is flat but the agricultural land to the east slopes down towards the village of Holton. Agricultural fields on this site are surrounded by mature trees and hedges.
- 4.8 The development of this site will help deliver the vision of the Halesworth Campus, and Halesworth Health to provide additional sporting and health facilities in the town and the vision of the Halesworth Playing Fields Association to provide enhanced sporting facilities at Dairy Hill. The plans of these organisations will help promote healthier lifestyles for new residents and existing residents alike. The development of the site will include new and improved sports fields, a 3G pitch, a sports hall, community and training facilities, health care facilities, a retirement community and 215 new homes. The housing provided on the site will have excellent access to these new facilities. The site also has good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment premises. Although the site sits within the gap between Halesworth and Holton and is within tributary valley farmland landscape character area, the fields comprising the eastern part of the site are well screened with mature vegetation which will limit the impact on the landscape and the potential for coalescence between Halesworth and Holton.
- 4.9 The northwest portion of the site on part of the former middle school site will be developed to provide high quality care and accommodation for elderly residents as well as health facilities for the community. New sport facilities will be located in the centre part of the site, with new housing to the east of the site. Sports facilities on Dairy Hill will be retained in their current location. New housing and the retirement community on the site should help enable the delivery of the sports and community facilities. As such the proposed 3G pitch to the south of the existing North Suffolk Skills Centre should be delivered prior to the construction of the 100th house on the site.
- 4.10 Access to the residential element of the development should be from Harrisons Lane. Loam Pit Lane should not be used for vehicular access but should facilitate cycle access.
- 4.11 The landscape in this location is sensitive to development. There is mature planting around the edges of the site which will need to be retained and enhanced to ensure there is only limited impact on the landscape.
- 4.12 Town Farm, a Grade II listed building sits within the site. The development should be laid out in such a way to limit the impact on the setting of this listed building.
- 4.13 There are a number of public rights of way running through the site and on the boundary of the site. These should be retained and enhanced as part of the development and provide links to the development recently approved off Hill Farm Road.

4.14 An indicative masterplan is provided in Figure 4.1 showing how the site could be developed. Development proposals should have regard to this indicative masterplan.

Figure 16 – Halesworth/Holton Healthy Neighbourhood indicative masterplan





## Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood

The Halesworth/Holton Healthy Neighbourhood (22.05 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development comprising:

- 215 dwellings
- Health Care Facility and Retirement Community (approximately 2.3 hectares) ■  
Sports Facilities including, playing pitch, 3G pitch, and indoor sport facilities (approximately 8.6 hectares)
- Education/Training Facility

The site should be developed in accordance with the following site specific criteria:

- Residential development will be located on the northern and eastern parts of the site, which has an area of 7 hectares. The site will be developed at a density of approximately 30 dwellings per hectare.
- The health care facility and retirement community will be located on the north western parts of the site.
- The sports facilities will be located on the central parts of the site. Sports facilities on the site should include a 3G artificial pitch for all weather sports provision. This should be enabled by residential development on the site and should be completed following completion of the first 100 dwellings.
- The North Suffolk Skills Centre will be retained on the site to be used for educational, voluntary and community purposes. This includes providing accommodation for local community organisations.
- Existing facilities at Dairy Hill, including the sports pitches, martial arts school, tennis courts, bowling green and children's play space, will be retained.
- Access to the residential development should be from Harrisons Lane.
- Existing trees and hedges on the site will be retained. There should be tree planting along the eastern edge of the site totalling 2.5 hectares to minimise landscape impact of the site.
- Development should be designed to encourage walking and cycling. Existing public rights of way on the site will be retained and new pedestrian access provided to include connectivity both within the site and with neighbouring parts of Halesworth. Loam Pit Lane should provide pedestrian and cycle access to the site.
- A Transport Assessment and Travel Plan should be submitted with any planning application.

## Land Adjacent to Chediston Street, Halesworth

### Residential development

- 4.15 The site (9.17 hectares) is located south of Chediston Street on sloping land on the west side of the town. The site is currently used for arable agriculture.
- 4.16 The site is just 600 metres from the town centre and therefore has excellent access to services and facilities. The site has good access to employment premises in the town, the railway station and the primary school. With development to the south of the site and to the east, the site constitutes a logical extension to the town.
- 4.17 The site sits within tributary valley farmland landscape character, which is sensitive to development. The site slopes upwards from Chediston Street to the south with high banks on parts of the northern and eastern boundary of the site. The site will therefore need to be carefully designed and landscaped to limit the potential impact on the landscape. It may be necessary to restrict building heights to 1 or 1.5 storeys on the crest of the hill. The need for landscaping means that the density of development on the site should be no more than 25 dwellings per hectare.
- 4.18 The area to the west of Halesworth suffers from a lack of open space and children's play areas. The location of the site means that residential development would be outside of the catchment for local play spaces. It is therefore important that residential development includes provision of a new play space equivalent to a neighbourhood equipped area for play. The space should be designed and located so as to be overlooked by surrounding properties to provide natural surveillance and be well landscaped to create an attractive space. The open space should be well integrated into the development and not be positioned in a peripheral location, which will limit its value to the community.
- 4.19 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.

### Policy WLP4.2 – Land Adjacent to Chediston Street, Halesworth

Land adjacent to Chediston Street, Halesworth (9.17 hectares) as identified on the Policies Map is allocated for a residential development of 200 dwellings.

The site should be developed in accordance with the following site specific criteria:

- This site should be developed at a density of approximately 25 dwellings per hectare.
- Development should include provision of an open space of not less than 0.8 hectares in size, including a neighbourhood equipped area play space. The open space should be designed to have a street frontage on three sides or have a street corner position.
- A landscaping scheme will be required to demonstrate how the development will limit the impact on the landscape.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.



## **Land North of Old Station Road, Halesworth**

### **Residential development**

- 4.20 The site (0.51 hectares) is located on land to the north of Old Station Road. The site is bordered by development to the south and east and to the west has planning permission for a self-build development.
- 4.21 The site is well contained within the landscape and development on the site would not intrude further into the countryside than development already permitted. The site is within walking distance of nearby employment premises on Norwich Road. The site also has good access to the primary school and the proposed facilities within the Halesworth/Holton Healthy Neighbourhood as described in Policy WLP4.1. The site therefore presents a sustainable opportunity for a small scale development.
- 4.22 Housing to the south of the site is low density of approximately 15 dwellings per hectare. There is planning permission for further housing development on land to the west of the site. The surrounding landscape only has limited capacity to accommodate new development. Low density development of 20 dwellings per hectare will be in keeping with surrounding residential development and will reduce the impact of new housing upon the surrounding landscape. Retention of trees and hedges on the site and the use of appropriate landscaping will also help to reduce the impact of development on the landscape.
- 4.23 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.

### **Policy WLP4.3 Land North of Old Station Road, Halesworth**

Land to the north of Old Station Road, Halesworth (0.51 hectares) as identified on the Policies Map is allocated for residential development of 10 dwellings.

The site should be developed in accordance with the following site specific criteria:

- This site should be developed at a density of approximately 20 dwellings per hectare.
- Development should include the retention of existing trees and hedgerows.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

## **Land West of Lodge Road, Holton**

### **Residential development**

- 4.24 The site (0.70 hectares) is situated behind a recent development of affordable and market housing on Lodge Road, Holton.

- 4.25 The existing development to the south and west of the site and the mature screening surrounding the rest of the site means development will only have a limited effect on the landscape. The site has good access to services and facilities in the village of Holton, including the primary school. Lodge Road is currently part of the National Cycle Network Route 1.
- 4.26 The Gavelcroft, a Grade II listed building, is located to the north west of the site. Development on the site is unlikely to impact on the setting of Gavelcroft. Retention of existing vegetation around the edge of the allocated site will help avoid impact on the listed building.
- 4.27 New residential development on this site should complement existing dwellings on this site and residential areas to the east, which are of a low density. New housing should reflect its rural edge of centre location and so development should be at a lower density of 20 dwellings per hectare. New dwellings should be of an appropriate height and massing which reflects the recently completed dwellings to the south and west of the site, which means that they should be of no more than two storeys in height and be of similar proportions.
- 4.28 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.

#### Policy WLP4.4 Land West of Lodge Road, Holton

Land at Lodge Road, Holton (0.70 hectares) as identified on the Policies Map is allocated for a residential development of 15 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site should be developed at a density of approximately 20 dwellings per hectare.
- Development should retain trees and hedges that surround the site.
- Dwellings should be no more than two storeys in height.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

### **Broadway Farm, West of Norwich Road, Halesworth (within Spexhall Parish)**

#### **Employment development**

- 4.29 The site (2.64 hectares) lies just to the north of the Norwich Road Industrial Estate. The site is currently in agricultural use.
- 4.30 The site provides a logical extension to the existing industrial areas to the north of Halesworth. The site is relatively well contained within the landscape which is of reduced quality in this location due to the pylons which run to the west of the site. Development on the site would provide valuable extra jobs to support the local economy and the growing population of Halesworth and Holton.

- 4.31 The pavement on Norwich Road stops short of the site boundary. This should be extended to provide pedestrian access to the site.
- 4.32 Although the site is well contained within the landscape, a significant amount of planting will be required to screen the development from the farmhouse which lies to the west of the site to protect its amenity. Access to the farmhouse must be retained through the development.
- 4.33 A Suffolk Wildlife Trust survey has revealed that there are great crested newts contained within the compound of the substation to the south of this site. A survey will be needed to determine whether they are using the southern meadow as a habitat. The Trust recommend that part of this site be set aside for species that prefer thick hedge and bramble scrub, this could be combined with the landscaping referred to above. Ecological surveys, including for bats, breeding birds, newts and reptiles should also be undertaken.
- 4.34 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. 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.

#### Policy WLP4.5 – Broadway Farm, Halesworth

Land at Broadway Farm, Halesworth (2.64 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

The site should be developed in accordance with the following site specific criteria:

- Provision should be made for pedestrian and cycle access to the site.
- A landscaping scheme should be provided including buffer planting to protect the amenity of the farmhouse to the west of the site.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to 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.

## 4 Strategy for Halesworth and Holton

New homes in Halesworth and Holton	Total
Homes Built 2014-2017	38

4.1 The strategy for Halesworth and Holton is to increase the level of housing within the town which will help deliver enhanced health and sports facilities and new employment opportunities. This will help attract younger, working age, people to the town and provide more balance to the demographics of the population. The increased levels of development will help support the town centre and enhance its role as a service centre for Holton and other nearby villages.

Existing Housing Commitments <sup>2</sup>	262
Homes allocated in Local Plan expected to be delivered in plan period	440
Total Growth 2014-2036	740

4.2 The Local Plan also aims to protect the individual identities of Halesworth and Holton through the selection of sites for development and through the indicative masterplans for development between the two settlements.

4.3 The Local Plan allocates land for 440 new homes in addition to the 300 which already have permission or completed since the beginning of the plan period. 2.5 hectares of land has also been allocated for employment development.

4.4 The main site for development is the Halesworth/Holton Healthy Neighbourhood, which seeks to deliver 215 new homes, a new retirement community and associated healthcare facilities, new sports facilities on the proposed Halesworth Campus and improvements to the existing Dairy Hill playing fields. The delivery of this site will be an important part of delivering the overall strategy for the town.

4.5 For Holton, a small site is allocated to provide a small amount of additional local housing. However, the village will benefit from the enhanced facilities provided in Halesworth.

1.1

## Infrastructure

4.6 To deliver and support the growth plans outlined within this section the following new and improved infrastructure will be required.



<sup>2</sup> Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036.

## P Transport

- Improvements to the cycle network as identified in the Waveney Cycle Strategy
- Improvements to public rights of way network (in line with the Green Infrastructure Strategy) particularly to the east of Halesworth.
- Access improvements and servicing to Broadway Farm (Policy WLP4.5)



## Education

- Extensions to Edgar Sewter Primary School and/or Holton St Peter Primary School to accommodate an additional 110 pupils.
- Extension and improvements to North Suffolk Skills Centre



## Health Care

- Extension to Cutlers Hill Surgery
- New health facility within Halesworth/Holton Healthy Neighbourhood (Policy WLP4.1)



## Community Facilities

- Improvements to library provision



## Green Infrastructure

- Improvements to facilities at Dairy Hill Playing Fields (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including new junior pitches, drainage works, new pavilion and additional parking
- Provision of new sports facilities on the Halesworth Campus (part of Halesworth/Holton Healthy Neighbourhood, Policy WLP4.1) including a sports hall, gym, new tennis/netball courts and 3G pitch and additional grass pitches
- Natural play area on Millennium Green
- New parks and play spaces on all development allocations

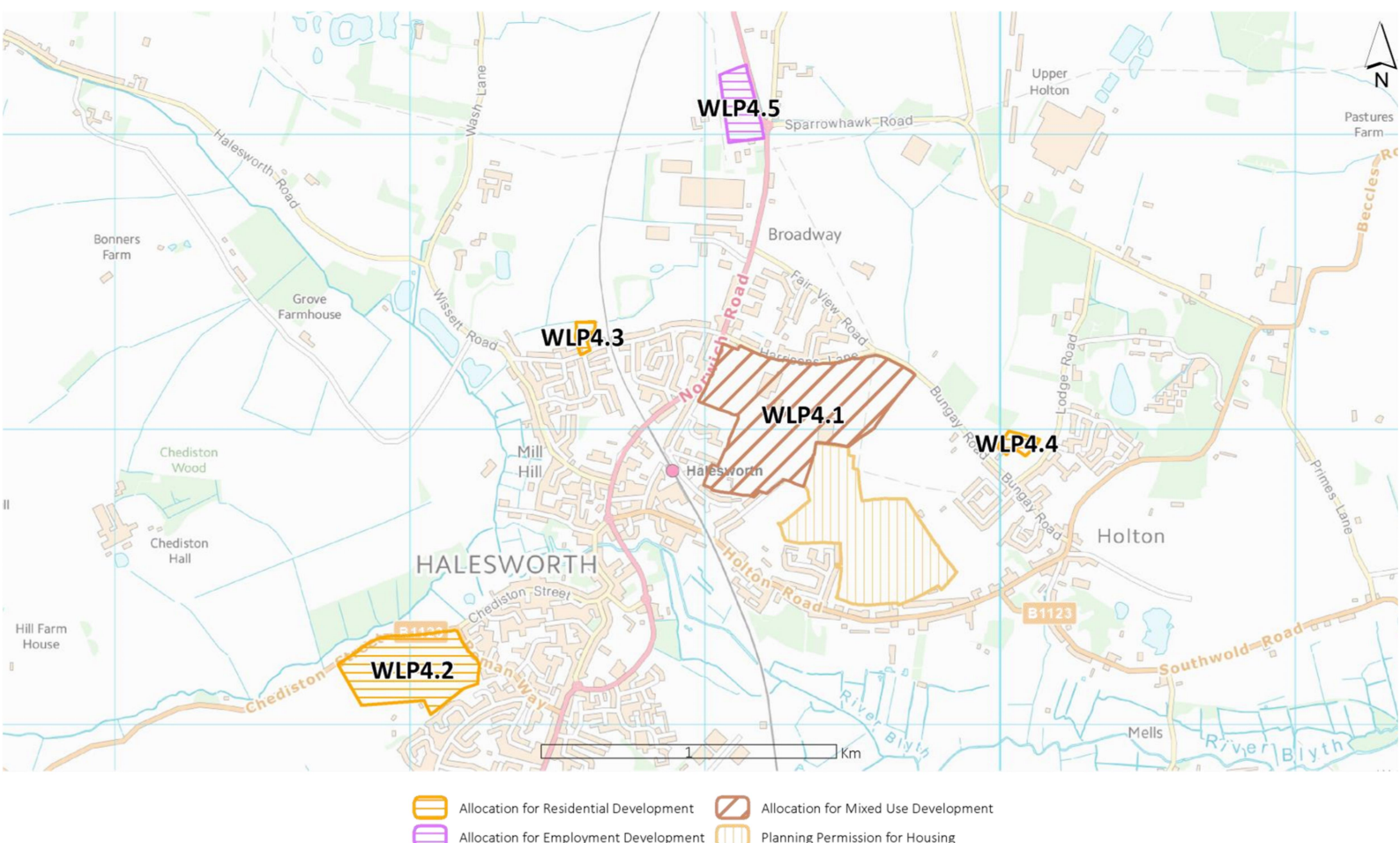
## Utilities

- Localised improvements to the sewerage network



# Strategic Site Allocations

Figure 15 - Strategic site allocations in Halesworth and Holton



Policy	Location	Allocation
WLP4.1	Halesworth/Holton Healthy Neighbourhood	Mixed use including residential development, health care facility and retirement community, sports pitches and education / training facility.
WLP4.2	Land adjacent to Chediston Street, Halesworth	Residential development
WLP4.3	Land north of Old Station Road, Halesworth	Residential development
WLP4.4	Land west of Lodge Road, Holton	Residential development
WLP4.5	Broadway Farm, Halesworth	Employment development

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## Halesworth/Holton Healthy Neighbourhood

*Mixed use including residential development, health care facility and retirement community, sports facilities and education / training facility*

- 4.7 The site (22.05 hectares) comprises the former Halesworth Middle School site, North Suffolk Skills Centre, Dairy Hill playing fields and agricultural land to the east. The site is bordered by Norwich Road to the west and Fair View Road and Bungay Road to the north. Land on the former middle school site and Dairy Hill site is flat but the agricultural land to the east slopes down towards the village of Holton. Agricultural fields on this site are surrounded by mature trees and hedges.
- 4.8 The development of this site will help deliver the vision of the Halesworth Campus, and Halesworth Health to provide additional sporting and health facilities in the town and the vision of the Halesworth Playing Fields Association to provide enhanced sporting facilities at Dairy Hill. The plans of these organisations will help promote healthier lifestyles for new residents and existing residents alike. The development of the site will include new and improved sports fields, a 3G pitch, a sports hall, community and training facilities, health care facilities, a retirement community and 215 new homes. The housing provided on the site will have excellent access to these new facilities. The site also has good access to existing facilities in the town centre, Cutlers Hill Surgery, the railway station and employment premises. Although the site sits within the gap between Halesworth and Holton and is within tributary valley farmland landscape character area, the fields comprising the eastern part of the site are well screened with mature vegetation which will limit the impact on the landscape and the potential for coalescence between Halesworth and Holton.
- 4.9 The northwest portion of the site on part of the former middle school site will be developed to provide high quality care and accommodation for elderly residents as well as health facilities for the community. New sport facilities will be located in the centre part of the site, with new housing to the east of the site. Sports facilities on Dairy Hill will be retained in their current location. New housing and the retirement community on the site should help enable the delivery of the sports and community facilities. As such the proposed 3G pitch to the south of the existing North Suffolk Skills Centre should be delivered prior to the construction of the 100th house on the site.
- 4.10 Access to the residential element of the development should be from Harrisons Lane. Loam Pit Lane should not be used for vehicular access but should facilitate cycle access.
- 4.11 The landscape in this location is sensitive to development. There is mature planting around the edges of the site which will need to be retained and enhanced to ensure there is only limited impact on the landscape.
- 4.12 Town Farm, a Grade II listed building sits within the site. The development should be laid out in such a way to limit the impact on the setting of this listed building.
- 4.13 There are a number of public rights of way running through the site and on the boundary of the site. These should be retained and enhanced as part of the development and provide links to the development recently approved off Hill Farm Road.

4.14 An indicative masterplan is provided in Figure 4.1 showing how the site could be developed. Development proposals should have regard to this indicative masterplan.

*Figure 16 – Halesworth/Holton Healthy Neighbourhood indicative masterplan*





## Policy WLP4.1 – Halesworth/Holton Healthy Neighbourhood

The Halesworth/Holton Healthy Neighbourhood (22.05 hectares) as identified on the Policies Map is allocated for a comprehensive mixed use development comprising:

- 215 dwellings
- Health Care Facility and Retirement Community (approximately 2.3 hectares) ■  
Sports Facilities including, playing pitch, 3G pitch, and indoor sport facilities (approximately 8.6 hectares)
- Education/Training Facility

The site should be developed in accordance with the following site specific criteria:

- Residential development will be located on the northern and eastern parts of the site, which has an area of 7 hectares. The site will be developed at a density of approximately 30 dwellings per hectare.
- The health care facility and retirement community will be located on the north western parts of the site.
- The sports facilities will be located on the central parts of the site. Sports facilities on the site should include a 3G artificial pitch for all weather sports provision. This should be enabled by residential development on the site and should be completed following completion of the first 100 dwellings.
- The North Suffolk Skills Centre will be retained on the site to be used for educational, voluntary and community purposes. This includes providing accommodation for local community organisations.
- Existing facilities at Dairy Hill, including the sports pitches, martial arts school, tennis courts, bowling green and children's play space, will be retained.
- Access to the residential development should be from Harrisons Lane.
- Existing trees and hedges on the site will be retained. There should be tree planting along the eastern edge of the site totalling 2.5 hectares to minimise landscape impact of the site.
- Development should be designed to encourage walking and cycling. Existing public rights of way on the site will be retained and new pedestrian access provided to include connectivity both within the site and with neighbouring parts of Halesworth. Loam Pit Lane should provide pedestrian and cycle access to the site.
- A Transport Assessment and Travel Plan should be submitted with any planning application.

## **Land Adjacent to Chediston Street, Halesworth Residential development**

- 4.15 The site (9.17 hectares) is located south of Chediston Street on sloping land on the west side of the town. The site is currently used for arable agriculture.
- 4.16 The site is just 600 metres from the town centre and therefore has excellent access to services and facilities. The site has good access to employment premises in the town, the railway station and the primary school. With development to the south of the site and to the east, the site constitutes a logical extension to the town.
- 4.17 The site sits within tributary valley farmland landscape character, which is sensitive to development. The site slopes upwards from Chediston Street to the south with high banks on parts of the northern and eastern boundary of the site. The site will therefore need to be carefully designed and landscaped to limit the potential impact on the landscape. It may be necessary to restrict building heights to 1 or 1.5 storeys on the crest of the hill. The need for landscaping means that the density of development on the site should be no more than 25 dwellings per hectare.
- 4.18 The area to the west of Halesworth suffers from a lack of open space and children's play areas. The location of the site means that residential development would be outside of the catchment for local play spaces. It is therefore important that residential development includes provision of a new play space equivalent to a neighbourhood equipped area for play. The space should be designed and located so as to be overlooked by surrounding properties to provide natural surveillance and be well landscaped to create an attractive space. The open space should be well integrated into the development and not be positioned in a peripheral location, which will limit its value to the community.
- 4.19 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.

## Policy WLP4.2 – Land Adjacent to Chediston Street, Halesworth

Land adjacent to Chediston Street, Halesworth (9.17 hectares) as identified on the Policies Map is allocated for a residential development of 200 dwellings.

The site should be developed in accordance with the following site specific criteria:

- This site should be developed at a density of approximately 25 dwellings per hectare.
- Development should include provision of an open space of not less than 0.8 hectares in size, including a neighbourhood equipped area play space. The open space should be designed to have a street frontage on three sides or have a street corner position.
- A landscaping scheme will be required to demonstrate how the development will limit the impact on the landscape.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

### **Land North of Old Station Road, Halesworth Residential development**

- 4.20 The site (0.51 hectares) is located on land to the north of Old Station Road. The site is bordered by development to the south and east and to the west has planning permission for a self-build development.
- 4.21 The site is well contained within the landscape and development on the site would not intrude further into the countryside than development already permitted. The site is within walking distance of nearby employment premises on Norwich Road. The site also has good access to the primary school and the proposed facilities within the Halesworth/Holton Healthy Neighbourhood as described in Policy WLP4.1.  
The site therefore presents a sustainable opportunity for a small scale development.
- 4.22 Housing to the south of the site is low density of approximately 15 dwellings per hectare. There is planning permission for further housing development on land to the west of the site. The surrounding landscape only has limited capacity to accommodate new development. Low density development of 20 dwellings per hectare will be in keeping with surrounding residential development and will reduce the impact of new housing upon the surrounding landscape. Retention of trees and hedges on the site and the use of appropriate landscaping will also help to reduce the impact of development on the landscape.
- 4.23 The site has potential for archaeology and a programme of archaeological work will be required as part of any planning permission.



### Policy WLP4.3 Land North of Old Station Road, Halesworth

Land to the north of Old Station Road, Halesworth (0.51 hectares) as identified on the Policies Map is allocated for residential development of 10 dwellings.

The site should be developed in accordance with the following site specific criteria:

- This site should be developed at a density of approximately 20 dwellings per hectare.
- Development should include the retention of existing trees and hedgerows.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

### Land West of Lodge Road, Holton

#### Residential development

- 4.24 The site (0.70 hectares) is situated behind a recent development of affordable and market housing on Lodge Road, Holton.
- 4.25 The existing development to the south and west of the site and the mature screening surrounding the rest of the site means development will only have a limited effect on the landscape. The site has good access to services and facilities in the village of Holton, including the primary school. Lodge Road is currently part of the National Cycle Network Route 1.
- 4.26 The Gavelcroft, a Grade II listed building, is located to the north west of the site. Development on the site is unlikely to impact on the setting of Gavelcroft. Retention of existing vegetation around the edge of the allocated site will help avoid impact on the listed building.
- 4.27 New residential development on this site should complement existing dwellings on this site and residential areas to the east, which are of a low density. New housing should reflect its rural edge of centre location and so development should be at a lower density of 20 dwellings per hectare. New dwellings should be of an appropriate height and massing which reflects the recently completed dwellings to the south and west of the site, which means that they should be of no more than two storeys in height and be of similar proportions.
- 4.28 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.

## Policy WLP4.4 Land West of Lodge Road, Holton

Land at Lodge Road, Holton (0.70 hectares) as identified on the Policies Map is allocated for a residential development of 15 dwellings.

The site should be developed in accordance with the following site specific criteria:

- The site should be developed at a density of approximately 20 dwellings per hectare.
- Development should retain trees and hedges that surround the site.
- Dwellings should be no more than two storeys in height.
- A planning condition relating to archaeological investigation will be attached to any planning permission.

## **Broadway Farm, West of Norwich Road, Halesworth (within Spexhall Parish)** Employment development

- 4.29 The site (2.64 hectares) lies just to the north of the Norwich Road Industrial Estate. The site is currently in agricultural use.
- 4.30 The site provides a logical extension to the existing industrial areas to the north of Halesworth. The site is relatively well contained within the landscape which is of reduced quality in this location due to the pylons which run to the west of the site. Development on the site would provide valuable extra jobs to support the local economy and the growing population of Halesworth and Holton.
- 4.31 The pavement on Norwich Road stops short of the site boundary. This should be extended to provide pedestrian access to the site.
- 4.32 Although the site is well contained within the landscape, a significant amount of planting will be required to screen the development from the farmhouse which lies to the west of the site to protect its amenity. Access to the farmhouse must be retained through the development.
- 4.33 A Suffolk Wildlife Trust survey has revealed that there are great crested newts contained within the compound of the substation to the south of this site. A survey will be needed to determine whether they are using the southern meadow as a habitat. The Trust recommend that part of this site be set aside for species that prefer thick hedge and bramble scrub, this could be combined with the landscaping referred to above. Ecological surveys, including for bats, breeding birds, newts and reptiles should also be undertaken.
- 4.34 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. 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.

## Policy WLP4.5 – Broadway Farm, Halesworth

Land at Broadway Farm, Halesworth (2.64 hectares) as identified on the Policies Map is allocated for employment development (falling under use classes B1, B2 and B8).

The site should be developed in accordance with the following site specific criteria:

- Provision should be made for pedestrian and cycle access to the site.
- A landscaping scheme should be provided including buffer planting to protect the amenity of the farmhouse to the west of the site.
- An ecological assessment undertaken by a suitably qualified person will be required as part of any planning application.
- A Transport Assessment and Travel Plan should be submitted with any planning application.
- Any planning application is to 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.