

Waveney District Council

Lake Lothing and Outer Harbour AAP

Further Preferred Options

Commentary on Draft Sustainability Appraisal and
“Mini-Scoping” Exercise

April 2010

Contents

1. Introduction	3
2. Methodology	8
3. Site Wide Policies – Sustainability Commentary of Further Preferred Options	13
4. Strategic Site Proposals – Sustainability Commentary of Further Preferred Options	73
5. Questionnaire	98

1. Introduction

This report has the following aims:

1. To set out the approach to the Sustainability Appraisal of the Lake Lothing and Outer Harbour AAP;
2. To provide a commentary of the Sustainability Appraisal undertaken to inform the Further Preferred Options Consultation Area Action Plan that is currently subject to consultation;
3. To obtain further Scoping Opinion from Statutory Stakeholders on the utilisation of the SA Baseline and Framework that has been used for the Waveney Development Management DPD.

1.1. What is a Sustainability Appraisal?

Sustainability Appraisal is a systematic process which is undertaken during the preparation of a Development Plan Document. Undertaking a Sustainability Appraisal is required under Section 39 and Section 19 (5) of the Planning and Compulsory Purchase Act.

The role of Sustainability Appraisal is to assess the significant effects of a Development Plan on certain environmental, economic and social objectives of sustainable development. The Sustainability Appraisal process ensures sustainable development objectives are considered when identifying the preferred policy options of the plan. It therefore helps justify that the proposed plan is the most appropriate/sustainable plan when considered against all reasonable alternatives.

1.2. Strategic Environmental Assessment

The European Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) of plans and programmes prepared by public authorities which are likely to have a significant effect on the environment. Among plans which are required to be assessed are land use plans. Therefore the Area Action Plan will be subject to SEA. The Government's approach to undertaking SEA is to incorporate the requirements of the Directive into the wider Sustainability Appraisal process. Therefore this initial Sustainability Appraisal of the Area Action Plan satisfies the requirements of the SEA Directive.

1.3. Lake Lothing and Outer Harbour AAP

Waveney District Council and 1st East are preparing an Area Action Plan to promote the regeneration of the Lake Lothing and the Outer Harbour area in Lowestoft. The AAP responds to the specific challenges and opportunities contained within the area and seek to ensure that development is brought forward in a comprehensive, co-ordinated and thoughtful manner.

The AAP is being prepared as a statutory Development Plan Document (DPD) as part of Waveney's Local Development Framework (LDF). Figure 1 illustrates how the AAP fits within this context. The AAP establishes a detailed planning policy framework to guide development within the Lake Lothing and Outer Harbour area to 2025. It builds on the policies in the adopted Waveney Core Strategy and Sustainable Communities Strategy which provide the overarching strategic framework for the development of Waveney District to 2021 and 2028 respectively. It also seeks to provide detail to complement the district wide Development Management Policies DPD and Proposals Map.

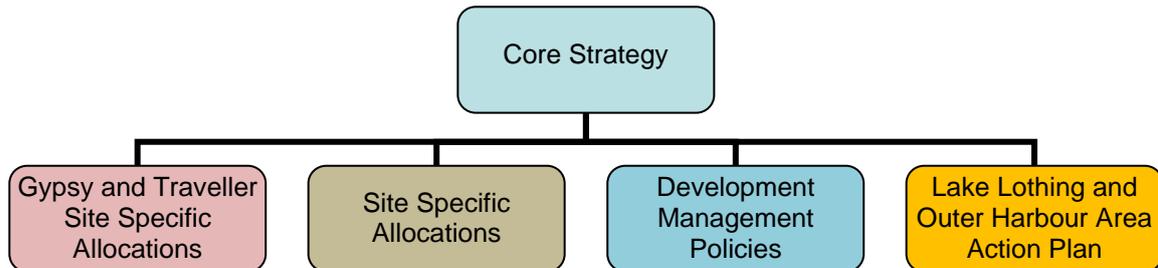


Figure 1 – Waveney Local Development Framework – Development Plan Documents

The AAP preparation process to date has been led by Waveney District Council (WDC) in partnership with 1st East, the Urban Regeneration Company (URC) responsible for delivering the transformation of waterfront areas in both Lowestoft and Great Yarmouth. Work commenced on producing masterplans covering waterfront areas in Lowestoft and Great Yarmouth in 2006. Following advice from the Government Office for the East of England (GO East), it was decided to develop these masterplans into statutory Area Action Plans within each Council's emerging Local Development Framework.

Halcrow and Urhahn were originally commissioned to undertake initial masterplanning and to develop the two AAPs to Preferred Option stage. This parallel process included the following stages:

- Issues and Options public consultation (March – April 2006);
- Preparation of Preferred Option AAP documents;
- Preferred Option Consultation (January - February 2007).

The two Preferred Options documents published in January 2007 were based upon extensive baseline research and options testing. Both AAPs were subject to a sustainability appraisal but did not contain specific development policies. Since the Preferred Options Consultation in 2007 there have been significant changes in the context within which the AAPs are to be taken forward, in particular:

- Changes to planning regulations and revision to PPS 12 on Local Spatial Planning that has updated requirements and process for the preparation of Development Plan Documents;
- Changes to other areas of national policy guidance relating to climate change, renewable energy and flood risk;
- The emergence of significant potential for off-shore wind farms in close proximity to Lowestoft and Great Yarmouth;
- The adoption of the East of England Plan as the Regional Spatial Strategy;

- The adoption of the Waveney Core Strategy;
- Progress in the preparation of the Great Yarmouth Core Strategy;
- Changes in the availability of land within the AAP area and new opportunities for development;
- Further evidence base work in relation to housing (in particular the Strategic Housing Market Assessment, affordable housing viability study) flooding (the Waveney Strategic Flood Risk Assessment), renewable energy, sustainable construction, transport and viability;

In light of these changes, it has been deemed appropriate to undertake a further stage of “Preferred Options” consultation under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004, as amended. This document has been prepared to set out a revised “Preferred Option” for the development of the Lake Lothing and Outer Harbour Area in response to the changing local, regional and national context. This seeks to update the 2007 AAP Preferred Option document with a revised structure to include a series of policies that will be integrated with the wider Waveney Local Development Framework Core Strategy, Development Management DPD and Proposals Map.

The two AAPs are now being prepared to a different timetable with the Lake Lothing and Outer Harbour AAP coming forward ahead of Great Yarmouth’s Plan.

The revised AAP now contains land allocations and thematic policies covering employment, housing, retail, tourism, flood risk, transport, social infrastructure, heritage, open space and energy efficiency. Planning applications for developments within the AAP area will need to demonstrate compliance with this policy framework in order to be granted approval by the Council.

More specifically the AAP will:

- Set the long term vision and strategy for the Lake Lothing and Outer Harbour area;
- Set the objectives required to achieve the vision;
- Set out land use proposals and policies to guide development;
- Provide a realistic and viable plan for the implementation of the AAP proposals including phasing and funding etc;
- Be fully embedded within wider strategies, plans and guidance;
- Act as a promotional tool for articulating the vision for the area.

Site-Wide Policies	
Employment and Economy	
EMP1	Employment Sites
EMP2	Energy Business Cluster
EMP3	Mixed Use Employment Areas
EMP4	Port Activities
Housing and Community	
HC1	Housing in the AAP Area
HC2	Distribution of Housing Sites
HC3	Social and Community Infrastructure
Retail, Leisure and Tourism	

RLT1	Retail within the AAP Area
RLT 2	Leisure and Tourism
Environment, Heritage and Character	
EHC1	Design in the AAP Area
EHC2	Heritage Assets
EHC3	Open Space
EHC4	Design for Biodiversity and Habitats
Transport, Movement and Linkages	
TML1	Sustainable Transport Infrastructure
TML2	Pedestrian and Cycle Network Improvements
TML3	Public Transport Network
TML4	Lowestoft Station
TML5	New Streets and Vehicular Routes
TML6	Parking in the AAP Area
Flood Risk Management	
FRM1	Flood Risk and Emergency Planning
Energy, Water and Waste	
WEW1	Energy Requirements within the AAP Area
WEW2	Water efficiency and quality
WEW3	Waste
Site Specific Proposals	
SSP1	PowerPark
SSP2	Peto Square
SSP3	Kirkley Waterfront
SSP4	Brooke Peninsula / Sanyo
SSP5	East of England Park
SSP6	Kirkley Rise
SSP7	Western End of Lake Lothing
SSP8	Oswald's Boatyard
SSP9	The Scores
SSP10	Peto Way / Denmark Rd Corridor

1.4. Approach to Sustainability Appraisal of the AAP and “mini-Scoping” exercise.

The previous version of the AAP document was produced in 2006/2007 ahead of the Core Strategy and, the Waveney Site Allocations and Development Management DPDs.

As the original AAP came in advance of these documents a separate SA/SEA Scoping Report was undertaken and consulted upon in March 2006. The framework identified in this Scoping Report was used as a basis for undertaking an SA/SEA on the January 2007 AAP document, which at the time provided an area wide strategy, but no formal policy. The framework identified in the Scoping Report was based upon the SA/SEA framework identified for the emerging Core Strategy. The related documents can be found here:

http://www.waveney.gov.uk/Planning/Planning+Policy/Local+Development+Framework/lakelothing_ap.htm

Since the last version of the AAP was consulted upon in January 2007, the Core Strategy has been adopted and the Site Allocations DPD and Development Management Policies DPD have been brought forward to submission stage. The Site Allocations and Development Management Policies DPDs have been subjected to SA/SEA utilising a joint framework that

was subject to screening in April 2007. This is available at:

http://www.waveney.gov.uk/NR/rdonlyres/5EB21316-DD81-4AF1-94D8-4C664A4C4780/0/sustain_app_scoping_report.pdf

Waveney District Council consider the Framework utilised for the Site Allocations and Development Management DPDs to be a more appropriate basis for SA/SEA on the revised AAP as it firstly provides a more up-to-date baseline than the original AAP SA/SEA; and secondly will assist in ensuring a more consistent approach is taken across the Waveney LDF.

Following initial consultation with key Stakeholders (Environment Agency, Natural England and English Heritage), the revised Further Preferred Options AAP has been subject to Sustainability Appraisal utilising this framework. This is set out in Parts 3 and 4 of this report.

In order to ensure the revised approach to SA/SEA set out above is satisfactory we are undertaking a “Mini-Scoping” exercise in tandem with the Further Preferred Options Consultation.

This seeks to revisit the initial Scoping Stage of the AAP SA/SEA. The purpose of this consultation is to ensure that the sustainability framework as set out in the Site Allocations and Development Management Policies joint framework that was subject to screening in April 2007 is appropriate and that all of the significant sustainability issues for the Lake Lothing and Outer Harbour Area have been duly considered.

Consultation will be undertaken with the statutory environmental bodies:

- The Environment Agency;
- English Heritage;
- Natural England.

In addition to the required consultees, this request will also be sent to key stakeholders and organisations including:

- Government Office of the East of England (Go:East);
- East of England Development Agency;
- Suffolk County Council;
- Great Yarmouth District Council;
- Suffolk Coastal District Council;
- Great Yarmouth and Waveney Primary Care Trust;
- Suffolk Wildlife Trust.

A questionnaire to guide this “mini-scoping” exercise is contained in set out in Section 5 of the report.

2. Methodology

2.1. Approach

Since 1994 Suffolk Planning Authorities have worked together to monitor the impact of planning policies and decisions on the environment and more recently sustainability. In response to the new plan making system and the statutory requirement for Sustainability Appraisal the Suffolk Sustainability Appraisal Group (SSAG) refocused their work to provide a common approach to SEA/SA in Suffolk that could be adapted as required to the local District or Borough level. This has enabled the pooling of resources, expertise and knowledge. The Suffolk Wildlife Trust has been a monitoring partner for several years and the Environment Agency joined the Group to assist with the SEA/SA process in Suffolk. Their input and that of other partners and local authority service providers has been invaluable.

A draft Sustainability Appraisal was prepared in January 2007 to assess the impacts of the previous AAP Preferred Options document. Since then, the Council published the Sustainability Appraisal Scoping Report for the Site Specific Allocations and Development Management Policies DPDs in April 2007. The Scoping Report set baseline data for the District, reviewed the implications of other plans, programmes and objectives, identified key sustainability issues and problems and established a sustainability appraisal framework to test the sustainability of the two DPDs. To ensure consistency with other DPDs within Waveney's LDF, the AAP has been tested against the same sustainability appraisal framework. The framework for testing options is shown in Section 2.2.

The Scoping Report was initially subject to consultation with SEA statutory consultees between 6th September and 11th October 2006. The SEA statutory consultees in England are:

- Environment Agency
- Natural England
- English Heritage

In addition to those statutory consultees listed above, other stakeholders such as the Primary Care Trust and the Suffolk Wildlife Trust were invited to make comments. The document was also made available on the Council's website and made available at libraries and local council offices across the District.

2.2. Sustainability Appraisal Framework

In order to test the effects of individual proposed site and policy options and the overall effect of the proposed DPD on the sustainability issues identified above, a number of sustainability objectives have been developed. The sustainability objectives for the Development Management Policies DPD and Site Specific Allocations DPD are the same as those identified for the Core Strategy and it is therefore proposed that this is applied to the AAP area as a

central component of the approach to development and regeneration within Waveney.

The sustainability objectives were initially developed as part of the joint work carried out by the Suffolk Local Planning Authorities. The starting point was the objectives already in place as part of the Suffolk Sustainability Appraisal work. These were reviewed alongside the more outcome-orientated objectives suggested in Government guidance on Sustainability Appraisal. Other key documents used included the RSS14 Scoping Report (2004) and the Sustainable Development Framework for the East of England (2001), ensuring a consistent approach with the regional work.

In developing the Objectives further, detailed decision making criteria, with indicators were also included, largely based on Government guidance. The decision making criteria assists in addressing specific issues within each objective and aids the assessment of potential impacts of any policy or site option. Development of the framework was also informed by the parallel analysis of baseline data, the context review and emerging issues across local authorities in Suffolk. Informal consultation was carried out by SSAG from December 2004 to January 2005 with the key Consultation Bodies, Regional bodies, other local authority services and other stakeholders.

The appropriateness of these generic Suffolk objectives to the Lake Lothing and Outer Harbour area, and its wider Waveney context has also been assessed and in the light of the sustainability issues identified for the District that need to be addressed, all the objectives and decision criteria have been adopted for the Waveney framework. In terms of the indicators, the majority of these have also been incorporated. An additional indicator relating to employment in tourism has also been included to reflect the importance of this theme in Waveney. These objectives together with indicators form the Sustainability Appraisal Framework.

More detail on how the sustainability objectives were developed can be found in Section 5 and Appendices 3,4,5,6,7 of the Sustainability Appraisal Scoping Report (April 2007).

The Sustainability Appraisal Framework utilised for the Development Management Policies DPD and Site Allocations DPD, and proposed to be utilised for the AAP is set out in Table 2.1.

Table 2.1 – Sustainability Objectives and Detailed Decision Making Criteria

Sustainability Appraisal Objectives and Detailed Decision Making Criteria	
Social Objectives	
1. To improve the health of the population overall	Will it improve access to high quality health facilities?
	Will it reduce death rates?
	Will it encourage healthy lifestyles?
2. To maintain and improve levels of education and skills in the population overall	Will it improve qualifications and skills of young people?
	Will it improve qualifications and skills of adults?
3. To reduce crime and anti-social activity	Will it reduce actual levels of crime?
	Will it reduce the fear of crime?
	Will it reduce noise and odour concerns?
4. To reduce poverty	Will it reduce poverty and social exclusion in those areas most

and social exclusion	affected?
5. To improve access to key services for all sectors of the population	Will it improve accessibility to key local services?
	Will it improve accessibility to shopping facilities?
	Will it improve access to child care?
6. To offer everybody the opportunity for rewarding and satisfying employment	Will it reduce unemployment overall?
	Will it reduce long-term unemployment?
	Will it provide job opportunities for those most in need of employment?
	Will it help to improve earnings?
7. To meet the housing requirements of the whole community	Will it reduce homelessness?
	Will it provide enough housing?
	Will it increase the range and affordability of housing for all social groups?
	Will it reduce the number of unfit homes?
8. To improve the quality of where people live and to encourage community participation	Will it improve the satisfaction of people with their neighbourhood as a place to live?
	Will it increase access to natural green space?
	Will it encourage engagement in decision making?
	Will it increase the number of people involved in volunteer activities?
	Will it improve ethnic relations?
	Will it improve access to cultural facilities?
Environmental Objectives	
9. To maintain and where possible improve water and air quality	Will it improve the quality of inland waters?
	Will it improve the quality of coastal waters?
	Will it improve air quality?
10. To conserve soil resources and quality	Will it minimise the loss of greenfield land to development?
	Will it minimise loss of the best and most versatile agricultural land to development?
	Will it maintain and enhance soil quality?
11. To use water and mineral resources efficiently, and re-use and recycle where possible	Will it promote sustainable use of minerals?
	Will it promote sustainable use of water?
	Will it maintain water availability for water dependant habitats?
12. To reduce waste	Will it reduce household waste?
	Will it increase waste recovery and recycling?
13. To reduce the effects of traffic on the environment	Will it effect traffic volumes?
	Will it reduce the need for local travel?
	Will it increase the proportion of journeys made using modes other than the private car?
14. To reduce contributions to climate change	Will it reduce emissions of green house gases by reducing energy consumption?
	Will it increase the proportion of energy needs being met by renewable sources?
15. To reduce vulnerability to climatic events	Will it minimise future risk and reduce existing risk of flooding to people and property from rivers and watercourses?
	Will it minimise future risk and reduce existing risk of flooding to people and property on the coast?
	Will it minimise future risk and reduce existing risk of coastal erosion?
	Will it minimise future risk and reduce existing risk of damage to people and property from storm events?
16. To conserve and enhance biodiversity	Will it maintain or enhance sites designated for their nature conservation interest (SSSIs, SPAs, SACs, Ramsar, LNRs and non statutory CWSs)?

	Will it avoid disturbance or damage to protected species, and avoid or mitigate for any damage to their habitats?
	Will it help deliver the targets and actions for habitats and species within the Suffolk Biodiversity Action Plan?
	Will it help to reverse the national decline in farmland birds?
17. To conserve and where appropriate enhance areas of historical and archaeological importance	Will it protect and enhance sites, features and areas of historical and cultural value in both urban and rural areas?
	Will it protect and enhance sites, features and areas of archaeological value in both urban and rural areas?
	Will it protect and enhance sites, features and areas of geological value in both urban and rural areas?
18. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?
	Will it improve the landscape and/or townscape?
Economic Objectives	
19. To achieve sustainable levels of prosperity and economic growth throughout the plan area	Will it improve business development and enhance competitiveness?
	Will it improve the resilience of business and the economy?
	Will it promote growth in key sectors?
	Will it improve economic performance in advantaged and disadvantaged areas?
	Will it encourage rural diversification?
20. To revitalise town centres	Will it increase the range of employment opportunities, shops and services available in town centres?
	Will it decrease the number of vacant units in town centres?
21. To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting?
	Will it reduce commuting?
	Will it improve accessibility to work by public transport, walking and cycling?
	Will it reduce journey times between key employment areas and key transport interchanges?
	Will it increase the proportion of freight transported by rail or other sustainable modes?
	Will it increase the consumption of locally produced food and good?
22. To encourage and accommodate both indigenous and inward investment	Will it encourage indigenous business?
	Will it encourage inward investment?
	Will it make land available for business development?

2.3. Sustainability Appraisal of AAP Policies and Proposals

During the preparation of the initial Issues and Options consultations for the Site Specific Allocations and Development Management Policies DPDs, all policies and site options presented to the Council or identified by the Council were appraised using the Sustainability Appraisal framework developed in the Scoping Report and presented for consultation. **This approach is mirrored in the approach taken to appraising the Further Preferred Options AAP policies and proposals and is set out in Sections 3 and 4 of this report.**

The SA contained in this report therefore tests each of the AAP preferred site-wide policies and site-specific allocations against the Sustainability Appraisal framework developed in the Scoping Report. In each case, all reasonable alternative policy options, including no policy and the previous 2007 preferred

option, have been considered against the sustainability framework. The following rating is then given to each of the specific criteria:

Impact		
++	Major Positive	Policy/Proposal is likely to lead to bring about significant positive change to the sustainability framework objective within the AAP area.
+	Minor Positive	Policy/proposal is likely to bring about some positive change on the sustainability framework objectives within the AAP area.
-	Minor Negative	Policy/proposal is likely to bring about some adverse effects when considered against the sustainability appraisal framework objectives within the AAP area.
--	Major Negative	Policy/proposal is likely to bring about significant adverse effects when considered against the sustainability appraisal framework objectives within the AAP area.
0	Neutral	The policy/proposal is likely to have neither positive nor negative effects when considered against the sustainability appraisal framework objectives.
?	Uncertain	It is uncertain at the present time what effects the policy/proposal is likely to have on the sustainability appraisal framework objectives.

A summary of the AAP policy's and proposals performance is set out within the AAP Further Preferred Options Document. This is provided in more detail within Section 3 (AAP Policies) and Section 4 (Strategic Site Proposals) of this report.

Following consultation on the Further Preferred Options AAP, the policies will be further refined in light of consultation responses and emerging evidence base.

The appraisal of AAP policy and proposals options has also helped identify ways of improving the sustainability of preferred policy options by adding various policy requirements. These policy requirements have been refined in order to mitigate any adverse effects to sustainability and maximise positive effects. This will assist in identifying mitigation measures to be contained within the Final AAP.

3. Site-wide Policies – Sustainability Commentary of Further Preferred Options

This section presents a commentary of the Sustainability Appraisal of AAP policies (contained in Section 3 of the AAP) as assessed against the SA framework.

3.1. Employment and Economy

3.1.1. EMP1 – Employment Sites

The Further Preferred Options AAP identifies Policy EMP 1 as follows:

Employment sites identified within the AAP proposals map will be protected and enhanced for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution). Development will be promoted within this location that enables relocation and expansion of local businesses. In accordance with the 'town centre first' principle, applications for large B1 office uses will need to demonstrate that no suitable sites are available within the town centre boundary. Where no suitable town centre sites are available, B1 office development will be permitted in employment areas, as illustrated in the AAP proposals map.

All new buildings should be constructed to BREEAM excellent rating or equivalent.

This preferred policy was considered against the following alternatives:

- Option 1 – Preferred Option;
- Option 2 – Previous Option – extensive redevelopment of employment and port activities for mixed use, with greater office development;
- Option 3 – No policy.

Table 3.1 – Policy EMP1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	The preferred option will help to prevent loss of employment sites to other uses. Safeguarding designated sites for employment and commercial uses protects viable businesses and provides a focus for job-creation. Redevelopment of employment land proposed in the previous option is unlikely to replicate the number of viable jobs in the area. No policy may lead to conflict between incompatible uses.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	+	?	?	
To improve access to key services for all sectors of the population	0	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	+	?	?	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	?	?	?	Protection of existing employment sites may prevent the need to provide greenfield land for employment use, which could indirectly conserve biodiversity. Through the redevelopment of brownfield sites, there may be potential to remediate contaminated land and protect habitats. Furthermore, retaining employment in the town centre may help to reduce car dependency and greenhouse gas emissions as a result. Although high levels of design standards would be encouraged, additional employment uses will require additional resource use in terms of water / minerals usage which will need to be managed. Without a policy in place, or by pursuing a policy of mixed-use redevelopment, negative impacts (such as noise pollution) may arise from the close proximity of port activities and residential uses.
To conserve soil resources and quality	+	?	-	
To use water and mineral resources efficiently, and re-use and recycle where possible	?	?	?	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	0	0	0	
To reduce contributions to climate change	+	?	?	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	+	?	?	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscape	0	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	-	?	The preferred policy is likely to encourage economic growth and attract investment by protecting and encouraging

To revitalise town centres	+	?	?	employment uses in an existing accessible location. There may be multiplier effects arising from increased personal incomes which help to enhance the town centre's vitality and viability. Failure to protect sites for employment use or encouraging mixed-use redevelopment may prevent Lowestoft from fully capitalising on employment opportunities in offshore energy.
To encourage efficient patterns of movement in support of economic growth	+	?	?	
To encourage and accommodate both indigenous and inward investment	++	-	-	

3.1.2. EMP2 – Energy Business Cluster

The Further Preferred Options AAP identifies Policy EMP 2 as follows:

The Lake Lothing and Outer Harbour area will become a hub for a complementary mix of energy sectors including:

- *Offshore wind Operations and Maintenance (O&M).*
- *Offshore marine energy Research and Development (R&D).*
- *Existing traditional marine and underwater engineering facilities.*
- *Mixed use area with a blend of other energy activities that do not require significant land or quay space. These include:*
- *Carbon Capture Storage (CCS) - including potential research and development/operations and maintenance facilities to support carbon capture storage in geological formations under the North Sea;*
- *Support to the nuclear industry (in particular the construction of future phases of the Sizewell plant).*
- *Gas storage - operations and maintenance for off shore gas storage facilities.*

Provision will be made within the AAP area for on-site training centres to supply the energy sector.

This preferred policy was considered against the following alternatives:

- Option 1 – Preferred Option;
- Option 2 – Previous Option – lesser focus on energy sector;
- Option 3 – No policy.

Table 3.2 – Policy EMP2 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	Supporting the renewable energy sector will increase the range of employment opportunities available in Lowestoft. The policy supports the inclusion of education and training facilities, which may help to tackle social exclusion by increasing skill levels. Without increased skills in the local labour market, the jobs may not directly benefit local people. Mixed use redevelopment of the area or a lack of policy are
To maintain and improve levels of education and skills in the population overall	+	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	++	?	?	
To improve access to key services for all sectors of the population	0	0	0	

To offer everybody the opportunity for rewarding and satisfying employment	++	?	?	unlikely to fully realise the huge regeneration opportunities in supporting the growing offshore energy sector.
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	?	?	?	Supporting the growth of the renewable energy sector will help to reduce contributions to climate change. Although PowerPark is relatively accessible on foot or by bicycle, there may be an increase in traffic associated with the expansion of job opportunities. Policies TML1 – TML6 will help to minimise use of private cars to access PowerPark. In addition, the energy cluster may place more pressure on water and mineral resources due to more intensive use of land and the likely increases in population linked to job opportunities. These impacts will need to be managed and mitigated through the incorporation of sustainable design and SUDS. The previous policy or a lack of policy will fail to realise the environmental benefits linked to the renewables sector.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	?	?	?	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	?	?	?	
To reduce contributions to climate change	++	-	-	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	-	-	There is huge growth potential in supporting offshore renewables in the North Sea. Capitalising on these opportunities will create jobs directly and also benefit local supply chain businesses indirectly. There may be increased spending in the town centre as a result of increases in disposable income. With no policy, or the previous preferred option, these benefits may not be fully exploited.
To revitalise town centres	+	?	?	
To encourage efficient patterns of movement in support of economic growth	?	?	?	
To encourage and accommodate both indigenous and inward investment	++	-	-	

3.1.3. EMP3 – Mixed Use Employment Areas

The Further Preferred Options AAP identifies Policy EMP 3 as follows:

Office and light industrial (B1) uses will be permitted as part of mixed use development as illustrated on the AAP proposals map. Such uses will be permitted provided they do not undermine the amenity of other uses. In accordance with the ‘town centre first’ principle, applications for large B1 office uses will need to demonstrate that no suitable sites are available within the town centre boundary. Where no suitable town centre sites are available, B1 office development will be permitted in employment areas, as illustrated in the AAP proposals map.

This preferred policy was considered against the following alternatives:

- Option 1 – Preferred Option;
- Option 2 – Previous Option – greater extent of mixed use development;
- Option 3 – No policy.

Table 3.3 – Policy EMP3 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	Incorporating employment sites within mixed use developments provides locally accessible job opportunities which may help to reduce social exclusion. In addition, such a mix of uses may help to encourage footfall at different times of day, increasing natural surveillance and reducing opportunities for crime. With no policy, employment uses may be in more remote locations and places more likely to be 'dead' at certain times of day
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	+	+	?	
To reduce poverty and social exclusion	+	+	?	
To improve access to key services for all sectors of the population	0	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	+	+	?	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	0	0	0	Providing employment within mixed use

To conserve soil resources and quality	0	0	0	developments may help to encourage walking and cycling, reducing car dependence and greenhouse gas emissions. Without such a policy, walking and cycling may be considered an unattractive commuting option due to the segregation of uses.
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	+	+	-	
To reduce contributions to climate change	+	+	-	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	+	?	The preferred policy will help to create locally accessible employment opportunities. The previous option included mixed use development of areas of PowerPark. Although this may create employment opportunities, they are unlikely to be of comparable quantity and quality to those created in renewable energy.
To revitalise town centres	0	0	0	
To encourage efficient patterns of movement in support of economic growth	+	+	-	
To encourage and accommodate both indigenous and inward investment	++	+	0	

3.1.4. EMP4 – Port Activities

The Further Preferred Options AAP identifies Policy EMP 4 as follows:

Existing port activities will be protected and enhanced through development. Port operators should use the latest available technology, equipment and business practices to minimise unnecessary noise and other issues.

New development next to or opposite port areas should ensure potential conflicts are mitigated through the layout, use and environmental credentials of new buildings. Developers will be expected to work with port operators to ensure that potential conflicting uses are addressed during the design stage of development.

This preferred policy was considered against the following alternatives:

- Option 1 – Preferred option;
- Option 2 – Previous option – greater redevelopment of port;
- Option 3 – No policy.

Table 3.4 – Policy EMP4 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	The preferred option will have a positive impact by safeguarding viable businesses, helping to support local communities. The previous option would involve redevelopment of waterfront areas, possibly resulting in a net loss of employment. No policy may result in conflict between uses.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	0	0	0	
To improve access to key services for all sectors of the population	0	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	+	-	0	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	?	+	-	The preferred option will help to retain the maritime heritage of Lowestoft. Compared to the previous policy's support for consolidating port uses, the protection of port activities may have a negative impact on water and air quality unless
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	0	0	0	

To reduce contributions to climate change	0	0	0	environmental safeguards are put in place. Nevertheless, the previous option may increase Lowestoft's exposure to climatic events by promoting vulnerable uses such as housing in areas of highest flood risk.
To reduce vulnerability to climatic events	+	-	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	+	-	?	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	-	?	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	-	?	The preferred option will help to support indigenous growth and investment. Notwithstanding the fact that the previous policy may result in a net loss of employment, the majority of employment created by that option is likely to be low skilled. No policy may cause conflict between different site users, particularly between industry and housing.
To revitalise town centres	0	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	
To encourage and accommodate both indigenous and inward investment	+	?	?	

3.2. Housing and Community

3.2.1. HC1 – Housing in the AAP Area

The Further Preferred Options AAP identifies Policy HC1 as follows:

Sites identified in the AAP should contribute approximately 1,500 homes towards the district-wide targets for housing completions to 2025.

New developments should provide a range of housing choices in terms of the mix of housing sizes and types in accordance with local needs. The strategic sites should contribute a balance of housing choices and housing sizes which will contribute to the district wide requirements but reflect the housing needs, site characteristics and housing markets relevant to the strategic sites.

Housing mix and tenure will be developed in accordance with the policies set out within the Development Management Policies DPD. Proposals will be expected to deliver a minimum of 20% affordable housing in the early phases of the plan period to 2015 with an indicative affordable housing split of 90% social rented and 10% intermediate. In the latter stages of the plan period to 2025 proposals will be expected to deliver a minimum of 35% affordable housing again with an indicative affordable housing split of 90% social rented and 10% intermediate. Proposals will need to demonstrate that these minimums have been tested and justify any variations in approach.

All housing within these sites will be developed to densities of broadly between 50 and 90 units/hectare taking account of site characteristics and surrounding land uses. Proposals will be expected to deliver a broad balance of 40% smaller sized accommodation (1-2 bedrooms), with a preference for 2 bedroom units and 60% of units as 3 bedrooms or larger. The balance should be responsive to the site characteristics and housing markets relevant to the strategic sites.

All new buildings should be built to high standards of design and sustainability, with all residential buildings within the AAP area seeking to achieve a minimum of Code for Sustainable Homes Level 5.

The previous version of the AAP did not set out an approach to density, housing mix or tenure within the area and the inclusion of this policy seeks to reflect the approach taken within the Development Management Policies DPD. The AAP policy seeks to set out a further level of detail for the Lake Lothing and Outer Harbour area. The alternative would be to have no policy.

Table 3.5 – Policy HC1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	+	0	By seeking a mix of housing types, tenures and sizes, the preferred option will help to address local housing needs. Social infrastructure provision will improve access to key services for local people. The proposed housing density will help to support the viability of, and encourage walking to, community facilities. Having no policy will mean there is no guarantee that housing needs will be addressed through new development.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	0	
To improve access to key services for all sectors of the population	+	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	+	?	
To improve the quality of where people live and to encourage community participation	+	?	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	The preferred policy's incorporation of Code for Sustainable Homes targets will help to minimise waste, water use and energy consumption. Having no policy would make Code for Sustainable Homes targets more difficult to enforce.
To conserve soil resources and quality	+	?	
To use water and mineral resources efficiently, and re-use and recycle where possible	+	?	The provision of easily accessible social infrastructure within the community will also reduce greenhouse gas emissions associated with motorised transport. Nevertheless, transport policies and interventions will need to be implemented to ensure there is not an adverse traffic impact on the local road network. Without a policy to coordinate housing development across the sites, energy requirements would not be dealt with in a strategic way, reducing the viability of on-site renewables.
To reduce waste	+	0	
To reduce the effects of traffic on the environment	?	0	
To reduce contributions to climate change	+	?	

To reduce vulnerability to climatic events	0	0	The reuse of brownfield sites for housing will reduce development pressure on greenfield land, helping to conserve soil resources, protect existing habitats and conserve biodiversity. In addition, the redevelopment of previously developed sites may involve the remediation of contaminated land and the creation of new habitats. Development should seek to protect and enhance habitats which may have become established on brownfield land. Furthermore, the redevelopment of previously developed sites within Lowestoft, as opposed to greenfield land outside the town, may help to reduce car dependency and associated greenhouse gas emissions.
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	The proposed housing density will help to increase expenditure in the town centre, supporting the viability of local shops and other services.
To revitalise town centres	+	0	
To encourage efficient patterns of movement in support of economic growth	+	0	
To encourage and accommodate both indigenous and inward investment	0	0	

3.2.2. HC2 – Distribution of Housing Sites

The Further Preferred Options AAP identifies Policy HC2 as follows:

A Sustainable Urban Neighbourhood comprising a minimum of 1,350 units will be developed to the south of Lake Lothing on the Brooke Peninsula, Sanyo and Kirkley Waterfront sites. Development within this location will include a range of housing types and tenures, social and community facilities, and complementary employment uses built to a range of densities across the site of approximately 50 to 90 units to the hectare.

Outside the Sustainable Urban Neighbourhood, additional housing within the AAP area should be located in the following locations as illustrated on the proposals map, subject to appropriate flood risk assessment and mitigation (in order of flood related sequential preference):

- *The “Scores” area, east of the High Street;*
- *Western Lake Lothing;*
- *Kirkley Rise;*
- *Oswald’s Boatyard.*

An appraisal of all potential housing sites identified within the AAP has been undertaken in accordance with HC2. These are:

- The Sustainable Urban Neighbourhood (SUN) (Brooke Peninsula/Sanyo and Kirkley Waterfront);
- The Scores
- Kirkley Rise
- Oswald’s Boatyard
- Peto Square (this area has been included for the purposes of the Preferred Options AAP, however it is anticipated that this site is inappropriate for housing due to its high risk of flood. This is illustrated through the SA.

Table 3.6 – Policy HC2 – Sustainability Appraisal Summary

SA Objectives	S.U.N.	The Scores Area	Kirkley Rise	Oswald’s Boatyard	Peto Square	No Policy	Sustainability Appraisal Commentary
SOCIAL							
To improve the health of the population overall	+	+	+	+	+	0	By seeking a mix of housing types, tenures and sizes, the preferred option will help to tackle local housing needs and create an attractive and inclusive communities. The strategic approach to social infrastructure provision will increase access to key facilities. The proposed housing density will help to
To maintain and improve levels of education and skills in the population overall	0	0	0	0	0	0	
To reduce crime and anti-social activity	0	0	0	0	0	0	
To reduce poverty and social exclusion	+	+	+	+	+	0	

To improve access to key services for all sectors of the population	0	0	0	+	0	0	support the viability of, and encourage walking to, community facilities. Having no policy may result in a housing mix that does not adequately address local need. Additionally, without a policy covering all the housing sites, social infrastructure requirements may not be considered at the strategic level, resulting in inadequate provision.
To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	0	0	0	
To meet the housing requirements of the whole community	+	+	+	+	+	?	
To improve the quality of where people live and to encourage community participation	+	+	+	+	+	?	
ENVIRONMENTAL							
To maintain and where possible improve water and air quality	0	0	0	0	0	0	The preferred policy's incorporation of Code for Sustainable Homes targets will help to minimise waste, water use and energy consumption. Having no policy would make Code for Sustainable Homes targets more difficult to enforce.
To conserve soil resources and quality	+	+	+	+	+	?	The provision of easily accessible social infrastructure will also reduce greenhouse gas emissions associated with motorised transport. Nevertheless, transport policies and interventions will need to be implemented to ensure there is not an adverse traffic impact on the local road network. Without a policy to coordinate housing development across the sites, energy requirements would not be dealt with in a strategic way, reducing the viability of on-site renewables.
To use water and mineral resources efficiently, and re-use and recycle where possible	+	+	+	+	+	?	The precautionary principle of PPS25 has

To reduce waste	+	+	+	+	+	?	<p>been advocated and applied to sites within the AAP, whereby the majority of new residential development should be concentrated in areas of lowest flood risk. As such, the majority of housing development will be focussed in areas of the SUN which are outside FZ3 – this represents the sequentially preferable location for residential development. The Scores site is also outside areas of highest flood risk. Nevertheless, the preferred option still proposes development in areas at high risk of flooding. As such, in accordance with Policy FRM1, developments will be required to adequately demonstrate how flood risk has been mitigated (e.g. through land raising; SUDS) and how resilience during flood events has been maximised (e.g. safe access/egress points; habitable rooms above ground floor). In certain locations, developments may also be required to incorporate defences which help to reduce flood risk elsewhere in Lowestoft. The previous option will increase future vulnerability to flood risk by proposing a greater proportion of housing in FZ3a.</p> <p>The reuse of brownfield sites for housing will reduce development pressure on greenfield land, helping to conserve soil resources, protect existing habitats and conserve biodiversity. In addition, the redevelopment of previously developed sites may involve the remediation of contaminated land and the creation of new habitats. Development should seek to protect and enhance habitats which</p>
To reduce the effects of traffic on the environment	?	?	?	?	?	?	
To reduce contributions to climate change	+	+	+	+	+	?	
To reduce vulnerability to climatic events	+	+	-	-	--	?	
To conserve and enhance biodiversity	+	0	0	0	0	0	

To conserve and where appropriate enhance areas of historical and archaeological importance	0	+	0	0	0	0	may have become established on brownfield land. Furthermore, the redevelopment of previously brownfield sites within Lowestoft, as opposed to greenfield land outside the town, may encourage more sustainable transport patterns and minimise greenhouse gas emissions associated with car dependency.
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	+	0	0	0	0	
ECONOMIC							
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	0	0	0	0	The introduction of a residential population close to the town centre will help to revitalise the town centre, with increased spending and more constant footfall enhancing the viability of shops and the evening economy.
To revitalise town centres	+	+	+	+	+	0	
To encourage efficient patterns of movement in support of economic growth	+	+	+	+	+	0	
To encourage and accommodate both indigenous and inward investment	0	0	0	0	0	0	

3.2.3. HC3 - Social and Community Infrastructure

The Further Preferred Options AAP identifies Policy HC3 as follows:

All residential development should be supported by an appropriate provision of social infrastructure, including education, health and other community facilities.

The following social and community infrastructure will be sought in the AAP area during the plan period:

- *Primary school and flexible community uses as part of a new Sustainable Urban Neighbourhood, south of Lake Lothing;*
- *Replacement library provision at Oswald's Boatyard;*
- *Provision of new community health facility at Kirkley Rise.*

Previous iterations of the AAP made no specific provision for social and community infrastructure.

Table 3.7 – Policy HC3 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	+	?	The preferred policy will help to increase access to social infrastructure. Walking and cycling to local destinations may improve peoples' general health. Having no policy may result in inadequate and inaccessible provision. Additionally, without a policy covering the three housing sites, social infrastructure requirements may not be considered at the strategic level resulting in inadequate provision.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	0	
To improve access to key services for all sectors of the population	+	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	0	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	The provision of easily accessible social infrastructure within the community will also reduce greenhouse gas emissions associated with motorised transport. Having no policy will
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	

To reduce waste	0	0	have limited environmental impacts.
To reduce the effects of traffic on the environment	+	0	
To reduce contributions to climate change	+	0	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	No significant economic impacts were identified
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	
To encourage and accommodate both indigenous and inward investment	0	0	

3.3. Retail, Leisure and Tourism

3.3.3. RLT1 – Retail within the AAP Area

The Further Preferred Options AAP identifies Policy RLT 1 as follows:

Up to 17,500 sq m of commercial floorspace (use class A1-A5) will be accommodated as part of a town centre expansion in the Peto Square strategic site illustrated in the proposals map and Section 4.2 of the AAP. This may be brought forward in association with other town centre expansion schemes outside of the AAP boundary.

Further small scale retail schemes will be brought forward to support the Sustainable Urban Neighbourhood within the Brooke Peninsula/Sanyo strategic site. Retail will also be permitted as part of small-scale expansion of the Kirkley District Shopping Centre.

No retail development will be permitted within the AAP area, including existing out-of-centre retail areas identified on the Proposals Map, which has an adverse impact on the vitality and viability of the town centre in accordance with the tests set out under PPS4.

The January 2007 Preferred Options AAP sought to focus new retail development (up to 21,000 sq m) at Peto Square and at Fisher's Wharf (now part of PowerPark site). This was based upon assessment of three different options for this area identifying different layouts and quantities of development. Based upon the town centres first principle this remains the preferred option for concentration of retail floorspace, potentially balanced with other town centre sites or incremental redevelopment of units on the High Street. Major retail proposals outside of the town centre are not considered appropriate following the PPS4 sequential approach, with the exception of local retail at Kirkley and to support the Sustainable Urban Neighbourhood. The other alternative would be to provide retail within non-town centre locations as has been the recent pattern of retail development in Lowestoft. This approach is inconsistent with national policy and would further undermine the vitality and viability of the existing centre. In considering the preferred option, the following alternative options have been considered:

- Option 1 – Preferred option;
- Option 2 – Out of centre retail;
- Option 3 – No policy.

Table 3.8 – Policy RLT1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Out of Centre Retail	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	The preferred option will help to reduce social exclusion by focussing retail development in areas most accessible by public transport. There will be some employment creation, although the majority is likely to be low skilled. Encouraging out of centre retail directly, or indirectly by not having a policy, may exclude people who do not own a car.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	+	-	-	
To improve access to key services for all sectors of the population	+	-	-	
To offer everybody the opportunity for rewarding and satisfying employment	?	?	?	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	0	0	0	The preferred option will help to reduce contributions to climate change, water and ground pollution, and traffic congestion by focussing retail in the accessible town centre. Out of town retail would encourage car dependency and increase greenhouse gases that contribute to climate change.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	+	-	-	
To reduce contributions to climate change	+	-	-	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	0	0	0	

To conserve and where appropriate enhance areas of historical and archaeological importance	+	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	0	The preferred option will have a major positive effect on revitalising the town centre by increasing the range of shops in Lowestoft and connecting the town's heart with the waterfront. The out of town option is likely to undermine the town centre's viability and vitality.
To revitalise town centres	++	-	-	
To encourage efficient patterns of movement in support of economic growth	0	0	0	
To encourage and accommodate both indigenous and inward investment	0	0	0	

3.3.2. RLT2 – Leisure and Tourism

The Further Preferred Options AAP identifies Policy RLT 2 as follows:

New tourism and leisure facilities should capitalise on proximity to existing assets such as Ness Point, the beachfront and proximity to the Broads. The following areas are identified as a focus for leisure and tourism activities within the AAP area:

- *Historic High Street;*
- *Peto Square / Bascule Bridge Waterfront;*
- *East of England Park;*
- *Brooke Peninsula to Mutford Bridge Waterfront;*
- *Oswald's Boatyard;*
- *PowerPark (potential for energy sector related visitor centre).*

Within these areas development that provides tourist facilities will be encouraged as part of a mix of uses including tourist information, guest accommodation, and other ancillary uses such as cafes, bars and restaurants. These areas will be prioritised for landscape and public realm enhancements and public access to the waterfront.

Development that enhances the tourism potential of the water will be supported through the AAP including provision for water taxis and boat tours, marina facilities, a public slipway and the use of boats for cafes, bars and restaurants within appropriate locations within the AAP area.

The previous AAP Preferred Option (2007) sought to diversify the tourism offer through a range of proposals including a tourism focus upon the outer harbour into the town centre, the establishment of the East of England Park with marina related activities to the west of Lake Lothing. The revised preferred option seeks to retain these principles, although removes the focus from the outer harbour in order to facilitate the wider economic potential of this location as a working harbour. In considering the preferred option, the following alternative options have been considered:

- Option 1 – Preferred option;
- Option 2 – Previous option – focus upon the outer harbour;
- Option 3 – No policy.

Table 3.9 – Policy RLT2 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	Encouraging new tourist facilities may help to eliminate social exclusion through the provision of new employment opportunities. The previous option involves more extensive tourist development which may result in a loss of employment in other sectors.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	+	?	?	
To improve access to key services for all sectors of the population	0	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	+	?	?	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	?	?	0	The East of England Park proposals seek to capitalise more fully on the distinctive Ness Point landmark. No policy may mean this feature remains under-utilised. Increasing visitor numbers may put pressure on Lowestoft's road network, water resources and existing habitats. These elements will need to be carefully managed to minimise potential for negative environmental impacts.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	?	?	0	
To reduce contributions to climate change	0	0	0	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	?	?	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	+	0	

ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	?	0	The preferred option will generate employment directly and bring increased spending into Lowestoft by improving the town's visitor offer. In particular, enhancing the historic high street will help to bring increased expenditure to business located along it. The previous option will reduce the land available at PowerPark and could compromise Lowestoft's ability to fully capitalise on opportunities arising in offshore energy. No policy could also lead to a conflict of uses, particularly in the Outer Harbour.
To revitalise town centres	+	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	
To encourage and accommodate both indigenous and inward investment	+	0	0	

3.4. Environment, Heritage and Character

3.4.1. EHC1 – Design in the AAP Area

The further preferred option AAP defines policy EHC1 as follows:

The Council will require the highest standard of design in all new development in accordance with the principles set out in Policy DM02 in the Waveney Development Management DPD. The design of new development will be required to:

- *Contribute to the character of sites taking into account local context; as described in the Lowestoft URC Area Cultural Heritage Assessment;*
- *Protect and enhance the character of the North and South Lowestoft Conservation Areas;*
- *Be integrated with existing areas of the town north and south of Lake Lothing;*
- *Include appropriate signage and wayfinding to key locations within the AAP area;*
- *Provide landmark buildings at key locations within the strategic sites;*
- *Increase public access to and along waterfront areas at locations that do not restrict employment provision or port operations;*
- *Make best possible use of waterfront including provision of a new pedestrian/cycle route along the southern shore of Lake Lothing;*
- *Ensure new streets, routes and spaces are orientated to provide vistas to the waterfront;*
- *Provide a more sympathetic boundary treatment to the port land (currently steel railings), particularly within the Conservation Area;*
- *Animate pedestrian routes with “active frontages” comprising employment activities, shops, cafes, bars, restaurants (with outdoor seating);*
- *Ensure elements of Sustainable Drainage Systems (SUDS) such as swales, and permeable surfaces are well integrated into the design of new development as part of a strategic approach to flood risk management;*
- *Protect and enhance the historic scores which connect the High Street to the sea front;*
- *Provide well designed soft and hard landscaping, with appropriate planting including native species;*
- *Incorporate living walls and roofs into new development as attractive visual features within development that assist in flood attenuation and enhancing biodiversity;*
- *Secure increased waterfront access and environmental improvements around Bascule Bridge, the area between Brooke Peninsula and Mutford Lock Bridge;*
and
- *Have regard to, and help deliver the Government’s commitment to a continuous and clear public right of way around the entire English coast.*

In accordance with the Public Realm Strategy set out in the 2004 Lowestoft Design Guide, the Council will seek to promote a high quality, well designed and well connected landscape and public realm that is consistent across the AAP area.

This policy was informed by Core Strategy Policy CS02 and Development Management DPD Policy DM02 to ensure a consistent approach to high quality design across all the strategic AAP sites. The policy has been included to ensure a strong approach to design is included within the AAP area and takes forward principles established within the 2007 AAP Preferred Option. In considering the preferred option, the following alternative options have been assessed:

- Option 1 – Preferred option;
- Option 2 – Previous option – greater access to port land;
- Option 3 – No policy.

Table 3.10 – Policy EHC1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	By promoting the public realm strategy in the 2004 Lowestoft Design Guide, the preferred policy will help to increase peoples' satisfaction with the urban landscape, promoting the Lowestoft's built environment as a focus for local pride. Having no policy would not fully emphasise the importance of good design in the determination of development proposals in the AAP area, although design policies in the Development Management DPD should prevent negative impacts. Enhancing connections to and along the waterfront will improve the quality of where people live by maximising Lowestoft's existing assets. These connections will increase the accessibility of services, leisure activities and employment opportunities, which may help address social exclusion. Without a policy, the waterfront areas may remain unattractive and underutilised.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	+	+	0	
To reduce poverty and social exclusion	+	+	0	
To improve access to key services for all sectors of the population	+	+	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	+	+	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	?	?	0	By making the town's waterfronts more attractive and

To conserve soil resources and quality	0	0	0	accessible, the preferred policy will enhance Lowestoft's distinctive maritime character. In addition, new connections will encourage walking and cycling to local destinations which will help to reduce contributions to climate change. Unless carefully managed, the construction of these connections may have a negative impact on water quality. Without a policy, the waterfront areas will remain unattractive and underutilised
To use water and mineral resources efficiently, and re-use and recycle where possible	+	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	0	+	0	
To reduce contributions to climate change	0	+	0	
To reduce vulnerability to climatic events	+	0	0	
To conserve and enhance biodiversity	+	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	+	+	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	+	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	-	0	Good design may help to maximise the impacts of regeneration and encourage inward investment. No policy is unlikely to have a significant impact as good design is encouraged in Waveney's Development Management Policies DPD.
To revitalise town centres	+	+	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	The preferred policy will increase the town centre's appeal and accessibility for visitors and residents. By promoting unrestricted access to the waterfront, the previous policy may have led to conflicts between port activities and other users and hindered job growth.
To encourage and accommodate both indigenous and inward investment	0	0	0	

3.4.2. EHC2 – Heritage Assets

The further preferred options AAP identifies policy EHC2 as follows:

New development will reflect, protect and enhance the historic character of Lowestoft. Development within the Lowestoft North and South Conservation Area will be required to be of high standards of urban design that is complementary to the heritage environment. The character and setting of listed buildings within the AAP area will be enhanced and protected by development.

Development proposals should seek to retain and re-use existing listed or locally listed buildings or their facades unless it can be demonstrated that demolition would produce substantial benefits for the community in accordance with policy guidance set out in PPG15.

Proposals involving the demolition of non-listed buildings within the Conservation Areas will be considered if proposals will enhance the overall quality of the Conservation Areas and bring about positive socio-economic benefits.

The redevelopment of the Strategic Sites will require archaeological desk-based assessment, trial trenching and palaeo-environmental assessment, in order to establish the full archaeological implications of any proposals prior to the determination of planning applications. The results of this work will enable the archaeological resource (both in quality and extent) to be accurately quantified.

Any below ground heritage assets identified within the AAP area must be protected in situ and /or by record. This will ensure that heritage is adequately protected, and any potential built and below-ground heritage constraints are identified early in the pre-application planning stage of any development.

Previous versions of the AAP set out the requirement for old buildings of merit to be retained and converted where possible acknowledging the importance of the historic townscape. This position is retained through the inclusion of this policy. The Policy has therefore been assessed against the “No Policy” Scenario.

Table 3.11 – Policy EHC2 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	By requiring developers to have regard to the AAP-specific Cultural Heritage Assessment (2006), the preferred option will help to protect conservation areas, listed buildings and other historic assets in the area. This
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	

To reduce poverty and social exclusion	0	0	is likely to have a positive impact on peoples' satisfaction with the built environment, enhancing its role as a focus for local pride. Having no policy is, however, unlikely to result in negative impacts because the protection of heritage is dealt with in Policy DM30 of the Council's Development Management Policies DPD.
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	++	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	The preferred option will help to protect listed buildings and enhance conservation areas, contributing to the overall quality of the townscape.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	0	0	
To reduce contributions to climate change	0	0	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	++	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	Protecting and enhancing Lowestoft's heritage may help to boost the town's appeal to visitors.
To revitalise town centres	+	0	
To encourage efficient patterns of movement in support of economic growth	0	0	
To encourage and accommodate both indigenous and inward investment	+	0	

3.4.3. EHC3 – Open Space

The further preferred options AAP identifies policy EHC3 as follows:

The following areas of open space will be protected and enhanced within the AAP to become publicly accessible areas for recreation:

- *East of England Park;*
- *Playing fields adjacent to Jeld Wen (or like-for-like re-provision within the Brooke Peninsula/Sanyo site).*

All strategic sites will provide appropriate areas of open space to serve site users. This will include formal squares, pocket parks and other incidental areas. Street furniture including seating, signage, bins and public art will be included into the design of these spaces.

All new residential development should provide adequate open space for existing and future residents having regard to Policy DM25 of the Development Management Policies.

Large residential development proposals within the area should include, or contribute towards the following types of open space within the AAP area:

- *Equipped sites for children's/ youth play, kick-about areas, formal sports pitches and courts and ancillary facilities;*
- *Allotments and other food growing areas;*
- *Small and medium size parks for informal recreation, seating, dog walking etc.*

These areas will include appropriate play and recreational provision to serve the entire AAP areas and surrounding neighbourhoods. These areas will also include areas for habitat enhancements.

New areas of open space should link into existing green infrastructure to assist in promoting wildlife and biodiversity and assist in enhancing connections between new and existing communities.

The 2007 AAP Preferred Option identified the potential for enhanced open space at East of England Park and Brooke Peninsula. The inclusion of this policy seeks to provide a specific policy in the AAP to compliment Policy DM25. No alternative option has been considered.

Table 3.12 – Policy EHC3 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	+	?	By protecting and enhancing identified open spaces and requiring developments to contribute to new provision, the preferred policy will enhance the quality of the urban fabric for residents and increase opportunities for pursuing healthy lifestyles. In order to maximise their use and reduce fear of crime, open spaces should incorporate Secure By Design principles. Without a policy, open space provision would depend on Development Management policies, with no recommendations for improving specific open spaces.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	?	?	
To reduce poverty and social exclusion	0	0	
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	++	?	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	?	The policy provides the basis for establishing a green infrastructure network which supports a diverse range of flora and fauna as well as providing the backdrop for human leisure and recreation. By retaining water and reducing runoff, protecting open spaces may reduce vulnerability to climatic events. Without this policy, the impacts are uncertain, with more reliance on generic, district-wide Development Management policies.
To conserve soil resources and quality	+	?	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	0	0	
To reduce contributions to climate change	0	0	
To reduce vulnerability to climatic events	+	?	
To conserve and enhance biodiversity	++	?	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	++	?	
ECONOMIC			

To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	High quality open spaces provide a focus for regeneration and improve the setting for local businesses. Improved open spaces may help encourage investment and attract new residents to Lowestoft.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	+	0	
To encourage and accommodate both indigenous and inward investment	+	0	

3.4.4. EHC4– Design for Biodiversity and Habitats

The further preferred options AAP identifies policy EHC3 as follows:

Development within the AAP area should protect and enhance European sites, county wildlife sites and local nature reserves within and adjacent to the AAP area (as identified within Figure 3.4.1).

All new development should consider the potential for habitat creation through provision of appropriate open space, planting and green/brown roofs. This will be particularly important in the development of derelict brownfield sites where habitats may have been established.

Prior to development of vacant brownfield land, habitats surveys should be undertaken for protected species/biodiversity and appropriate mitigation measures should be incorporated into development plans.

The AAP will seek to facilitate local green corridors to act as ecological networks within the area. This should include provision of planting along road corridors and the railway to assist in habitat creation and migration, linkages between areas of open space, and the enhancement of waterside areas for habitat creation. Lake Lothing should be further enhanced as a “blue” corridor, providing an ecological network between the North Sea and the Broads.

The previous AAP Preferred Options (2007) did not consider an alternative approach to Biodiversity and Habitats and it is not considered appropriate to consider further options to ensure consistency with international, national, local and regional policy.

Table 3.13 – Policy EHC4 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	The preferred policy will improve the quality of places where people live by creating a species rich and varied environment. No policy may result in a deterioration of habitats and a loss of biodiversity, although this should be prevented by Development Management Policy DM29.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	0	0	
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	

To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	+	?	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	?	The preferred policy will promote the conservation and enhancement of biodiversity by protecting existing habitats and encouraging the establishment of new ones. The preferred policy may help to reduce vulnerability to climate change by limiting the number of hard surfaces which lead to rapid runoff during flood events. Without this policy, the impacts are uncertain, with more reliance on generic, district-wide Development Management policies.
To conserve soil resources and quality	+	?	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	0	0	
To reduce contributions to climate change	0	0	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	++	?	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	0	Direct economic impacts are likely to be insignificant although there may be a positive effect on residual land values.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	
To encourage and accommodate both indigenous and inward investment	0	0	

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3.5. Transport, Movement and Linkages

3.5.1. TML1 – Sustainable Transport Infrastructure

The Further Preferred Options Document sets out the following for Policy TML1:

Within the AAP area development and transport will be planned in order to reduce the need to travel by car and provide a comprehensive network for cyclists, pedestrians and public transport that covers the entire AAP area, with strong linkages to other parts of the town and sub-region.

Development proposals will be assessed in terms of their ability to encourage journeys by non-car modes, pedestrian and cycle accessibility availability and access to public transport, impact on the road network, traffic capacity, highway safety, and environmental impact of traffic generated. The Council will require mitigation measures to be provided to the satisfaction of the highway authority where necessary.

Developers will either make direct provision of the necessary transport infrastructure relating to their site, or will contribute to an overall fund for provision of identified transport improvements within the AAP area. A mixture of the two approaches may also be acceptable.

Contributions will be negotiated between the developer and the Council, taking into account viability of development at the time.

All new development must include provision to reduce reliance on private car use to include secure cycle storage in prominent locations, showering facilities and car clubs.

New developments will be expected to make provision for new transport technologies such as electric car charging points.

Proposals for major development in the AAP area will be accompanied by a Transport Assessment demonstrating how the proposal seeks to minimise the need to travel by sustainable modes. All proposals for non-residential development must be accompanied by a Travel Plan which encourages the use of sustainable modes of travel and enables agreed modal split targets to be achieved. Planning permission, where necessary, will be subject to planning obligations and/or planning conditions to secure the implementation of the travel plan.

The 2007 AAP Preferred Option identified movement by all non-car modes as a fundamental aim of the AAP. No further options have been considered in order to maintain consistency with local, regional and national policy.

Table 3.14 – Policy TML1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	+	?	The preferred policy will increase opportunities for walking and cycling to local destinations which will improve health and wellbeing. The policy will help to increase access to local services and tackle the exclusion of households who do not have access to a car. Without a policy in place, car dependency is more likely to be designed into the urban fabric.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	0	
To improve access to key services for all sectors of the population	+	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	+	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	-	The policy seeks to address car dependency and in doing so, will help to reduce traffic, reduce emissions that contribute to climate change, improve air quality and reduce water and ground pollution. Without this policy context, these environmental benefits are less likely to come about.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	+	-	
To reduce contributions to climate change	++	-	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	

ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	The preferred policy will help to revitalise the town centre by increasing the safety and cleanliness of the pedestrian environment.
To revitalise town centres	+	?	
To encourage efficient patterns of movement in support of economic growth	+	-	
To encourage and accommodate both indigenous and inward investment	0	0	

3.5.2. TML2 - Pedestrian and Cycle Network Improvements

The Further Preferred Options AAP sets out the following under Policy TML2:

Development will provide and support a comprehensive network for cyclists and pedestrians that covers the entire AAP area, with strong linkages to other parts of the town. This will include the reallocation of road space, crossing facilities and new pedestrian/cycling bridges across Lake Lothing at Peto Square and Brooke Peninsula. Pedestrian and cycle linkages will be enhanced to Lowestoft, Oulton Broad South and Oulton Broad North stations to assist in promoting rail as a transport mode. The following facilities will be sought by the Council during the AAP plan period (as illustrated in Figure 3.5.1):

New pedestrian and cycle crossings across Lake Lothing between Brooke Peninsula and the North Quay area, and to the west of the existing Bascule Bridge in the defined zones illustrated in Figure 3.5.1. These should be designed to include the following characteristics as requested by ABP:

- 30-35 metres high;
- 20 metres dredging channel width to accommodate 17 metre dredger;
- Or 24 hour maintenance and operation of swing/ lift bridge and 20 metres width channel.

New and improved pedestrian and cycle crossing facilities across the A12 and A146 to improve access to strategic sites;

Lake Lothing waterfront pedestrian and cycle route, following the southern shore of Lake Lothing between Bascule Bridge and Mutford Bridge;

Improved footways along the following new/upgraded vehicular routes to include appropriate width for pedestrians, cycles and mobility scooters:

- New routes within Brooke Peninsula/Sanyo/Kirkley Waterfront sites;
- PowerPark as part of improved public realm;
- Denmark Road/Peto Way corridor.

Secure and easily accessible cycle parking within all new commercial and residential development, and at the following key destinations:

- Brooke Peninsula/Sanyo (adjacent to new community and retail facilities);
- Kirkley Waterfront (adjacent to all new employment development);
- Kirkley Rise (adjacent to new community facilities);
- Peto Square (within new public space);
- Station (as part of interchange facilities);
- PowerPark (integrated within all new employment development).

Pedestrian and cycle routes will be constructed using high quality materials following the palette established within the Lowestoft Design Guide (May 2004). New cycle routes will provide safe connections with the existing cycle network in the town (in particular Sustrans route 30 and the coastal path).

The 2007 AAP Preferred Option identified movement by all non-car modes as a fundamental aim of the AAP. No further options have been considered to ensure consistency with the national, regional and local policy context.

Table 3.15 – Policy TML2 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	+	?	The preferred policy will increase opportunities for walking and cycling to local destinations which will improve health and wellbeing. The policy will help to increase access to local services and tackle the exclusion of households who do not have access to a car. Without a policy in place, car dependency is more likely to be designed into the urban fabric.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	0	
To improve access to key services for all sectors of the population	+	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	+	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	-	The policy seeks to address car dependency and in doing so, will help to reduce traffic, reduce emissions that contribute to climate change, improve air quality and reduce water and ground pollution. Without this policy context, these environmental benefits are less likely to come about.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	++	-	
To reduce contributions to climate change	++	-	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	

ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	The preferred policy will help to revitalise the town centre by increasing the safety and cleanliness of the pedestrian environment.
To revitalise town centres	+	?	
To encourage efficient patterns of movement in support of economic growth	+	?	
To encourage and accommodate both indigenous and inward investment	0	0	

3.5.3. TML3 - Public Transport Network

The Further Preferred Options AAP identifies Policy TML3 as follows:

Development in the AAP area should seek to improve the public transport network in the AAP area by introducing the following measures:

- The creation of an enhanced rail/bus/taxi/cycle interchange at Lowestoft Station with sheltered waiting facilities, seating and real-time information;
- Provision of sheltered waiting facilities, seating and real-time information at key transport nodes identified within Figure 3.5.2;
- Introduction of high frequency shuttle bus services connecting strategic sites within the Lake Lothing and Outer Harbour AAP area and wider town/sub-region;
- The introduction of bus priority measures within strategic sites and at key junctions within the AAP area;
- The promotion of increased frequency rail routes to Norwich and Ipswich;
- The promotion of permanent park and ride facilities at Lowestoft to promote access into the AAP area;
- The promotion of water-borne public transport such as water taxis.

The 2007 AAP Preferred Option identified movement by all non-car modes as a fundamental aim of the AAP. No further options have been considered.

Table 3.16 – Policy TML3 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	By improving the quality and frequency of services, The preferred policy will increase the relative attractiveness of public transport. The policy will help to increase access to local services and tackle the exclusion of households who do not have access to a car. Without a policy in place, car dependency is less likely to be addressed comprehensively. In addition, if public transport capacity does not expand as Lowestoft's population increases, access may deteriorate.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	?	
To improve access to key services for all sectors of the population	+	-	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	+	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	?	The policy seeks to address car dependency and in

To conserve soil resources and quality	0	0	doing so, will help to reduce traffic, reduce emissions that contribute to climate change, improve air quality and reduce water and ground pollution. Without this policy context, these environmental benefits are less likely to arise. Congestion in particular is likely to get worse without transport improvements as Lowestoft's population increases.
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	+	-	
To reduce contributions to climate change	++	-	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	-	The preferred policy will help to revitalise the town centre by reducing congestion. New links and better services will help to connect people with places of employment as well as facilitating smoother operation of supply chains.
To revitalise town centres	+	-	
To encourage efficient patterns of movement in support of economic growth	+	-	
To encourage and accommodate both indigenous and inward investment	+	-	

3.5.4. TML4 – Lowestoft Station Interchange

The Further Preferred Options AAP identifies Policy TML4 as follows:

Lowestoft Station will be improved to include the following facilities:

- New ticket hall and waiting area;
- Covered platforms;
- Bus/Taxi interchange with sheltered waiting facilities and real-time information;
- Toilet facilities;
- Safe, convenient and direct pedestrian and cyclist linkages to the town centre, South Beach and other parts of Lowestoft;
- Secure cycle parking;
- Station travel plan.

The Council will support the relocation of the Lowestoft Station from its existing location by approximately 40 metres to the south and 80 metres west, in order to release a significant parcel of land for redevelopment in Peto Square between Denmark Road and Commercial Road. Existing historic station buildings should be retained and integrated into any new development in this location.

The Lowestoft Draft Transport Strategy identifies the potential for the improvement of Lowestoft Station, including the potential for a public transport interchange.

A feasibility study prepared by consultants in October 2009 considered a total of 11 different development options for Lowestoft Station and North Peto Square. The '40:80' option was deemed to strike the optimum balance between commercial viability, technical feasibility and acceptability in the eyes of key stakeholders and landowners.

The previous Preferred Options AAP (January 2007) proposed relocating the station 400 metres to the west of its existing location. This proposal met with strong objections from both the public and technical stakeholders. Moving the station so far from the town centre was deemed to be commercially unacceptable, operationally disruptive and technically unproven.

Table 3.17 – Policy TML4 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	The preferred 40:80 development will enable

To maintain and improve levels of education and skills in the population overall	0	0	0	the creation of a transport interchange which may increase the accessibility of town centre facilities. The previous option would reduce the accessibility of the town centre and waterfront by rail. No policy would have little social impact.
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	0	0	0	
To improve access to key services for all sectors of the population	+	-	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	0	0	0	The 40:80 proposal may help to reduce traffic congestion around the station and Bascule bridge. The relocation could involve the loss of heritage if the original station building / frontage is not retained. The relocation may also lead to the loss of buildings within a conservation area as part of the Peto Square proposals. By moving the station so far from the town centre, the previous policy option would damage local heritage character. No policy would have little environmental impact.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	+	?	0	
To reduce contributions to climate change	0	0	0	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	?	?	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	0	The preferred 40:80 proposal would enable a significant retail development which would help to revitalise the town centre and improve connections with Lake Lothing's waterfront. No policy will have little economic impact directly
To revitalise town centres	++	+	?	
To encourage efficient patterns of movement in support of economic growth	0	0	0	

To encourage and accommodate both indigenous and inward investment	++	+	?	but may limit the growth potential of the town centre.
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3.5.5. TML5 – New Streets and Vehicular Routes

The Further Preferred Options AAP identifies Policy TML5 as follows:

All new streets will be developed to include high quality space and crossing provision for pedestrians and cyclists. Residential streets will be designed in accordance with the principles set out within the Manual for Streets.

The Lake Lothing Southern Access Road will be developed in order to facilitate the development of Kirkley Waterfront, Brooke Peninsula and Sanyo. All development within this location will be required to contribute to this provision.

An indicative route for the Southern Access Road is provided within Figure 3.5.3. A final route will be defined as part of a development brief to be prepared for the area prior to any planning application being determined.

Support will be given to a new access into ABP land north of Lake Lothing (currently via Commercial Road). The potential for new access via Harbour Road, or a new railway crossing will be supported by the Council in bringing forward the redevelopment of Peto Square.

Development within the AAP area will support improvements to the alignment of Denmark Road/Peto Way corridor as set out in the Lowestoft Transport Strategy to include improved pedestrian and cycle provision and to reduce the impact on properties fronting the road.

Development should facilitate an improved pedestrian environment, in particular along the route of the A12 around Station Square and Bascule Bridge.

The Lowestoft Transport Strategy identifies the potential for a southern access road in order to facilitate the redevelopment of the area south of Lake Lothing. This also considers the potential for a third crossing. Whilst the third crossing is unlikely to come forward during the AAP, there will be a requirement to provide a number of new road connections to facilitate development. The Council and 1st East will continue to work with Suffolk County Council and the Highways Agency during the AAP preparation process to further define these routes.

Table 3.18 – Policy TML5 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	The key routes set out in the preferred policy will promote better access to services by existing and future residents of Lowestoft. Without these routes, access to
To maintain and improve levels of education and skills in the population overall	0	0	

To reduce crime and anti-social activity	0	0	services may deteriorate as the population of the town increases.
To reduce poverty and social exclusion	0	0	
To improve access to key services for all sectors of the population	+	-	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	0	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	The routes identified in the policy will help accommodate transport demands associated with future growth in Lowestoft. Without new routes, traffic levels are likely to increase.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	++	-	
To reduce contributions to climate change	0	0	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	-	Without these routes, development will be more isolated from the surrounding urban fabric of Lowestoft.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	++	-	
To encourage and accommodate both indigenous and inward investment	++	-	

3.5.6. TML6 - Parking in the AAP Area

The Further Preferred Options AAP identifies Policy TML6 as follows:

Car parking in new development will be minimised through the incorporation of the following measures:

- More efficient use of existing car parks (as identified in Figure 3.5.3);
- Inclusion of car clubs;
- Improved access to existing car parks.

Car parking provision should be considered against the need to travel and the Council will seek to ensure that car parking requirements are effectively managed through new development.

Limit the need for new town centre car parking through the promotion of access by sustainable means and the promotion of permanent park and ride facilities at Lowestoft. The potential may exist for a replacement car park to serve the station and town centre as part of the Peto Square proposals, providing access issues can be overcome.

The 2007 AAP Preferred Option advocated the application of the council’s parking standards as set out in the Development Control Policies DPD. The current approach takes a similar approach but goes further by setting out potential measures to minimise car dependence.

Table 3.19 – Policy TML6 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	By encouraging car clubs and minimising spaces in residential development, the preferred policy will help to tackle the exclusion of households who do not have access to a car. Without a policy in place, car dependency is unlikely to be addressed as extensively although Suffolk County Council parking standards will prevent negative impacts.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	?	
To improve access to key services for all sectors of the population	+	?	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	

To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	0	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	By encouraging car clubs and minimising spaces in residential development, the policy seeks to address car dependency and in doing so, will help to reduce emissions that contribute to climate change, improve air quality and reduce traffic. Without this policy context, these environmental benefits are less likely to arise although Suffolk County Council parking standards will prevent negative impacts.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	+	0	
To reduce contributions to climate change	+	0	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	?	The preferred policy will help to revitalise the town centre by increasing the safety and cleanliness of the pedestrian environment and ensuring accessibility. The policy will help to ensure employment areas are attractive to prospective businesses.
To revitalise town centres	+	?	
To encourage efficient patterns of movement in support of economic growth	+	?	
To encourage and accommodate both indigenous and inward investment	+	?	

3.6. Flood Risk Management

3.6.1. FRM1 – Flood Risk and Emergency Planning

The Further Preferred Options AAP identifies Policy FRM1 as follows:

All development within the AAP will require a site specific Flood Risk Assessment prepared in accordance with Planning Policy Statement 25. The Environment Agency is a statutory consultee for those developments that are located within Flood Zones 2 and 3, greater than 1 hectare in size (in Flood Zone 1) and within 20 metres of a watercourse and should be consulted in accordance with their Flood Risk Standing Advice.

Potential locations for strategic flood risk mitigation measures are included in the illustrative Flood Risk Management Measures plan (Figure 3.6.3). All new development in AAP Strategic Sites must provide contributions to ensure flood defences are maintained and upgraded as appropriate in accordance with the SFRA, Cumulative Land Raising Study and Shoreline Management Plans. Development must also account for risks from shoreline erosion particularly in the Outer Harbour and Denes areas as set out within the SMP reports.

All development within the Flood Zones 2 and 3 must incorporate flood mitigation measures to protect the site and existing development, whilst ensuring high standards of urban design. The Flood Risk Assessments for those developments located within Flood Zone 1 should concentrate on the safe disposal of surface water. All Flood Risk Assessments must consider cumulative impacts of development and demonstrate that development does not increase off site flood risk.

Developments within the AAP area should demonstrate application of the risk-based approach, including the sequential approach within the site as set out within PPS25. Development will be required through planning applications to demonstrate that the following considerations have been taken into account in bringing development forward.

Proposals must demonstrate how flood risk is to be mitigated through inclusion of appropriate mitigation measures to include:

- Land raising;
- Incorporation of secondary flood defences;
- Sustainable urban drainage systems (SUDS).

Prior to the grant of planning permission, developers should demonstrate how buildings have been designed to maximise resilience during flood events through:

- The incorporation of safe escape routes to areas outside high flood risk areas in accordance with table 13.1 of FD2320/TR2 (<http://www.hydres.co.uk>);
- Situating habitable uses above the flood level;

- Positioning service meters and electrical sockets above likely flood levels;
- Use of appropriate flood-resilient materials.

Developers within the Outer Harbour and Denes areas should consider erosion risk in bringing forward sites for development taking into consideration requirements set out within the SMPs. All development within Flood Zone 2 and 3 as identified within Figure 3.6.1 must be accompanied by a flood evacuation plan to be produced in accordance with the LPA emergency planner.

The 2007 AAP Preferred Option identified Flood Risk as a key consideration within the AAP Spatial Strategy. This Policy has been refined in consultation with the Environment Agency and an alternative approach has not been considered.

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	The preferred policy will ensure that new housing is of a high quality and resilient to the likely impacts of climate change.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	0	0	
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	+	-	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	Without a policy, developments may come forward which increase Lowestoft's exposure to and reduce resilience to flooding. Nevertheless, the AAP allocates development sites in areas of high flood risk and the preferred policy therefore seeks to ensure flood risk is minimised and resilience during flood events is
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	
To reduce waste	0	0	

To reduce the effects of traffic on the environment	0	0	maximised.
To reduce contributions to climate change	0	0	
To reduce vulnerability to climatic events	+	--	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	-	The preferred policy is likely to increase costs for developers. Nevertheless, by providing a comprehensive approach to flooding across the entire AAP area, the preferred policy may help to increase developer certainty.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	
To encourage and accommodate both indigenous and inward investment	?	?	

3.7. Energy, Water and Waste

3.7.1. WEW1 – Energy Requirements within the AAP Area

The Further Preferred Options AAP identifies Policy WEW1 as follows:

All development within the AAP area will be required to explore the potential for on-site renewable energy generation.

Within the main strategic sites (Brooke Peninsula/Sanyo/Kirkley Waterfront/Peto Square/PowerPark) developers must deliver the equivalent of the energy requirements of Code for Sustainable Homes Level 5 (in residential buildings) and BREEAM excellent (in other buildings) unless these technologies can be proven technically unsuitable or commercially unviable. Investigations should be based on opportunities identified in the Renewable Energy and Sustainable Construction Study.

Within the strategic sites opportunities should be sought to provide linked district heating networks to serve development sites within the AAP area. These will be designed to take advantage of the diversity of energy loads from the different proposed building uses. This process will be supported by 1st East and Waveney District Council. Where a CHP system is delivered on-site, all buildings are required to connect. These may be provided as self-contained systems on site, or link into a wider network incorporating other parts of the AAP area and beyond.

Smaller sites within the AAP should seek to integrate into new or existing networks, or provide self-contained on-site energy generation.

An energy strategy and delivery plan must be submitted alongside any planning application for development within the AAP area outlining expected carbon reductions and the viability of exceeding district-wide energy targets on-site.

The 2007 AAP Preferred Option identified the potential for new developments to promote the development of renewable energy solutions. This is supported through policies within the Core Strategy and Development Management Policies DPD. An alternative approach has not been considered to ensure consistency with national and regional policy.

Table 3.20 – Policy WEW1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	+	0	By requiring energy performance in excess of Development Management Policy DM04, the preferred policy will help to improve the quality of new housing and commercial buildings in the AAP area. It will help address social exclusion associated with fuel poverty. Without a policy, improvements in thermal efficiency will be in line with Development Management policy.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	+	0	
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	+	0	
To improve the quality of where people live and to encourage community participation	0	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	?	By requiring energy performance in excess of Development Management Policy DM04, the preferred policy will bring about significant environmental benefits. Lower energy demands will help to reduce emissions which contribute to climate change and improve air quality. Without a policy, environmental performance of developments in the AAP area will not be optimised.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	+	?	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	0	0	
To reduce contributions to climate change	++	?	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	

ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	The preferred policy may be associated with higher costs for developers which may inhibit investment. Overhead costs linked to energy use may be reduced for the end user of new buildings. No policy is unlikely to have a significant economic impact.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	
To encourage and accommodate both indigenous and inward investment	?	0	

3.7.2. WEW2 – Water efficiency and quality

The Further Preferred Options AAP identifies Policy WEW1 as follows:

Developers must explore the potential to implement water recycling measures on a building or site-wide scale to significantly reduce mains water demand as part of all new development within the AAP.

Within the main strategic sites (Brooke Peninsula/Sanyo/Kirkley Waterfront/Peto Square/PowerPark) developers must deliver infrastructure to reduce mains water consumption to the equivalent requirement of Code for Sustainable Homes Level 5 (in residential buildings) and BREEAM excellent (in other buildings) unless these strategies can be proven technically unsuitable or commercially unviable. Investigations should be based on opportunities identified in the area-wide water strategy for the AAP.

Opportunities should be sought to link together development within the AAP with site-wide recycled water networks, taking advantage of the diversity of water sources and uses on-site. This process will be supported by 1st East and Waveney District Council. Where a recycled water network is delivered on-site, all buildings are required to connect.

All development must also consider implications upon the sewage network in Lowestoft, ensuring that capacity is sufficient and in cases where this is not the case appropriate contributions will be required to upgrade the network. Development must ensure that no deterioration in water quality occurs and where possible an improvement will be sought.

A water strategy and delivery plan should be submitted alongside any planning application for development within the AAP area outlining expected mains water demand reductions and the viability of exceeding district-wide water targets on-site.

The 2007 AAP Preferred Option set out requirements for Sustainable Urban Drainage Systems and Water Conservation. Since 2007 further work has been undertaken in preparing the Core Strategy and Development Management DPDs. The policy approach has been refined in accordance with these documents and has been subject to discussions with the Environment Agency. An alternative approach has not been considered.

Table 3.21 – Policy WEW2 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	By requiring Code for Sustainable Homes Level 5 and BREEAM 'Excellent', the preferred policy will improve the quality of new housing and commercial buildings in the AAP area. Without a policy, improvements will depend on Development Management policies.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	0	0	
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	+	?	
To improve the quality of where people live and to encourage community participation	0	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	+	?	The preferred policy will promote more efficient use of water than Development Management Policy DM04. Improvements in water quality will have additional benefits in terms of promoting biodiversity. Having no policy would mean the water efficiency of buildings is determined by Development Management policies. Achieving the highest standards of water efficiency is vital given the existing stress on water supply.
To conserve soil resources and quality	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	++	?	
To reduce waste	0	0	
To reduce the effects of traffic on the environment	0	0	
To reduce contributions to climate change	0	0	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	+	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	

To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	The preferred policy may be associated with higher costs for developers which may inhibit investment. No policy may inhibit future growth as water supplies are strained further.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	?	?	
To encourage and accommodate both indigenous and inward investment	?	0	

3.7.3. WEW3 – Waste

The Further Preferred Options AAP identifies Policy WEW3 as follows:

Development in the AAP area must use sustainable construction materials that are recycled or locally sourced. Development within the AAP area should seek to minimise the production of waste and reuse demolition materials from within the AAP area where practicable. Recycling facilities must be provided during construction and as an integral part of new developments in the AAP area.

All applications for development in the AAP area should be accompanied by a Demolition and Site Waste Management Plan demonstrating how waste will be managed and recycled during the demolition and construction phases.

The 2007 AAP Preferred Option did not include waste as part of its spatial strategy. The inclusion of a policy specific to the AAP area has been identified as a requirement by the Environment Agency. No alternative option has been considered.

Table 3.22– Policy WEW3 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	No Policy	Sustainability Appraisal Commentary
SOCIAL			
To improve the health of the population overall	0	0	No significant social impacts identified.
To maintain and improve levels of education and skills in the population overall	0	0	
To reduce crime and anti-social activity	0	0	
To reduce poverty and social exclusion	0	0	
To improve access to key services for all sectors of the population	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	
To meet the housing requirements of the whole community	0	0	
To improve the quality of where people live and to encourage community participation	0	0	
ENVIRONMENTAL			
To maintain and where possible improve water and air quality	0	0	The preferred policy supports reduced waste and re-use of materials during the construction process. No policy may have a detrimental effect because no plans for
To conserve soil resources and quality	0	0	

To use water and mineral resources efficiently, and re-use and recycle where possible	++	-	making best use of resources are required.
To reduce waste	++	-	
To reduce the effects of traffic on the environment	0	0	
To reduce contributions to climate change	+	-	
To reduce vulnerability to climatic events	0	0	
To conserve and enhance biodiversity	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	
ECONOMIC			
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	The preferred policy may be associated with higher costs for developers which may inhibit investment. No policy is unlikely to have a significant economic impact.
To revitalise town centres	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	
To encourage and accommodate both indigenous and inward investment	?	0	

4. Strategic Site Proposals - Sustainability Commentary of Further Preferred Options

This section presents a commentary of the Sustainability Appraisal of AAP Strategic Site Proposals (contained in Section 4 of the AAP) as assessed against the SA framework.

4.1 SSP1 – PowerPark

The Further Preferred Options AAP includes the following proposals for PowerPark:

The PowerPark site will provide up to 26 ha of reconfigured employment land and associated uses (B1, B2, B8) to become the focus for the energy industry within Lowestoft.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – Retention of beach industrial estate, redevelopment of docks for retail, residential, tourism and leisure activities (2007 Preferred Option);
- Option 3 – No AAP policy.

Table 4.1– Policy SSP1 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	The PowerPark proposals will increase the range of employment opportunities available in Lowestoft. The proposals support the inclusion of education and training facilities, which may help to tackle social exclusion by increasing skill levels. Without increased skills in the local
To maintain and improve levels of education and skills in the population overall	+	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	++	?	?	

To improve access to key services for all sectors of the population	0	0	0	labour market, the jobs may not directly benefit local people. Mixed use redevelopment of the area, as proposed in the previous AAP, or a lack of policy are unlikely to fully realise the huge regeneration opportunities in supporting the growing offshore energy sector.	
To offer everybody the opportunity for rewarding and satisfying employment	++	?	?		
To meet the housing requirements of the whole community	0	0	0		
To improve the quality of where people live and to encourage community participation	0	0	0		
ENVIRONMENTAL					
To maintain and where possible improve water and air quality	?	?	?	Supporting the growth of the renewable energy sector will help to reduce contributions to climate change. Although PowerPark is relatively accessible on foot or by bicycle, there may be an increase in traffic associated with the expansion of job opportunities. Policies TML1 – TML6 will help to minimise use of private cars to access Power Park. In addition, the PowerPark proposals may place more pressure on water and mineral resources due to more intensive use of land and the likely increases in population linked to job opportunities. These impacts will need to be managed and mitigated through the incorporation of sustainable design and SUDS. The previous proposals or a lack of policy will fail to realise the environmental benefits linked to the renewables sector.	
To conserve soil resources and quality	0	0	0		
To use water and mineral resources efficiently, and re-use and recycle where possible	?	?	?		
To reduce waste	0	0	0		
To reduce the effects of traffic on the environment	?	?	?		
To reduce contributions to climate change	++	-	-		
To reduce vulnerability to climatic events	?	?	?		
To conserve and enhance biodiversity	0	0	0		
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0		
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	0		
ECONOMIC					
To achieve sustainable levels of prosperity and economic growth throughout the plan area	++	-	-		There is huge growth potential in supporting offshore renewables in the North Sea. Capitalising on these opportunities will create jobs directly and also benefit local supply chain businesses indirectly. There may be increased spending in the town centre as a result of
To revitalise town centres	+	?	?		
To encourage efficient patterns of movement in support of economic growth	?	?	?		

To encourage and accommodate both indigenous and inward investment	++	-	-	increases in disposable income. With no policy, or the previous preferred option, these benefits are unlikely be fully realised.
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4.2. SSP2 - Peto Square

The Further Preferred Options AAP includes the following proposals for Peto Square:

Peto Square will become a central focus for retail, leisure and commercial activity at the heart of Lowestoft, comprising the following development:

- Up to 17,500 sq m retail, leisure, hotel and tourism development comprising A1, A2, A3, A4, A5 uses along with other leisure facilities (RLT1) in the area between Denmark Road and North Quay;
- Initial phase of development focussed around Commercial Road;
- New railway station facilities located 80 metres west and 40 metres south of the existing station with associated passenger facilities and reconfigured platforms (TML4);
- New transport interchange adjacent to the railway station with facilities for taxi pick up/drop off, secure covered cycle storage, bus waiting and real time information (TML3, TML4);
- Development of South Quay for commercial and port related activities with improved public realm (EMP4).

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option
- Option 2 – 2007 Preferred Option comprising residential, retail, leisure and station relocated by 400m
- Option 3 – Limited development comprising redevelopment of Lidl site and area around Customs House (potentially forming a first phase of the wider scheme)
- Option 4 – No AAP policy.

Table 4.2– Policy SSP2 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	Limited Development	No Policy	Sustainability Appraisal Commentary
SOCIAL					
To improve the health of the population overall	0	0	0	0	The preferred option will help to reduce social exclusion by focussing retail development in areas most accessible by public transport. There will be some employment creation, although the majority is likely to be low skilled. High density residential development will help to support the viability and vibrancy of the town centre. Residential development may help to address
To maintain and improve levels of education and skills in the population overall	0	0	0	0	

To reduce crime and anti-social activity	0	0	0	0	<p>local housing needs and create an attractive and inclusive communities. The previous option would reduce the accessibility of the town centre and waterfront by rail. No policy may lead to out of centre retail, thereby excluding people who do not own a car.</p> <p>Enhancing pedestrian and cycle connections between the town centre and south Lowestoft will increase the accessibility of services, leisure activities and employment opportunities, which may help address social exclusion. There may be health benefits if there is a resultant increase in walking and cycling to local destinations. Increasing access to the waterfront will improve the quality of Lowestoft's urban environment and potentially provide a focus for community pride. Like the preferred option, the limited development option would help to extend the town centre southwards but would not lead to as extensive improvements in accessibility. The 2007 preferred option would reduce the accessibility of the town centre through the more drastic relocation solution.</p>
To reduce poverty and social exclusion	+	?	+	?	
To improve access to key services for all sectors of the population	+	-	+	?	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	0	
To meet the housing requirements of the whole community	+	?	0	0	
To improve the quality of where people live and to encourage community participation	+	?	+	0	
ENVIRONMENTAL					
To maintain and where possible improve water and air quality	0	0	0	0	<p>Both the preferred and previous option will help to reduce car dependency and associated contributions to climate change and traffic congestion by focussing retail in the town centre. The preferred proposals involve the loss of some heritage buildings. This may be offset by the preferred policy's requirement to incorporate existing heritage features into schemes and involve English Heritage and Waveney conservation officers in securing appropriate</p>
To conserve soil resources and quality	0	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	0	

To reduce waste	0	0	0	0	<p>uses for existing heritage buildings such as the Customs House. By moving the station so far from the town centre, the previous policy option would definitely damage local heritage character. No policy would have little environmental impact.</p> <p>The preferred option proposes development in areas at high risk of flooding, including retail and a hotel which are classified as vulnerable uses. As such, in accordance with Policy FRM1, Peto Square proposals will be required to demonstrate that the most vulnerable uses have been located in the areas of the site at lowest risk of flooding. In addition, proposals must adequately demonstrate how flood risk has been mitigated (e.g. through land raising; SUDS) and how resilience during flood events has been maximised (e.g. safe access/egress points; habitable rooms above ground floor). Developments may also be required to incorporate defences which help to reduce flood risk elsewhere in Lowestoft.</p>
To reduce the effects of traffic on the environment	+	?	?	0	
To reduce contributions to climate change	?	?	?	0	
To reduce vulnerability to climatic events	?	-	0	0	
To conserve and enhance biodiversity	0	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	+	-	+	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	?	+	0	
ECONOMIC					
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	?	+	?	<p>The preferred option will have a major positive effect on revitalising the town centre by increasing the range of shops in Lowestoft and connecting the town's heart with the waterfront. The previous option would have reduced accessibility by rail and was not deemed to be commercially or technically viable. The limited development option would have similarly positive impacts but not fully realise the extent of opportunities presented at Peto Square.</p>
To revitalise town centres	++	+	+	?	
To encourage efficient patterns of movement in support of economic growth	+	-	?	?	
To encourage and accommodate both indigenous and inward investment	+	0	+	-	

4.3. SSP3 - Kirkley Waterfront

The Further Preferred Options AAP includes the following proposals for Kirkley Waterfront:

Kirkley Waterfront will be developed to provide the following uses:

- Residential comprising some 250 units at densities of approximately 50 units per hectare, as part of proposals for a sustainable urban neighbourhood (HC1, HC2);
- 12 ha of employment comprising:
- Predominantly B1 office floorspace, research and development and workshop space) in the area surrounding Riverside Road and adjacent to residential areas;
- Waterfront employment to provide dock and mooring facilities and ancillary uses. (EMP1-4).

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – 2007 Preferred Option comprising residential and employment mixed use, with waterfront housing;
- Option 3 – Employment only redevelopment;
- Option 4 – Residential only redevelopment;
- Option 5 – No policy.

Table 4.3– Policy SSP3 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	Employment Only	Residential Only	No Policy	Sustainability Appraisal Commentary
SOCIAL						
To improve the health of the population overall	+	0	0	0	0	By retaining a focus on employment, both the preferred and previous 2007 option have the potential to address social exclusion through the creation of new jobs. Without training and education programmes, however, new opportunities may bypass the most excluded members of society. No policy may result in piecemeal development and result in schemes / uses which are poorly integrated. Focussing solely on employment uses could potentially generate greater job numbers than the more
To maintain and improve levels of education and skills in the population overall	0	0	0	0	0	
To reduce crime and anti-social activity	0	0	0	0	0	

To reduce poverty and social exclusion	+	+	+	?	?	<p>mixed approach set out in the preferred and previous options. However, it is unlikely that there is sufficient demand for such a large quantum of employment uses and may undermine employment elsewhere in Lowestoft.</p> <p>By seeking a mix of housing types, tenures and sizes as part of a Sustainable Urban Neighbourhood, the preferred option and residential only option will help to tackle local housing needs and create an attractive and inclusive community. The proposed housing density will help to support the viability of, and encourage walking to, community facilities. Without a policy, development is less likely to take a strategic approach to housing needs, social infrastructure and open space provision as part of a wider Sustainable Urban Neighbourhood.</p>
To improve access to key services for all sectors of the population	+	+	+	+	?	
To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	0	0	
To meet the housing requirements of the whole community	+	+	0	+	0	
To improve the quality of where people live and to encourage community participation	+	+	0	?	-	
ENVIRONMENTAL						
To maintain and where possible improve water and air quality	+	0	0	0	0	<p>By proposing a mix of employment both the preferred option and 2007 option may reduce car dependency and associated traffic congestion / greenhouse gas emissions. Both options involve the development of vulnerable uses (residential) in areas of high flood risk. However, the preferred option requires that the most vulnerable uses be located in the areas of lowest flood risk and incorporate features to maximise resilience to flooding. The previous option, by proposing waterfront housing is likely to have increased Lowestoft's exposure to flooding and climate change. Similarly the</p>
To conserve soil resources and quality	+	0	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	+	0	0	0	0	
To reduce waste	0	0	0	0	0	
To reduce the effects of traffic on the environment	+	+	-	-	0	
To reduce contributions to climate change	+	+	-	-	0	

To reduce vulnerability to climatic events	0	--	?	--	0	residential only option would increase vulnerability to flooding by involving housing development in areas of the site at higher risk of flooding. The employment-only and residential-only options, in proposing large areas of single-use development are more likely to increase car dependence, encourage 'dormitory' patterns of commuting and limit opportunities for walking and cycling to work.
To conserve and enhance biodiversity	+	?	?	?	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	+	0	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	0	0	0	0	
ECONOMIC						
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	+	+	?	0	The preferred option will create new investment opportunities and help to broaden the employment structure of Lowestoft. Without a strategic approach to employment provision as part of a wider Sustainable Urban Neighbourhood. The employment only option could potentially encourage investment and support indigenous growth, but such a large quantum of employment development is unlikely to be justified and may undermine employment elsewhere in Lowestoft. The residential only option on the other hand may constrain employment growth.
To revitalise town centres	+	0	0	+	0	
To encourage efficient patterns of movement in support of economic growth	+	0	-	-	0	
To encourage and accommodate both indigenous and inward investment	+	+	+	?	0	

4.4. SSP4 - Brooke Peninsula / Sanyo

The Further Preferred Options AAP includes the following proposals for Brooke Peninsula/Sanyo:

Brooke Peninsula/Sanyo will be redeveloped as part of a Sustainable Urban Neighbourhood providing the following uses:

- Approximately 1,100 residential units built to densities of between 50 and 90 units/hectare including terrace, mews and townhouse typologies and apartments;
- Enhanced open space utilising existing recreational ground adjacent to Jeld Wen, or a like-for-like provision in areas at higher risk of flood;
- A minimum of 3 ha of Open Space (depending upon density), plus retention/reprovision of the existing playing fields adjacent to the Jeld Wen site;
- Southern Access Road, providing connection into Kirkley Waterfront site;
- Mixed use employment to include office, research and development and light industrial uses;
- Continuing care retirement community;
- Primary School (1.7ha);
- Marina facilities;
- Retail, restaurants, bars, cafes as active ground floor uses;
- Hotel.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – 2007 Preferred Option comprising residential led mixed use on Brooke Peninsula only and Sanyo site retained for employment;
- Option 3 – Employment only across entire site;
- Option 4 – Residential only across entire site;
- Option 5 – No policy.

Table 4.4– Policy SSP4 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	Employment Only	Residential Only	No Policy	Sustainability Appraisal Commentary
SOCIAL						
To improve the health of the population overall	+	0	0	0	0	By seeking a mix of housing types, tenures and sizes, the preferred proposals and residential only option will help to address local housing needs

To maintain and improve levels of education and skills in the population overall	0	0	0	0	0	<p>and create an attractive and inclusive community. Social infrastructure provision will improve access to key services for local people. By protecting and enhancing open spaces, the preferred policy will enhance the quality of the urban fabric for residents and increase opportunities for pursuing healthy lifestyles. There may be job opportunities linked to proposed restaurants, bars and marina facilities, although employment is likely to be low skilled. The previous option retained the Sanyo site for employment use which may provide local job opportunities, although with the site now vacant, the long term viability of the site for employment use is unclear. Furthermore, allocating the Sanyo site for residential use will enable the AAP to concentrate the majority of housing in areas of lower flood risk. Focussing solely on employment uses could potentially generate greater job numbers than the more mixed approach set out in the preferred and previous options. However, it is unlikely that there is sufficient demand for such a large quantum of employment uses and may undermine employment elsewhere in Lowestoft. Without a policy, development is less likely to take a strategic approach to housing needs, social infrastructure and open space provision as part of a wider Sustainable Urban Neighbourhood.</p>
To reduce crime and anti-social activity	0	0	0	0	0	
To reduce poverty and social exclusion	+	+	+	?	?	
To improve access to key services for all sectors of the population	+	+	+	+	?	
To offer everybody the opportunity for rewarding and satisfying employment	+	+	+	0	0	
To meet the housing requirements of the whole community	+	+	0	+	0	
To improve the quality of where people live and to encourage community participation	+	+	0	?	-	
ENVIRONMENTAL						
To maintain and where possible improve water and air quality	+	0	0	0	0	<p>New and enhanced green infrastructure will support a diverse range of flora and fauna as well as providing the backdrop for human leisure and recreation. By retaining water and reducing runoff,</p>

To conserve soil resources and quality	+	0	0	0	0	<p>open spaces may reduce vulnerability to climatic events. Without this policy there may be deterioration of habitats and loss of species. The provision of easily accessible social infrastructure within the community will also reduce greenhouse gas emissions associated with motorised transport. Nevertheless, transport policies and interventions will need to be implemented to ensure there is not an adverse traffic impact on the local road network as the population increases. The employment-only and residential-only options, in proposing large areas of single-use development are more likely to increase car dependence, encourage 'dormitory' patterns of commuting and limit opportunities for walking and cycling to work.</p> <p>The preferred option proposes development of vulnerable uses in areas at high risk of flooding. As such, in accordance with Policy FRM1, developments will be required to adequately demonstrate how flood risk has been mitigated (e.g. through land raising; SUDS) and how resilience during flood events has been maximised (e.g. safe access/egress points; habitable rooms above ground floor). Developments may also be required to incorporate defences which help to reduce flood risk elsewhere in Lowestoft. The preferred option's allocation of Sanyo for residential development rather than employment use will enable the concentration of a greater proportion of the AAP's housing in lower flood risk areas while the previous option would necessitate developing more housing in areas of higher flood risk.</p>
To use water and mineral resources efficiently, and re-use and recycle where possible	+	0	0	0	0	
To reduce waste	0	0	0	0	0	
To reduce the effects of traffic on the environment	+	+	-	-	0	
To reduce contributions to climate change	+	+	-	-	0	
To reduce vulnerability to climatic events	0	?	?	-	0	
To conserve and enhance biodiversity	+	?	?	?	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	+	0	0	0	0	

To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	0	0	0	0	Similarly the residential only option would increase vulnerability to flooding by involving housing development in areas of the site at higher risk of flooding.
ECONOMIC						
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	+	+	?	0	Increasing the residential population in central Lowestoft will help to revitalise the town centre, with increased spending and more constant footfall enhancing the viability of shops and the evening economy. New marina and leisure development on the waterfront will help to enhance Lowestoft's tourist offer and bring greater spending to the town. Without a policy, development would be largely left to the market and the strategic issue of flood risk may prevent development coming forward. The employment only option could potentially encourage investment and support indigenous growth, but such a large quantum of employment development is unlikely to be justified and may undermine employment elsewhere in Lowestoft. The residential only option on the other hand may constrain employment growth.
To revitalise town centres	+	0	0	+	0	
To encourage efficient patterns of movement in support of economic growth	+	0	-	-	0	
To encourage and accommodate both indigenous and inward investment	+	+	+	?	0	

4.5. SSP5 - East of England Park

The Further Preferred Options AAP includes the following proposals for East of England Park:

The East of England Park will be created as a high quality landscaped area that celebrates its location as the most easterly point in the UK. The Park will seek to include the following features:

- Use of landscaping and public art to soften the visual impact of the Birds Eye factory;
- Cultural events field;
- Play facilities;
- Incorporation of historic net drying racks;
- Bold curving steps and ramps onto concrete promenade providing better access to the sea front;
- Better links to the historic High Street via the Scores and area to north including maritime museum and lighthouse;
- Use of high quality sculpture, lighting, banners to animate the seafront;
- Pavilion/café/orientation facilities at Ness Point;
- CCTV;
- Signage and wayfinding measures to integrate the park with the wider town;
- Integration with the North Dene’s Caravan Park proposals;
- Provision of a landmark structure/sculpture to assist in the orientation of the site and Ness Point.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option
- Option 2 – No policy

Table 4.5– Policy SSP5 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Previous Option	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	+	+	0	By enhancing an underutilised and poor quality open space, the preferred policy and previous policy will enhance the quality of the urban fabric for residents and increase opportunities for pursuing healthy lifestyles. By making the most of Ness Point, the park could provide a focus for community engagement and civic pride. In
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	?	?	0	
To reduce poverty and social exclusion	0	0	0	

To improve access to key services for all sectors of the population	0	0	0	order to maximise their use and reduce fear of crime, open spaces should incorporate Secure By Design principles. Without a policy, there will be little impact on the identified shortage of high quality open spaces in Lowestoft. Moreover, an opportunity to improve Lowestoft's visitor offer may be missed.
To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	+	+	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	0	0	0	By retaining water and reducing runoff, the provision of a new high quality park may reduce vulnerability to climatic events. The proposals will conserve and enhance the quality and local distinctiveness of landscapes and townscapes. With no policy, there will be limited impact on this currently unattractive and underutilised space.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	+	+	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	0	0	0	
To reduce contributions to climate change	0	0	0	
To reduce vulnerability to climatic events	+	+	0	
To conserve and enhance biodiversity	+	+	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	+	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	?	0	The proposals may enhance Lowestoft's visitor offer, bringing increased spending to the town and local businesses. By enhancing the setting of PowerPark, the East of England Park may improve investment prospects in the energy sector. The previous option involves a larger area of parkland, which may limit the growth potential of PowerPark.
To revitalise town centres	0	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	
To encourage and accommodate both indigenous and inward investment	+	?	0	

4.6. SSP6 - Kirkley Rise

The Further Preferred Options AAP includes the following proposals for Kirkley Rise:

The following development will be sought within Kirkley Rise in accordance with the principles set out in Figure 4.6.2:

- Redevelopment of the area west of London Road South for residential, health/community facilities, retail and commercial uses (provided flood risk issues are addressed and a sequential approach to site development is adopted). This may include the long term redevelopment on a deck over the car park site for the above uses;
- Development of Horn Hill frontage for employment-led mixed uses;
- Residential/employment in sites adjacent to Kirkley Rise/Horn Hill;
- Employment will be retained within existing sites;
- The area may provide potential for new tourism facilities (including hotels, guest houses, restaurants and bars) to complement the existing tourist area at Kirkley.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – Focus upon employment/industrial intensification;
- Option 3 – No policy.

Table 4.6– Policy SSP6 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Employment focus	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	By promoting proposals within the 2004 Lowestoft Design Guide, the preferred policy will help to increase peoples' satisfaction with the urban landscape, promoting the Lowestoft's built environment as a focus for local pride. Having no policy would not fully emphasise the importance of good design in the determination of development proposals in the AAP area, although design policies in the Development Management DPD should prevent negative impacts.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	+	0	0	
To reduce poverty and social exclusion	+	+	0	
To improve access to key services for all sectors of the population	0	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	+	+	0	

To meet the housing requirements of the whole community	+	?	0	the quality of where people live by maximising Lowestoft's existing assets. These connections will increase the accessibility of services, leisure activities and employment opportunities, which may help address social exclusion.
To improve the quality of where people live and to encourage community participation	+	?	0	
ENVIRONMENTAL				
To maintain and where possible improve water and air quality	0	0	0	By making the town's waterfronts more attractive and accessible, the preferred policy will enhance Lowestoft's distinctive maritime character. In addition, new connections will encourage walking and cycling to local destinations which will help to reduce contributions to climate change. Unless carefully managed, the construction of these connections may have a negative impact on water quality.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	+	?	0	
To reduce contributions to climate change	+	?	0	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	?	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	+	0	Good design may help to maximise the impacts of regeneration and encourage inward investment. No policy is unlikely to have a significant impact as good design is encouraged in Waveney's Development Management Policies DPD.
To revitalise town centres	+	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	The preferred policy will increase the town centre's appeal and accessibility for visitors and residents.
To encourage and accommodate both indigenous and inward investment	+	?	0	

4.7. SSP7 - Western End of Lake Lothing

The Further Preferred Options AAP includes the following proposals for Western End of Lake Lothing:

The following uses will be permitted area between Stanley Road and Bridge Road, south of Lake Lothing provided access, impact upon the broads and flood risk issues can be overcome:

- Waterfront tourism;
- Small-scale residential development of 57 new homes;
- Employment, with a focus on marine activities.

This site was not included as a Strategic Site in previous iterations of the AAP. It was identified for small scale regeneration. The site was previously allocated within the Interim Local Plan. In assessing the Preferred Approach, the following alternatives have been considered:

- Option A – Preferred Option;
- Option B – Retain existing uses;
- Option C – No AAP Policy.

Table 4.7– Policy SSP7 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Retain Existing	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	Residential development will assist with addressing local housing needs and creating inclusive communities. Marine focussed employment and tourism uses will create locally accessible job opportunities which may help to reduce social exclusion. Retaining existing uses could potentially protect jobs but on the other hand, may prevent the creation of new ones.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	+	+	0	
To improve access to key services for all sectors of the population	0	0	0	
To offer everybody the opportunity for rewarding and satisfying employment	+	+	0	
To meet the housing requirements of the whole community	+	?	0	
To improve the quality of where people live and to encourage community participation	+	?	0	

ENVIRONMENTAL				
To maintain and where possible improve water and air quality	0	0	0	The preferred option proposes development of vulnerable uses in areas at high risk of flooding. As such, in accordance with Policy FRM1, developments will be required to adequately demonstrate how flood risk has been mitigated (e.g. through land raising; SUDS) and how resilience during flood events has been maximised (e.g. safe access/egress points; habitable rooms above ground floor). Developments may also be required to incorporate defences which help to reduce flood risk elsewhere in Lowestoft.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	0	0	0	
To reduce contributions to climate change	0	0	0	
To reduce vulnerability to climatic events	?	0	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	?	0	Encouraging waterfront tourism will help to enhance Lowestoft's visitor offer and bring greater spending to the town. This will have a positive impact on local businesses and investment prospects. Retaining existing uses could support indigenous business growth but on the other hand, may hinder new investment.
To revitalise town centres	0	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	
To encourage and accommodate both indigenous and inward investment	+	?	0	

4.8. SSP8 - Oswald’s Boatyard

The Further Preferred Options AAP includes the following proposals for Oswald’s Boatyard:

Oswald’s Boatyard will be developed for high density residential units, replacement library and community facilities provided flood risk issues can be overcome.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – Local Plan allocation (lower residential density);
- Option 3 – No development;
- Option 4 – No policy.

Table 4.8– Policy SSP8 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Lower density res	No development	No Policy	Sustainability Appraisal Commentary
SOCIAL					
To improve the health of the population overall	0	0	0	0	Residential development will assist with addressing local housing needs and creating inclusive communities. Social infrastructure provision will improve access to key services for local people. The lower density residential option may not involve the critical mass to ensure the viability of new community facilities. No development would mean a new library would not be delivered.
To maintain and improve levels of education and skills in the population overall	0	0	0	0	
To reduce crime and anti-social activity	0	0	0	0	
To reduce poverty and social exclusion	+	?	0	0	
To improve access to key services for all sectors of the population	+	?	-	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	0	0	0	
To meet the housing requirements of the whole community	+	+	0	0	
To improve the quality of where people live and to encourage community participation	+	+	0	0	
ENVIRONMENTAL					
To maintain and where possible improve water and air quality	0	0	0	0	The preferred option proposes development of vulnerable uses in areas at high risk of flooding. As such, in accordance with Policy FRM1, developments will be required to adequately
To conserve soil resources and quality	0	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	0	

To reduce waste	0	0	0	0	demonstrate how flood risk has been mitigated (e.g. through land raising; SUDS) and how resilience during flood events has been maximised (e.g. safe access/egress points; habitable rooms above ground floor). The development of a landmark building of high architectural quality and distinctiveness of the townscape. The 'no development' option would involve no increase in exposure to flood risk.
To reduce the effects of traffic on the environment	0	0	0	0	
To reduce contributions to climate change	0	0	0	0	
To reduce vulnerability to climatic events	?	?	0	0	
To conserve and enhance biodiversity	0	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	+	0	0	
ECONOMIC					
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	0	0	0	Increasing the residential population in this part Lowestoft will support the viability of shops and the evening economy in Oulton Broad. The low density and no development options will not have significant economic impacts.
To revitalise town centres	+	0	0	0	
To encourage efficient patterns of movement in support of economic growth	0	0	0	0	
To encourage and accommodate both indigenous and inward investment	0	0	0	0	

4. 9. SSP9 - The Scores

The Further Preferred Options AAP includes the following proposals for The Scores:

Small scale residential and employment development will be supported in the “Scores” area east of the historic High Street. The site will be developed to fully respect the historic character of the area and should seek to retain the existing employment uses as far as possible. Development should enhance connections between the historic High Street and East of England Park/PowerPark and provide environmental improvements to the historic Scores routes including improved public realm and wayfinding. The Council will support the creation of a new score to the north of the area, to include a new connection between High Street and Whapload Road and new housing and employment development. Existing employment areas to the south should be retained and play a complementary role to the PowerPark proposals.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – Comprehensive employment development;
- Option 3 – Comprehensive residential development;
- Option 4 – No policy.

Table 4.9– Policy SSP9 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Employment Only	Residential Only	No Policy	Sustainability Appraisal Commentary
SOCIAL					
To improve the health of the population overall	0	0	0	0	Residential development will assist with addressing local housing needs and creating inclusive communities. The town centre location will improve access to key services and retail facilities for residents. The mix of uses proposed under the preferred option may increase the accessibility of job opportunities.
To maintain and improve levels of education and skills in the population overall	0	0	0	0	
To reduce crime and anti-social activity	+	0	+	0	
To reduce poverty and social exclusion	+	+	0	0	
To improve access to key services for all sectors of the population	+	+	?	0	
To offer everybody the opportunity for rewarding and satisfying employment	0	+	?	0	
To meet the housing requirements of the whole community	+	0	+	0	
To improve the quality of where people live and to encourage community participation	+	?	+	0	

ENVIRONMENTAL					
To maintain and where possible improve water and air quality	0	0	0	0	The town centre location will encourage walking to destinations and reduce car dependency and emissions which contribute to climate change. Enhancing the historically important Scores will contribute to the heritage character of the town centre and Denes area. The preferred option proposes development of vulnerable uses in areas at high risk of flooding. As such, in accordance with Policy FRM1, developments will be required to adequately demonstrate how flood risk has been mitigated (e.g. through land raising; SUDS) and how resilience during flood events has been maximised (e.g. safe access/egress points; habitable rooms above ground floor). The residential only option may increase vulnerability to flooding by necessitating housing development in areas of the site at higher risk of flooding
To conserve soil resources and quality	0	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	0	
To reduce waste	0	0	0	0	
To reduce the effects of traffic on the environment	+	?	+	0	
To reduce contributions to climate change	+	0	0	0	
To reduce vulnerability to climatic events	?	?	-	0	
To conserve and enhance biodiversity	0	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	+	0	+	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	+	?	+	0	
ECONOMIC					
To achieve sustainable levels of prosperity and economic growth throughout the plan area	0	?	?	0	The preferred option and residential only option would increase the residential population in central Lowestoft. The associated increased spending and more constant footfall would enhance the viability of shops and the evening economy. The employment only option could potentially encourage investment and support indigenous growth, but may undermine employment elsewhere in Lowestoft. The residential only option on the other hand may constrain employment growth.
To revitalise town centres	+	?	+	0	
To encourage efficient patterns of movement in support of economic growth	+	?	+	0	
To encourage and accommodate both indigenous and inward investment	0	0	?	0	

4.10. SSP10 - Peto Way / Denmark Rd Corridor

The Further Preferred Options AAP includes the following proposals for the Peto Way/Denmark Road Corridor:

Approximately 3.2 ha of space within the vicinity of Peto Way/Denmark road corridor is allocated for employment development comprising B1, B2 and B8 uses as illustrated on the AAP proposals map. This location will be used as priority relocation space for businesses that will be displaced by other strategic site proposals as set out in the Area Action Plan. Development will be required

This site was not included as a Strategic Site in previous iterations of the AAP. However, considerable out-of-centre retail, leisure and office development has taken place in this location in recent years.

In assessing the preferred approach, the following alternatives have been considered:

- Option 1 – Preferred Option;
- Option 2 – Further retail development;
- Option 3 – No policy.

Table 4.10– Policy SSP10 – Sustainability Appraisal Summary

SA Objectives	Preferred Option	Further retail	No Policy	Sustainability Appraisal Commentary
SOCIAL				
To improve the health of the population overall	0	0	0	The preferred proposals will assist employment creation directly and indirectly, by supporting development at PowerPark. By enabling existing businesses to relocate, the proposals will help ensure there is a net increase in employment as PowerPark is developed out. No policy may undermine both existing businesses and the delivery of PowerPark proposals. Further retail in this out of centre location may exclude people who do not own a car.
To maintain and improve levels of education and skills in the population overall	0	0	0	
To reduce crime and anti-social activity	0	0	0	
To reduce poverty and social exclusion	+	?	0	
To improve access to key services for all sectors of the population	0	-	?	
To offer everybody the opportunity for rewarding and satisfying employment	+	0	0	
To meet the housing requirements of the whole community	0	0	0	
To improve the quality of where people live and to encourage community participation	0	0	0	
ENVIRONMENTAL				

To maintain and where possible improve water and air quality	0	0	0	Supporting the growth of the renewable energy sector will help to reduce contributions to climate change. The further retail option would encourage car dependency and increase greenhouse gases that contribute to climate change.
To conserve soil resources and quality	0	0	0	
To use water and mineral resources efficiently, and re-use and recycle where possible	0	0	0	
To reduce waste	0	0	0	
To reduce the effects of traffic on the environment	+	-	?	
To reduce contributions to climate change	+	-	?	
To reduce vulnerability to climatic events	0	0	0	
To conserve and enhance biodiversity	0	0	0	
To conserve and where appropriate enhance areas of historical and archaeological importance	0	0	0	
To conserve and enhance the quality and local distinctiveness of landscapes and townscapes	0	0	0	
ECONOMIC				
To achieve sustainable levels of prosperity and economic growth throughout the plan area	+	-	?	The preferred proposals support existing businesses and will encourage investment. With no policy, jobs may be lost in existing businesses and relocation may be more complicated as well as less expedient. The further retail option is likely to undermine the town centre's viability and vitality.
To revitalise town centres	0	-	0	
To encourage efficient patterns of movement in support of economic growth	+	0	0	
To encourage and accommodate both indigenous and inward investment	+	0	?	

5. Questionnaire

5.1. Request for Further Scoping Opinion

As set out in Section 1, Waveney District Council consider the Joint Framework contained within the Scoping Report undertaken as part of the Site Allocations and Development Management Policies DPDs to be a more robust basis for the SA of the AAP than the previous AAP SA Scoping undertaken in 2006.

The initial SA on the 2007 AAP (including framework) is contained here: http://www.waveney.gov.uk/Planning/Planning+Policy/Local+Development+Framework/lakelothing_ap.htm

The Scoping Report utilised for the Site Allocations and Development Management Policies DPD (April 2007) (the 2007 Scoping Report) is contained here:

http://www.waveney.gov.uk/NR/rdonlyres/5EB21316-DD81-4AF1-94D8-4C664A4C4780/0/sustain_app_scoping_report.pdf

We would like to know your views on this revised approach to Sustainability Appraisal for the Lake Lothing and Outer Harbour AAP. Your views are sought on the following questions:

- Q1 Are there other relevant policies, plans and programmes that will affect or influence the Sustainability Appraisal which are not included within the 2007 Scoping Report (Section 2.6)
- Q2 Do you agree that the baseline data collected contained within the 2007 Scoping Report (Section 3) is appropriate (at the right level and with suitable coverage to the AAP area)?
- Q3 Do you know of any additional relevant baseline data that should be added?
- Q4 Are there any mistakes in the data presented?
- Q5 Do you agree that the key sustainability issues covered within the 2007 Scoping Report (Section 4) are relevant to the AAP?
- Q6 Do you know of any other relevant issues that could be included?
- Q7 Are there any issues that you feel should not be included?
- Q8 Are the objectives/criteria/question/indicators contained within Section 5 of the Scoping Report suitable for the AAP?
- Q9 Are there any other objectives/criteria/question/indicators that should be included (please bear in mind that the number of objectives should be minimised to keep the appraisal manageable)?
- Q10 Are there objectives/criteria/question/indicators that you feel should not be included?
- Q11 Do you have any comments to make on the proposed consultation arrangements?
- Q12 Do you agree that the proposed Sustainability Appraisal process is of a sufficient level of detail and scope?

Q13 Do you have any other comments on the draft SA report?

Please send your comments by Friday 4th June 2010:

Online at **www.consult.waveney.gov.uk**

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The consultation lasts for 6 weeks.