

Policy Context

The adopted Waveney Local Plan (2019) allocates this site as an area of 71ha of land for mixed use development under Policy WLP2.13 'North of Lowestoft Garden Village' comprising of the following:

- 1,300 dwellings (of which 30% will be affordable);
- Retirement community comprising care, extra care and sheltered dwellings;
- 8ha employment (falling under use class B1, B2 and B8);
- 2 form entry Primary School and pre-school setting;
- A local shopping centre comprising a convenience store, cafes, pre school setting, community centre and other local services; and
- Playing field, play areas and green infrastructure.

The Local Plan seeks delivery of at least half of the 1300 new homes alongside supporting land uses and infrastructure in the period up to 2036, with the remainder to be delivered between 2036 and 2044.

Other supporting policy objectives for this site include:

- Maintaining the identity of Corton through this Masterplan;
- Significant amounts of green infrastructure;
- Meeting Building for Life Criteria;
- Pedestrian and cycle links to Lowestoft and Hopton;
- Potential for a self-serving limited phase of development accessed from Corton Long Lane; and
- Designed using garden city principles.



This Masterplan will set out a vision and delivery strategy for the achievement of these policy requirements.

The Garden Village

East Suffolk Council's key objective for this site is the delivery of a garden village using garden city principles. We would like your views around the vision and aspiration for a garden village on this site. Please follow this link [\[link\]](#) for further information regarding how garden city principles will be employed in the delivery of this garden village proposal.

Whilst not set out in planning policy, Suffolk County Council has its own corporate objectives for the delivery of this new settlement which include addressing a climate emergency called by the County Council through sustainable design principles in the masterplanning process. Further information in this regard is provided within this exhibition.

Please provide us with your feedback concerning this information here

Please read this exhibition material in conjunction with the virtual exhibition at www.northoflowestoft.co.uk