

Item 7:

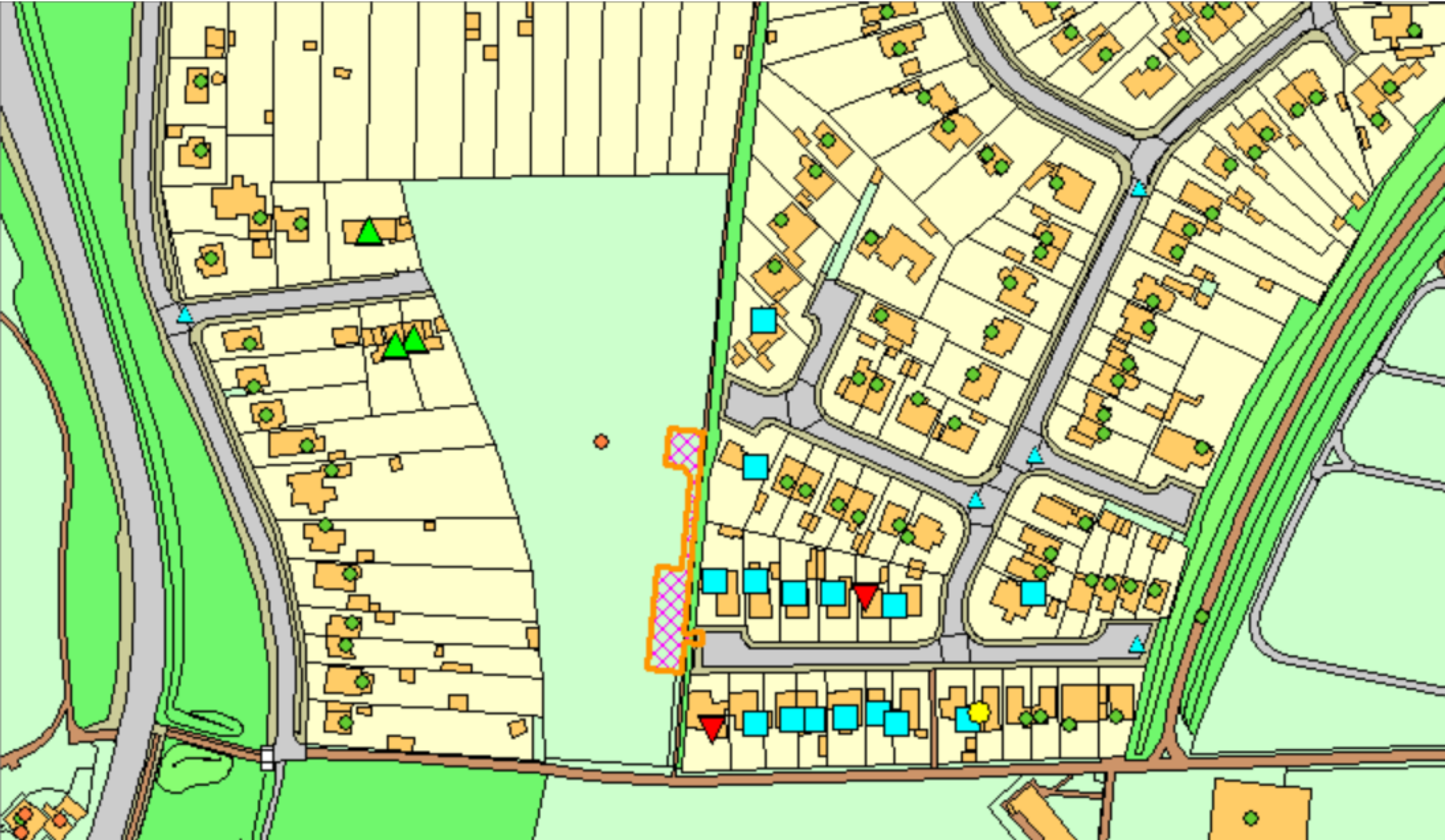
DC/20/4979/FUL

Off Street parking for allotment users
including new access from Fieldview Drive.

Allotments Near Normanston Drive Access From
Field View Drive
Lowestoft
Suffolk



Site Location Plan



Aerial Photograph



Photograph – East from Field View Drive – Proposed access location



Photograph – East from Field View Drive



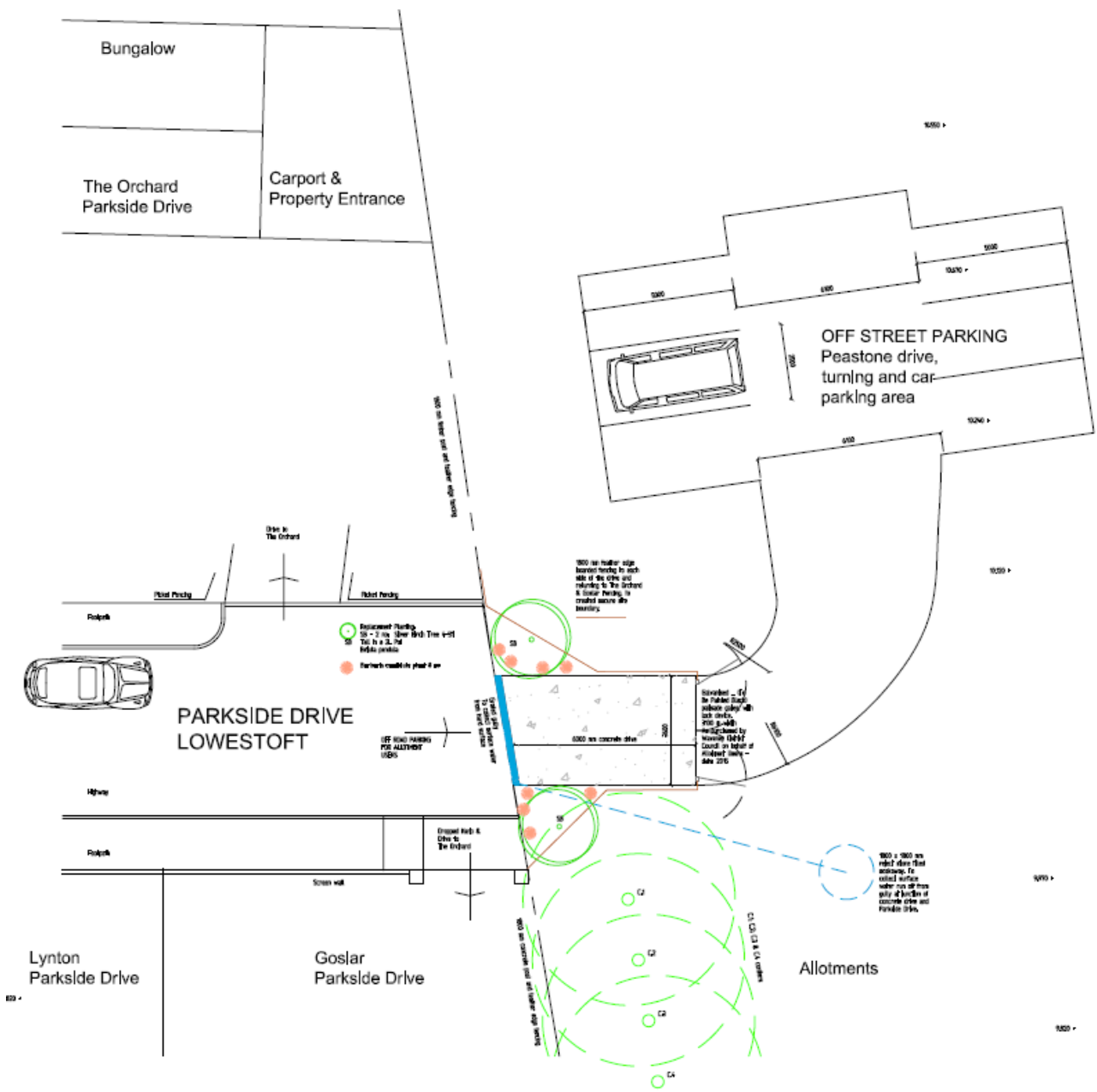
3d Image looking north east towards Field View Drive



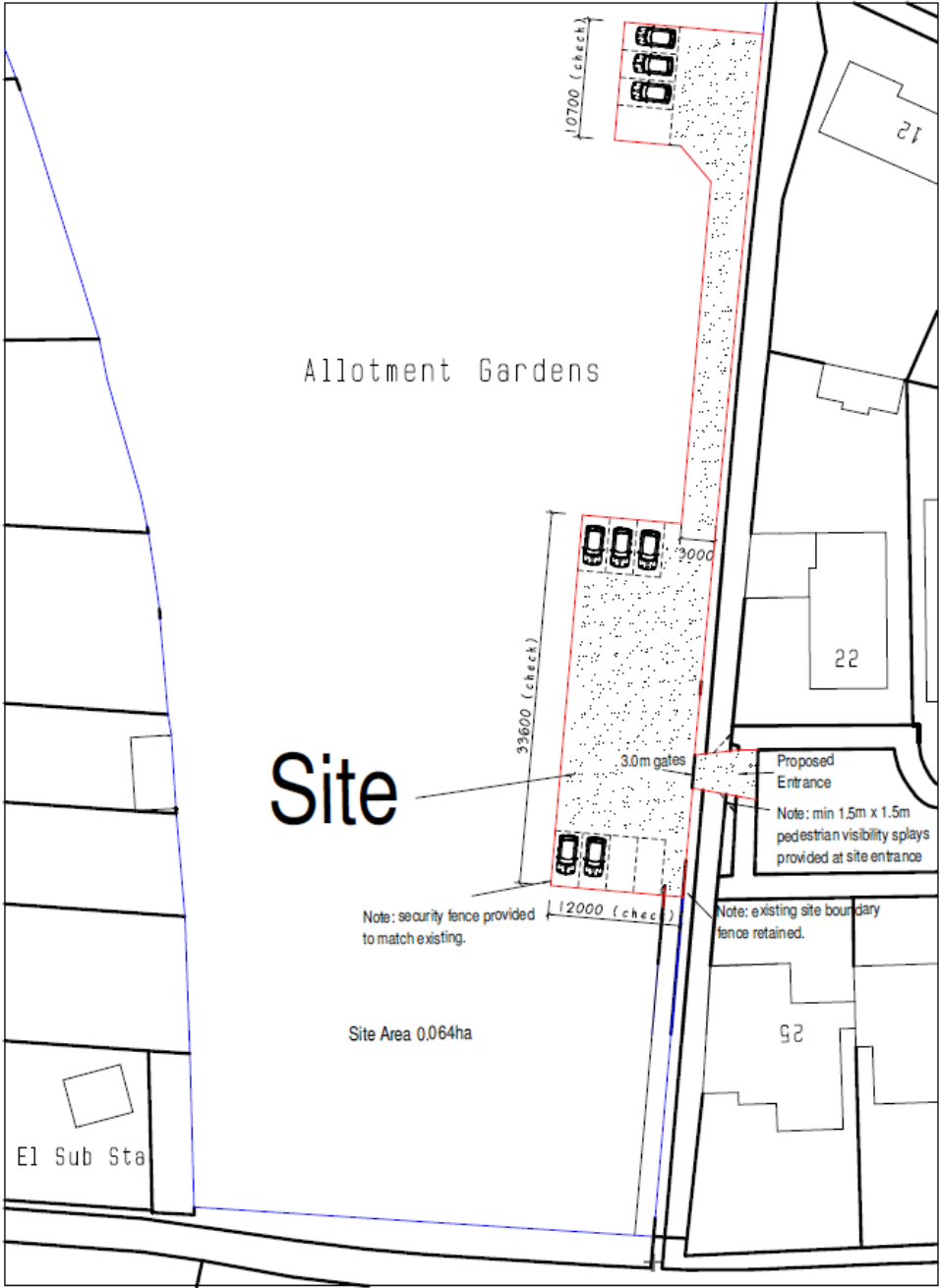
3d Image looking north



Approved access Parkside Drive - DC/17/4398/FUL



Proposed block plan



Policy WLP8.2


There will be a provision for sport and recreation facilities.

Open spaces are identified in the map.

Proposals for the development of open spaces are shown in the map.

- The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit;
- An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses; or
- The loss resulting from the proposed development will be replaced by equivalent or better provision in terms of quantity, quality and in a location that is equally or more accessible to the community.

Material Planning Considerations and Key Issues

- Planning History
 - Principle of development
 - Amenity
 - Character and appearance of the area
 - Highways safety and parking
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- A teal-colored decorative shape, resembling a stylized hill or a wave, is positioned at the bottom right of the slide.

Recommendatio

n Refuse for the following reasons: Summary list of recommended conditions

1. Planning permission is sought for the creation of a new access off Fieldview Drive and manoeuvring/parking space for 14 vehicles. The site is situated within the defined settlement boundary for Lowestoft and comprises allotment land designated under Local Plan policy WLP8.23 as Open Space.

The proposal would result in development of the open space, and loss of in demand allotment patches. Policy WLP8.23 sets out a clear presumption against any development that involves the loss of open space or community sport and recreation facilities. The policy does provide three exceptional circumstances whereby development of designated spaces can occur. However, the proposal is not considered to meet any of the three criteria, as it is not considered ancillary to the open nature of the area and would not enhance local character or increase local amenity. Nor has it been demonstrated that the site is surplus to requirements.

The proposal is therefore contrary to East Suffolk Council - Waveney Local Plan (March 2019) Policies WLP8.23 which seeks to protect open space.
2. The proposed creation of the new access would result in the loss of existing foliage that encloses the end of Fieldview Drive. It is considered that the loss of this would cause harm to the character and appearance of the area, and that there would be limited scope within the application site to suitability mitigate this loss. No details have been provided within the scheme to detail planting/soft landscaping.

The proposal is therefore contrary to the NPPF, and East Suffolk Council - Waveney Local Plan (March 2019) Policy WLP8.29 which seeks, amongst other things, to safeguard visual amenity, by seeking high quality design, that responds to local context and character, including the spaces between buildings, and the wider streetscene.