



Suffolk Coastal Local Plan

Authority Monitoring Report 2012 - 2013

March 2014



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EXECUTIVE SUMMARY

1. Under the system of Local Development Frameworks (LDFs), the Planning & Compulsory Purchase Act (2004) requires Local Authorities to publish an Authority Monitoring Report (previously the Annual Monitoring Report or AMR) although there is no requirement now to submit it to government. This is also a requirement of the Localism Act (2011). In previous annual monitoring reports, nationally recognised core output indicators have been used. These core output indicators no longer exist but in the interests of comparing historic reports the Council has continued to monitor these.
2. The key aim of the AMR is to provide information on progress with the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in the Local Development Documents (LDDs) are being achieved.
3. This particular AMR is in respect of the period 1st April 2012 to 31st March 2013 and is the ninth published by the Council.
4. Development Plan Documents: The Council's most recent LDS was adopted in November 2012 and gives the latest timetable for the production of Development Plan Documents (DPDs). The past year has seen significant progress made in this regard, principally with the Suffolk Coastal District Local Plan Core Strategy and Development Management Policies being adopted in July 2013, following an independent Examination in Public (EiP) carried out by a Planning Inspector during October and November 2012. The anticipated date for adoption in the 2012 LDS was however delayed due to the need for an additional round of consultation following the decision by Government to revoke the Regional Spatial Strategy – East of England Plan in January 2013.
5. In addition, over this monitoring period the Council has been involved in evidence gathering, drafting and consultation relating to the following documents in the LDS:
 - Conservation Area Appraisals, including the adoption of 7 new Conservation Areas as Supplementary Planning Documents
6. Economy: The amount of new employment floorspace developed has varied each year but typically the main growth tends to be in the office (B1a) and Storage and Distribution (B8) which has been the pattern over recent years, which have seen an increase in floorspace of 143 square metres and 700 square metres respectively.
7. Housing: The total housing completions in the district in 2012/13 was 324, an increase of 16.7% on the previous year. Completions on brownfield land amount to 38.3% of this total. The reduction in completions on brownfield sites over the last few years may be partly explained by the removal of residential curtilages from the definition of brownfield land. A total of 74 affordable homes were completed during the reporting year.
 - A housing trajectory has been completed for the period 2010/11 to 2027/28 showing that the Council is generally on track to meet identified future housing requirements over the longer term. There is sufficient land supply available in the district to demonstrate a 15 year housing land supply, as required by the National Planning Policy Framework (NPPF), but, in the short term, there is currently insufficient land available (3.7 years) to meet a 5 year housing land supply. A major contributing factor to this has been the lag time in the adoption of the Core Strategy during which time previous housing allocations have been built out. Without an adopted Core Strategy in place new housing sites cannot be allocated thereby achieving the full five and fifteen year supply.
 - A new Gypsies and Travellers Accommodation Assessment (GTAA) has been carried out and published. It remains the case that there are no authorised pitches within the district.

8. Environment: Annual monitoring of Biodiversity Action Plan actions has not revealed any significant long term changes in either priority habitats or species. It is intended that such trends will be reported in the state of biodiversity reports that have been commissioned by this Council, in partnership with other local authorities in the county. There were no recorded losses known in designated ecological areas for the period for the period April 2012 to March 2013. However, the Council is aware of an increased incidence of low-lying coastal freshwater sites being inundated with sea water.

1. INTRODUCTION

THE NATIONAL PLANNING SYSTEM

- 1.01 2012 saw significant changes to the planning system at the national level. In March 2012 the new National Planning Policy Framework (NPPF) was introduced which replaced all existing guidance, in the form of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs)¹, with one single policy document. However the National Policy Statements for energy and ports remain in place and are important given the local context. The NPPF was accompanied by a new Planning Policy for Traveller Sites.
- 1.02 The introduction of the NPPF is the Government's attempt to simplify the planning system and cut down on the amount of policy, guidance and advice. A key theme of the NPPF is the presumption in favour of sustainable development with an emphasis on economic development and house building to boost the economy and encourages the use of renewable resources and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
- 1.03 The Localism Act 2011 also introduced some fundamental changes to the planning system including the desire for a significant shift in power away from central government and towards local people. An integral part of these reforms is the opportunity for communities to shape the future development of their own community through the production of a Neighbourhood Plan. In parished areas, Neighbourhood Plans are prepared by the town or parish council and have a statutory basis forming part of the Development Plan once they have completed the necessary steps. This includes consideration by an independent assessor, and obtaining a "yes" vote at referendum at the end of the process.
- 1.04 The Act also rebranded Local Development Frameworks back to Local Plans. As a result of these changes rather than having to specifically produce a Local Development Framework each Local Planning Authority (LPA) is now required to produce a Local Plan, however as with the LDF this can be made up of a range of different documents that come together to form the overall strategy.
- 1.05 In addition, the Localism Act introduced a duty to co-operate in relation to planning of sustainable development; more detail is given in chapter 9.
- 1.06 As part of these changes two new sets of planning regulations came in to force:
- in April 2012 – The Town and Country Planning (Local Planning) (England) Regulations 2012. These Regulations maintain the requirement for local authorities to complete a monitoring report, although this report no longer needs to be formally submitted to Government; and
 - Neighbourhood Planning (General) Regulations and associated referendum regulations
- 1.07 It is intended that the revisions to the planning system will simplify local processes and become more accommodating to any required changes. In addition to increased community involvement, there is still great emphasis given to the environment and sustainable development. As a result, all documents will continue to be subject to a Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) and in some cases an Appropriate Assessment under the Habitats Regulations. Some plans will undergo an independent examination by a planning Inspector before adoption. The methodology and

¹ With the exception of 'PPS10: Planning for Sustainable Waste Management' which will be replaced at a later date.

outcomes of the Sustainability Appraisal will also be the subject of community involvement and be fed back into the local planning process.

Following the adoption of the Core Strategy and Development Management Policies in July 2013, a number of the 'Saved Policies' from the Suffolk Coastal Local Plan (incorporating the First Alteration & Second Alterations) have been replaced. A number of policies will remain 'saved' (listed under Appendix 1) until they are replaced by other development plan documents such as the Site Allocations and Area Specific Policies document.

THE ROLE OF LOCAL AUTHORITY MONITORING REPORTS

- 1.08 Previously, Local Authorities were required to report annually on a set of Core Output Indicators. With the introduction of the Localism Act 2011 the requirements for monitoring have been amended. Local planning authorities are now required to publish an Authorities Monitoring Report (AMR) under Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Table A on the following page lists the requirements of the AMR but essentially covers the following:
- progress on Local Development Framework (LDF) documents against the timetable in the Local Development Scheme;
 - details of any policies not being implemented;
 - net amount of additional affordable housing;
 - total housing completed;
 - any Community Infrastructure Levy receipts;
 - details of any neighbourhood plans or neighbourhood development orders that have been adopted; and
 - any action taken under the duty to cooperate.
- 1.09 The key aim of the AMR is to provide information on progress with the implementation of the local authority's Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDDs) are being achieved. Government Guidance states that an AMR must contain the information as set out in Table A on the following page. The latest Local Development Scheme was published in November 2012.
- 1.10 The AMR monitors the implementation of policies developed under the LDF process. During the monitoring period there were no Local Development Document (LDD) policies adopted. The Core Strategy had however progressed to an advanced stage by the end of this monitoring period being out to consultation on Modifications. Subsequently the Core Strategy was adopted in July 2013. This AMR therefore will be the first to consider the Core Strategy alongside the remaining 'Saved Policies' from the Suffolk Coastal Local Plan (Incorporating the First & Second Alterations, 2006) and will act as a basis for informing the production of LDD policies. As the base date for the Core Strategy is 2010, this will allow for some monitoring of housing numbers and other indicators to take place.
- 1.11 Later Local Development Documents whose preparation can only follow from the adoption of the Core Strategy will themselves be adopted in accordance with the Council's LDS timetable (see www.suffolkcoastal.gov.uk/ldf for further details).
- 1.12 The Suffolk Coastal District Local Plan has a Monitoring Framework setting out the details of what targets and indicators will be used to track the progress of the plan objectives and policies. Many of these will be implemented through other LP documents such as the Site Allocations and Area Specific Policies Development Plan Document (DPD) as well as supporting partnership documents such as the Sustainable Community Strategy (SCS). Table 6.2 – Monitoring Framework of the Local Plan lists the main objectives and associated indicators, with further indicators details in the supporting Sustainability Appraisal which can be found at:

- 1.13 The AMR for the Suffolk Coastal Local Development Framework will evolve as the individual LDDs are written and by way of a system of monitoring created through the Core Strategy LDD. Therefore, where there are apparent gaps in data collection or on some particular subjects, the AMR will set out how the gaps are intended to be addressed.
- 1.14 The Council realises the efficiency gains in better partnership working and in particular the links between the Community Strategy and LDF process. The Council has aligned data collection processes between the Community Strategy and this AMR to aid the development and monitoring of both documents.

Table A

1. A local planning authority's monitoring report must contain the following information—
 - (a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;
 - (b) in relation to each of those documents—
 - (i) the timetable specified in the local planning authority's local development scheme for the document's preparation;
 - (ii) the stage the document has reached in its preparation; and
 - (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and
 - (c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.
2. Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—
 - (a) identify that policy; and
 - (b) include a statement of—
 - (i) the reasons why the local planning authority are not implementing the policy; and
 - (ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
3. Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—
 - (a) in the period in respect of which the report is made, and
 - (b) since the policy was first published, adopted or approved.
4. Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan (a), the local planning authority's monitoring report must contain details of these documents.
5. Where a local planning authority have prepared a report pursuant to regulation 62 of the Community Infrastructure Levy Regulations 2010(b), the local planning authority's monitoring report must contain the information specified in regulation 62(4) of those Regulations.
6. Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.
7. A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.
8. In this regulation "neighbourhood development order" has the meaning given in section 61E of the Town and Country Planning Act 1990.

2. LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

INTRODUCTION

- 2.01 The Local Development Scheme (LDS) is a document which sets out the Council's timetable for producing each document, against which progress can be measured. It also identifies the resources required, constraints and milestones. This section of the AMR will consider the timetable and milestones that the District Council has set out in its LDS.
- 2.02 The latest LDS was published in November 2012 and sets out the timetable for the publication of local planning policy documents. This is a revised version and replaces the previous LDS which was published in May 2010. The new LDS contains a number of changes in relation to the documents proposed and the timetable for production. The 2012 LDS outlines the Council's commitment to produce the following DPDs:
- Core Strategy & Development Management Policies (see below);
 - Site Specific Allocations & Area Specific Policies (revised from previous LDS);
 - Felixstowe Peninsula Area Action Plan;
 - Martlesham, Waldringfield and Newbourne Area Action Plan;
 - Gypsies, Travellers and Travelling Showpeople (new addition);

MILESTONE PROGRESS (April 2012 to March 2013)

- 2.03 This AMR covers the monitoring period April 2012 to March 2013. During that period a number of important milestones were achieved in the reporting period relating primarily to the production of the Core Strategy. It is only when the Core Strategy is adopted that work can really progress on the other documents listed (paragraph 2.02)

Core Strategy and Development Management Policies DPD (CS)

- May 2012 CS submitted for independent examination;
- October /November 2012 examination hearings took place;
- February /April 2013 consultation on Modifications. (The CS was formally adopted in July 2013, just outside this monitoring period) You can view a copy of the Planning Inspector's report below:
- <http://www.suffolkcoastal.gov.uk/assets/Documents/LDF/Examination/SCDC-Core-Strategy-Inspectors-Report-6-June-2013.pdf>

Regional Spatial Strategy – East of England Plan (RSS)

In January 2013 Government formally revoked the RSS. One consequence of this revocation was the need for an additional round of consultation to be undertaken as part of the CS examination process. Progress to adoption of the CS as set out in the LDS was therefore delayed.

Conservation Area Appraisals

Work has been ongoing with regard to the production of the appraisals for the 34 Conservation Areas in the district. A number of appraisals are reaching final draft or public consultation stage. In July 2012 Conservation Area appraisals were adopted as Supplementary Planning Documents for Blythburgh, Brandeston, Creetingham, Darsham, Dennington, Huntingfield and Saxtead. A number of other Conservation Area Appraisals are due to go out for consultation in early 2013.

PRODUCTION OF THE EVIDENCE BASE

- 2.04 The new planning system requires local authorities to produce an up-to-date and credible evidence base upon which to base development plan documents. These plans are expected to meet the objectives of sustainable development and as such, local authorities are to

collect and maintain up-to-date information on the key aspects of the social, economic and environmental characteristics of their area. All published evidence base documents are available on the Council's website at:

<http://www.suffolkcoastal.gov.uk/assets/Documents/LDF/CoreDocLibraryList10-12-12.pdf>

- 2.05 A small number of other evidence type documents were produced in direct response to requests from the Local Plan Inspector conducting the Examination or included within the listed correspondence which can be found at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/corestrategy/examination/correspondence/>

- 2.06 Land availability and supply for housing and employment are updated annually and can be found at:

<http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/landavailability/>

<http://www.suffolkcoastal.gov.uk/assets/Documents/LDF/HousingLandSupplyAssessment2013.pdf>

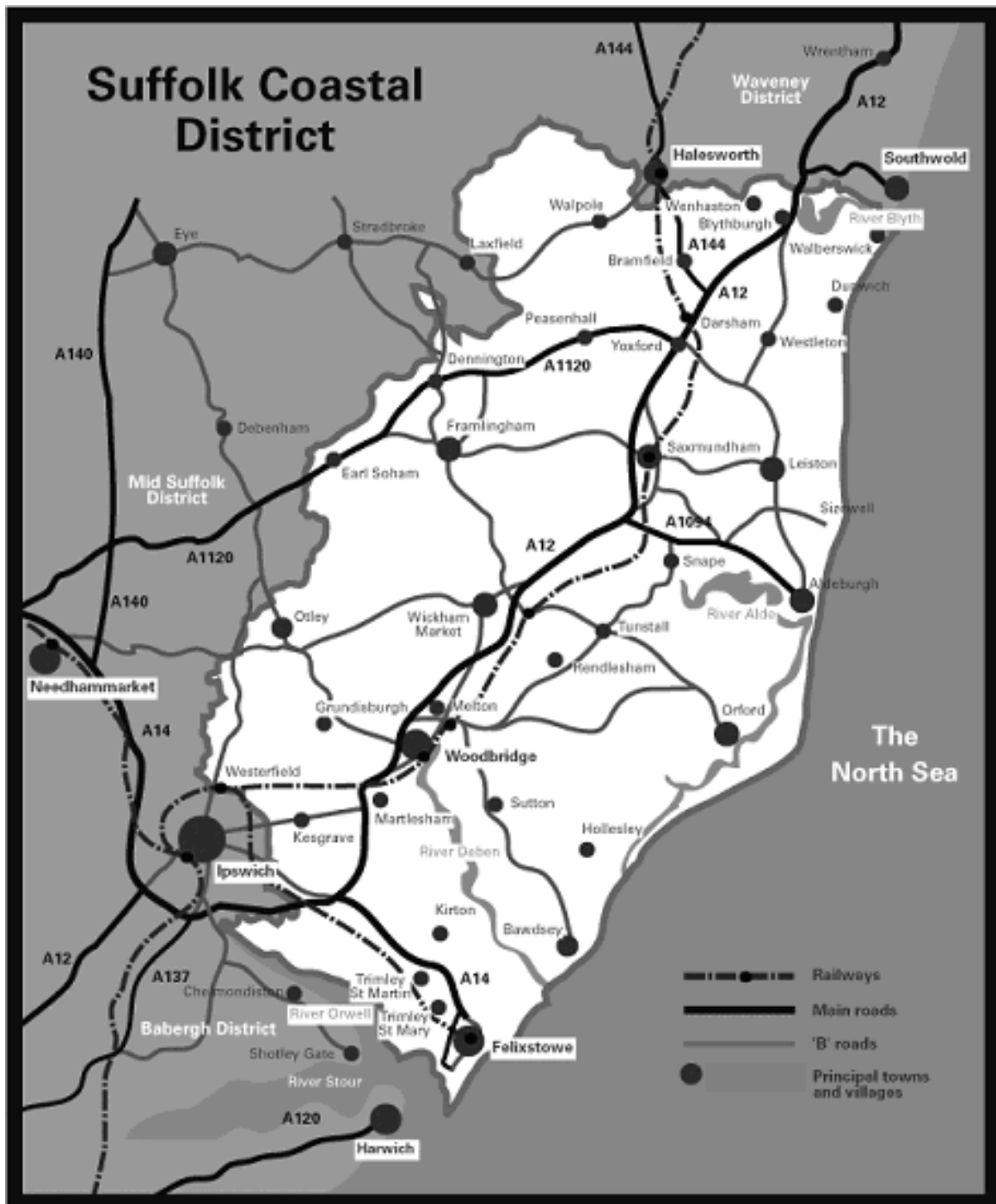
- 2.07 Hard copies of each of the documents/correspondence referred to are available for viewing at Council Offices, Melton Hill, Woodbridge IP12 1AU during normal office hours.

3. EXISTING POLICY IMPLEMENTATION

SAVED POLICIES

- 3.01 Following the adoption in July 2013 of the Core Strategy and Development Management Policies DPD, a number of the old Local Plan Saved Policies were superseded or abandoned. The remaining 'saved' policies are detailed in Appendix 1 at the back of this document. It is intended that all these policies will be superseded in due course by other Local Plan documents currently being prepared.
- 3.02 Previously 11 policies from the Suffolk Structure Plan were also saved. Following the passing of the Localism Act and a Strategic Environmental Assessment on the impacts of revoking the Regional Strategy, the saved Structure Plan policies were revoked on 3rd January 2013, and are no longer relevant to determining planning applications or producing local plans.
- 3.03 There were 81 Local Plan Saved Policies and 28 Core Strategy Policies which were not quoted on planning applications in the monitoring period 2012 to 2013. The reasons covering the non-implementation of these policies are as follows:
- Policies where development is either complete or substantially complete.
 - Issues which may be adequately covered by other policies/legislation.
 - Policies which relate to implementation / management issues for which policy support is not now essential for work to be undertaken.
 - Preventative policies where the need has never arisen.
 - Policies offering guidance on development in specific areas / relate to specific issues, but proposals have not been submitted.
 - Policies relating to allocations in the Local Plan but proposals have not been submitted.
 - Policies used as a tool of persuasion to achieve required outcomes where development itself may not require specific planning permission.

4. GENERAL PROFILE



Geography

- 4.01 Suffolk Coastal covers an area of nearly 90,000 hectares (900km²) and includes a mixed natural environment of open countryside, sparse settlements, villages, traditional market towns, the key commercial centres of Woodbridge and Felixstowe, as well as the urbanised fringes of Ipswich, an important regional town.
- 4.02 A large proportion of the district (36%) is nationally designated as an Area of Outstanding Natural Beauty (AONB) for its environmental quality and importance. The Suffolk Coasts and Heaths AONB is a major tourist destination, being highly attractive to visitors and playing a key role in the local economy. In addition The Deben Estuary Special Protection Area (SPA)

and Orwell Estuary SPA are internationally important wildlife sites and have to be carefully managed in order that the special characteristics of the locality are retained.

4.03 Other tourist destinations include Sutton Hoo, an Anglo-Saxon royal burial site, and Aldeburgh, which hosts an internationally prominent music festival. There are 34 Conservation Areas in the District and approximately 2,700 Listed Buildings which are of Architectural or Historic Importance.

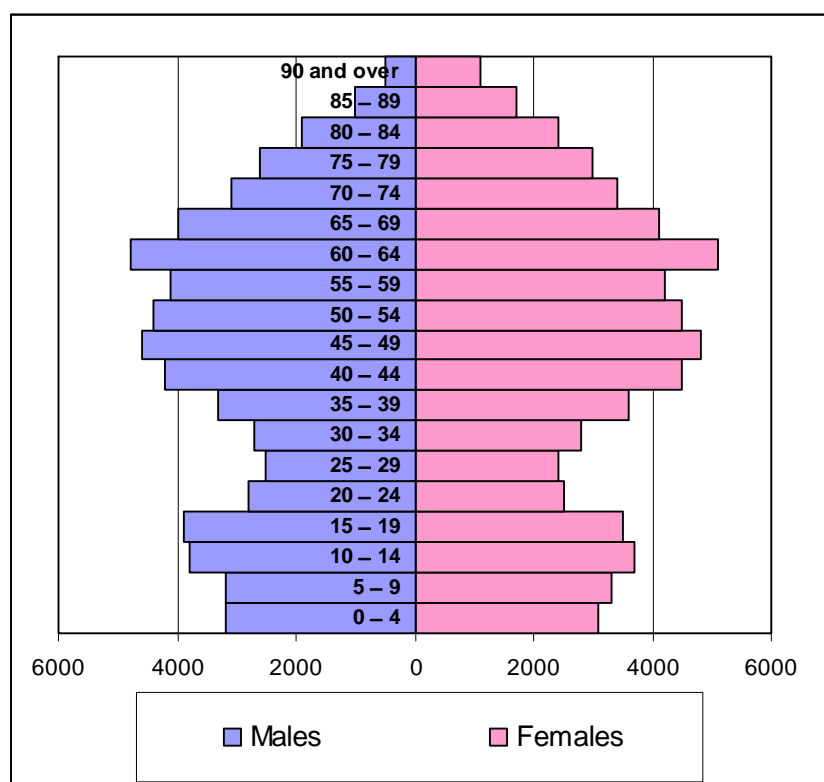
Population

4.04 The district currently has a population of 124,300 (2011 Census), which is a 7.9% increase from 2001. The majority of the district population (approximately 60%) live in the larger urban areas, particularly on the eastern edges of Ipswich, the Felixstowe Peninsula and in the market towns. If current trends continue then the population is expected to rise to just under 137,100 by 2021 (based on 2011 ONS interim forecasts).

4.05 The latest data from the ONS 2012 mid year estimates show that 93.85% of the Suffolk Coastal district population are defined as 'White British'. The next most significant ethnic groups were 'White – Other' (2.16%), 'Asian or British Asian' (1.63%) and 'Mixed' (1.22%).

4.06 The latest 2011 Census data shows that the population is continuing to age with over 52% of people in the district over 45 years old and 23% of all people over the age of 65. Both of these figures have increased since the 2001 Census. Young people, under the age of 16, account for 22% of the district total however the biggest disparity from national figures is in the 20 to 39 age groups which make up far lower proportions of the population than the average reflected at national level. This is a reflection of trends often seen in rural areas where younger people have to move away for education or employment reasons. **Table 3** demonstrates the high number of older residents in the district.

Table 3 - Suffolk Coastal 2011 Age Structure



Source: ONS – Census 2011

Employment and Economy

- 4.07 ONS data (annual population survey) shows that there are 63,800 economically active people in the district which, at 82.8% of the population, is a slightly higher proportion than the regional (80.03%) or national average (77.4%). Correspondingly economic inactivity (17.2%) is far lower than regional or national figures (numbers are for those aged 16 and over, % are for those aged 16-64).
- 4.08 The unemployment rate in the district increased markedly during 2009, linked to the wider economic recession, but has since shown signs of reducing again. The 2013 ONS unemployment rate for the district was 1.8% which is well below the Suffolk (3.1%), regional (3.1%) and national (4.0%) averages.
- 4.09 Average earnings in 2013, for full time employees, show an increasing trend and stand at £28,212 which compares favourably with the Suffolk county average of £24,819.
- 4.10 There is a relatively diverse economy across the area and jobs density² remains broadly in line with the UK average at 0.83 and slightly above the wider average for Suffolk (0.76). Employee job sectors show less dependence on the public sector than elsewhere – with around 25% employed in public administration, education and health sectors – but a greater number of jobs in tourism. In total 9.7% of jobs in Suffolk Coastal are reliant on tourism compared to 8.2% throughout the rest of the country.
- 4.11 The district business formation rate in 2012 was 8.7% which was around the same as the Suffolk average (8.9%). Latest economic forecasts which underpin the development strategy for the district to 2027 (Oxford Economics) confirm that the local economy contains three key employment sectors which are expected to remain strong through the economic recession and in to the future, namely ICT, transport and logistics and energy. The presence of nationally important employment locations, such as the Port of Felixstowe, BT Adastral Park and Sizewell Nuclear Power Station help to underpin a vibrant local economy.

Housing

- 4.12 Suffolk Coastal district forms part of a wider housing market area which also comprises the neighbouring local authorities of Babergh, Ipswich Borough and Mid-Suffolk. There is much self containment within this housing market area with 88.3% of working people resident in the study area also working in the study area and 90.4% of those who work in the study area also living in the area (SHMA, 2008).
- 4.13 The current housing stock for the district stands at 58,600 (HSSA 2012 return). Government household projections in April 2013 forecast that the number of households is expected rise to 59,000 by 2018 and to 61,000 by 2021. The growth in the local economy, and local job forecasts, will put significant pressures on the local housing market and demand for new homes will continue to increase.
- 4.14 House prices and affordability vary across the district but remain relatively high. The average house price across Suffolk as a whole was £175,000 in March 2013, compared with the average house price in the Suffolk Coastal District of £207,500 over the same period.
- 4.15 Lack of affordable housing³ provision within the district is a major problem. Despite new housing stock continuing to be delivered the provision of affordable housing is limited. A high level of second homes in some parts of the district put pressure on demand leading to increased house prices. The 2011 Census data shows that 4,179 people have a second

² Jobs density is the number of jobs in an area divided by the resident population aged 16-64 in that area

³ For a definition of 'affordable housing' please see [Annex 2 of the NPPF](#).

address in the district who are normally resident elsewhere, the highest total in Suffolk and one of the most significant proportions in the whole of the UK.

- 4.16 The recent economic downturn has had a further impact on delivery of both affordable and open market housing, as many schemes are held up due to viability. Some developers are seeking lower affordable housing contributions in order to continue housing development. During the reporting year 74 affordable homes were completed.

Transport

- 4.17 The A14 is part of the trans-European road network and is a vital arterial link connecting the Port of Felixstowe to the rest of the UK. The A12 provides the main north to south link in the district, linking Ipswich to Lowestoft and Great Yarmouth, but is only dual carriageway for small sections. The potential for expansion of nuclear provision at Sizewell may result in investment in this vital route.
- 4.18 Freight traffic carried to the Port by rail is significant and will increase as part of improvements through the Felixstowe South Reconfiguration project. This project includes the dualling of the rail link to increase capacity. The Suffolk Coast railway line connects communities in the district with Ipswich, Lowestoft, Norwich, Cambridge and Peterborough. During the reporting year there was an hourly service between Ipswich and Saxmundham with the service north to Lowestoft being every two hours; however, as a result of the installation of a new passing loop at Beccles, from December 2012 there is now an hourly service over the whole line. Community Transport services, such as Dial-a-Ride, continue to provide a vital, and increasingly important, link in rural areas for people who cannot access conventional public transport because of location or mobility impairment.
- 4.19 The key challenge in the urban areas, where congestion is likely to increase, is to use more effective traffic management measures to get more out of the existing system and to reduce peak time traffic by encouraging greater use of sustainable forms of transport. In rural areas the key challenges are to ensure that people are able to access jobs, education and services; that the highway network is maintained in a good condition, and that the negative environmental impacts of transport are minimised. The Local Transport Plan (LTP), produced by Suffolk County Council's, sets out the long-term transport strategy for the period 2011 to 2031 in the county. It is made up of two parts; the first is a 20-year strategy that highlights the county council's long-term ambitions for the transport network, while the second part is a shorter-term, four year, implementation plan. For further details please see the following link: <http://www.suffolk.gov.uk/environment-and-transport/transport-planning/local-transport-plan/>.

Education, Health and Crime

- 4.20 Resident qualification levels are generally on par with those seen at national level and also for the wider East of England. As such 70.6% of the population have a qualification at NVQ Level 2 or above which is just below the national average of 71.8%. Only 7.0% of the population have no qualifications at all, whereas the Suffolk-wide figure is 8.5% and the national average stands at 9.7%. However those with higher level qualifications (53.6%), attaining NVQ Levels 3 and 4, whilst slightly below national figures (55.1%) is again in line with the Suffolk average (53.7%).
- 4.21 There are generally no significant health problems within the district other than those associated with an ageing population. However a significant proportion (21%) of the population is aged 65 or over, a figure which is higher than the regional and national averages and set to increase over coming years. This trend will put increasing pressures on the health and community facilities and existing, and new, housing stock.
- 4.22 Overall crime figures for the district are low and generally below the Suffolk county average, although perception of crime remains an issue for many people.

The Haven Gateway

- 4.23 The Haven Gateway Partnership was created in 2001 by a group of partners across North Essex and South Suffolk in order to promote the area as a distinct economic sub region based upon its strong links with the Haven Ports of Felixstowe and Harwich. The Haven Gateway sub-region has been identified as an area for sustainable economic growth and will need to address the strengths and weaknesses of its characteristics. A significant proportion of the Suffolk Coastal district is included within the Haven Gateway area, which also incorporates Tendring District, Colchester and Ipswich Boroughs as well as parts of Babergh and Mid-Suffolk districts. The Council will investigate the most practical methods for monitoring changes across the Haven Gateway in partnership with the other relevant local authorities, as part of the duty to co-operate requirements.
- 4.24 The Haven Gateway area has also been designated Growth Point status although funding opportunities linked to this are currently uncertain due to structural changes being introduced by the Coalition Government.
- 4.25 The above information has provided an overall snapshot of the main issues more generally across the district. At a more local, sub-district level, there may be a variety of issues/opportunities and these will be addressed through the next sections on output indicators and significant effects indicators.

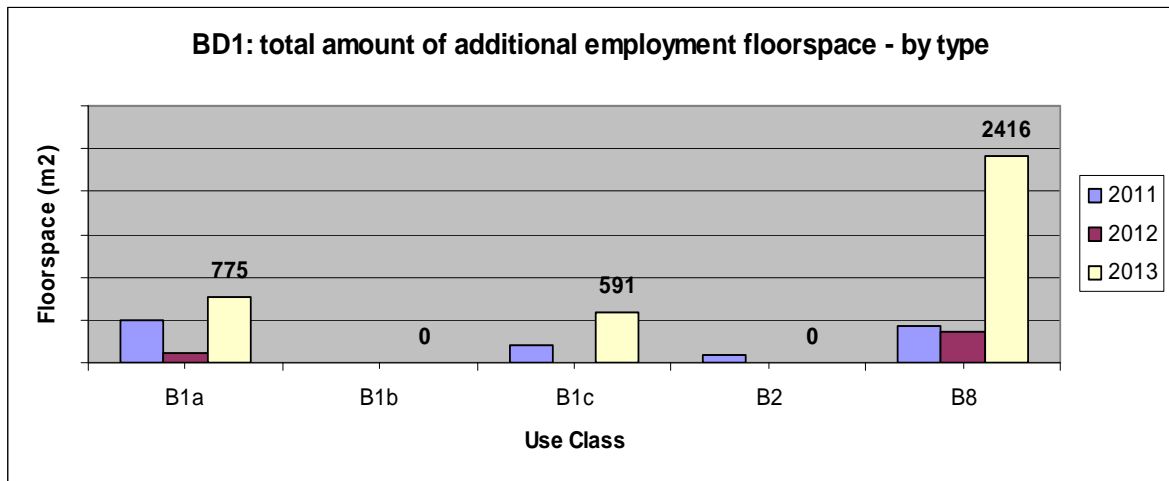
5. OUTPUT INDICATORS

Part One – Core Output Indicators

Business Development and Town Centres⁴

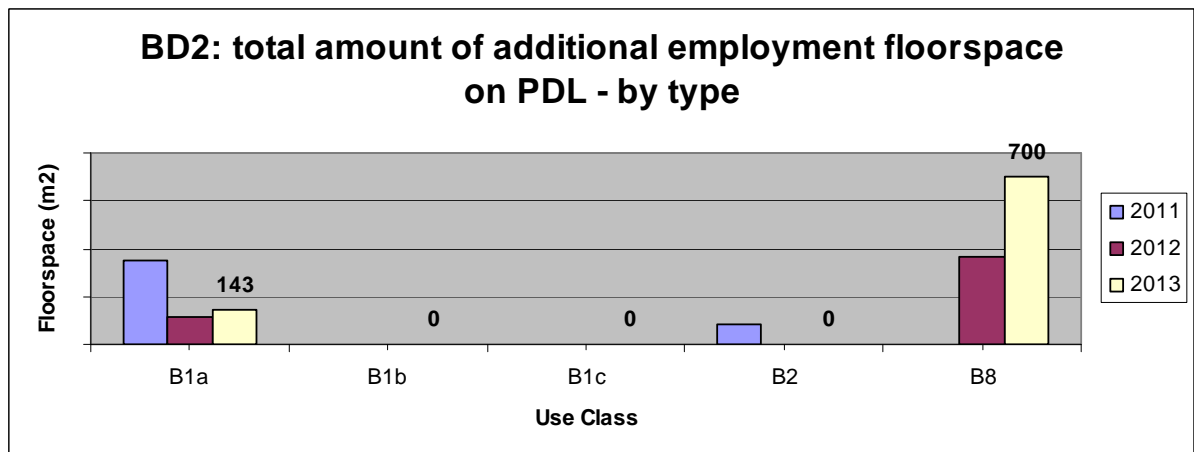
5.01 Total amount of additional employment floorspace – by type (Previously Indicator BD1)

Local Plan policies: AP51 Core Strategy Development Management Policies: SP5, SP7, DM11, DM12, DM13, DM23



5.02 Total amount of employment floorspace on previously developed land (PDL) – by type (Previously Indicator BD2).

Local Plan policies: AP51 Core Strategy Development Management Policies: SP5, SP7, DM11, DM12, DM13, DM23



Historically in the district the main areas of growth have been in the office (B1a) and Storage and Distribution (B8) uses. Additional business floorspace is up on the previous year, particularly in the area of storage and distribution.

⁴ Use Classes: B1 Business; B2 General Industrial; B8 Storage or Distribution

5.03

Employment land available – by type (Previously Indicator BD3)



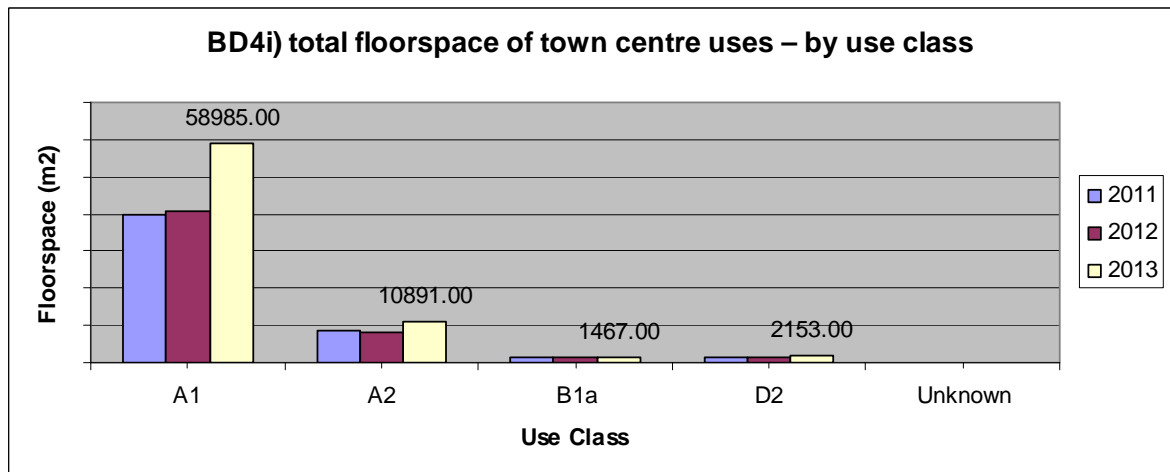
5.04

Total amount of floorspace for ‘town centre uses’ i) within town centres, ii) within local authority (Previously Indicator BD4)

Local Plan policies: AP56, AP59 Core Strategy Development Management Policy: SP9

i) Town centres

Total town centre use floorspace in town centres = **73,496m²**



In terms of available employment land, the figures have remained relatively stable over the last few years. Despite the current economic climate floorspace usage in the Town Centres remains generally on par with the previous two years, with the notable exception of shop (A1) floorspace which shows a marked increase.

Housing

5.05 Indicator H1 – Plan period and housing targets

Timescale	Dwelling target	Source
2012/13 to 2026/27	7,900	Core Strategy – minimum overall target
2012/13 to 2016/17	1,560	- Core Strategy – phase 1 target
2017/18 to 2021/22	2,340	- Core Strategy – phase 2 target
2022/23 to 2026/27	1,360	- Core Strategy – phase 3 target

The Core Strategy will make provision for at least 7,900 new homes across the district in the period 2010 to 2027. The Strategy proposed acknowledges that the provision of housing is less than the forecast modelling indicates, however the Council is confident that there is sufficient land to meet the first two phases of the plan. The precise site locations and associated phasing of housing delivery will be set out in supporting Development Plan Documents (Site Specific Allocations or Area Action Plans).

5.06 Indicator H2 – Housing Trajectory

- a) Net additional dwellings in previous year
- b) Net additional dwellings – for the reporting year
- c) Net additional dwellings – in future years
- d) Managed delivery target

Housing Trajectory is presented in **Section 7** of this report.

5.07 Indicator H3 –New and converted dwellings - on previously developed land.

Local Plan policies: AP28 Core Strategy Development Management Policies: SP3, SP19, SP22 – SP30, DM1 – DM4, DM21 – DM23

The proportion of completed dwellings on previously developed ('brownfield') land was 38%. This is a decrease from the previous year, when 43% of completions were on PDL, and continues the recent downward trend compared to figures in the recent past. However this change may be partly explained by the removal of residential curtilages from the definition of brownfield land through the NPPF.

5.08 Indicator H4 – Net additional pitches (Gypsy & Traveller)

Local Plan policies: AP45 Core Strategy Development Management Policies: SP4, DM9

Indicator	Data / Comments
Number of authorised public and private sites (both permanent and transit).	No authorised sites in the district.
Number of authorised sites and numbers of caravans on them.	None.
Permissions granted for new public or private sites, or expansion of existing sites.	None.
Progress on Gypsy and Traveller housing needs	The Suffolk Cross-Boundary

assessment.	<p>Gypsy & Traveller Accommodation Assessment was undertaken in 2007 partnership with neighbouring authorities. The final report was published in May 2007.</p> <p>In the period 2006-2011, this identified a need for 31 residential pitches. There is also a need for 10 transit pitches.</p>
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The Council has two relevant policies to Gypsies, Travellers and Travelling Showpeople. These are policies SP4 and DM9. These policies have not been used because no planning applications relevant to either policy have been submitted to the Council. It is therefore difficult to make an assessment on their performance.

The revised LDS (November 2012) contains a commitment to produce a Gypsies, Travellers and Travelling Showpeople Site Specific Allocations DPD. In March 2012 the Government published a new document Planning Policy for Traveller Sites which is to be read in conjunction with the NPPF. Further information is available at the following link: <https://www.gov.uk/government/publications/planning-policy-for-traveller-sites>

5.09 **Indicator H5 – Gross Affordable housing completions.**

Local Plan policies: AP37a, AP38a

There were **74** affordable housing completions during 2012/13. Recent completions figures are set out below:

Year	Affordable completions
2012/13	74
2011/12	25
2010/11	47
2009/10	107
2008/09	113
2007/08	50

Environmental Quality

5.10 **Indicator E1 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.**

Local Plan policies: AP123, AP164 Core Strategy Development Management Policies: SP30, DM28

The Environment Agency initially objected to 10 planning applications on flood risk grounds. The majority of these were due to an unsatisfactory Flood Risk Assessment or Flood Consequence Assessment being submitted. No applications were objected to on water quality

grounds. Of these 5 were permitted, 2 were withdrawn, 1 was refused and 2 are awaiting decisions.

5.11 **Indicator E2 – Change in areas and populations of biodiversity importance**

Local Plan policies: AP13 Core Strategy Development Management Policies: SP8, SP12, SP14, SP15, DM17, DM18, DM21, DM27, DM29

The Suffolk Local Biodiversity Action Plan (BAP) identifies 23 priority habitats and 257 priority species (including some marine species previously included on a regional plan) as being relevant to Suffolk. Annual monitoring of Biodiversity Action Plan actions has not yet revealed significant long term changes in either priority habitats or species. It is intended that such trends will be reported in the state of biodiversity reports that have been commissioned by this Council, in partnership with other local authorities in the county.

The district has the following number of designated ecological sites:

Site Type	No. of sites	Area (ha)
Wetland of International Importance (RAMSAR)	4	8,862 ha
Special Protection Area (SPA)	5	12,253 ha
Special Area of Conservation (SAC)	5	3,816 ha
Sites of Special Scientific Interest (SSSI)	45	11,201 ha
County Wildlife Sites (CWS)	209	6,582 ha
Local Nature Reserve (LNR)	6	76 ha

There were no recorded losses known in designated ecological areas for the period April 2012 to March 2013. The Council is aware of an increased incidence of low-lying coastal freshwater sites being inundated with sea water. A report identifying the potential for coastal freshwater habitat loss due to coastal flood events has been produced however no monitoring has yet been undertaken. The impact of these inundations on the key features and general biodiversity interests has therefore yet to become clear as would the impact of any permanent loss of these habitats.

5.12 **Indicator E3 – Renewable energy capacity installed by type.**

Core Strategy Development Management Policy: SP12

The Council has approved a number of applications for renewable energy installations totalling 67.13MWh. There are plans for development of off-shore windfarms which will have an impact on the wider area.

Part Two - Local Output Indicators

Suffolk Coastal average wage for full and part time employees 2007 - 2013

2007	2008	2009	2010	2011	2012	2013
£24,043	£25,165	£25,806	£25,882	£26,095	£26,472	£27,017

Source: ONS, Annual Survey of Hours & Earnings (ASHE)

The table below indicates the housing affordability ratio across the district. It can be seen that generally the ratio between house prices and income fluctuates at approximately 8 on average, until around the time the effects of the recession took hold. This level is in line with the average for Suffolk as a whole. However, as has been observed nationally, the recession has given rise to pay cuts, jobs losses and restrictions on access to mortgages which have a further negative effect upon the ability to afford a home.

Suffolk Coastal Housing House Price to Income Ratio (Lower Quartiles) 2005 - 2010

2006	2007	2008	2009	2010	2011	2012
8.61	7.88	8.27	7.28	7.8	7.53	7.56

Source: Suffolk Observatory

5.13

Indicator LO2 – new dwelling sizes

The Council seeks to ensure a suitable make up of house type and size is available to meet the housing needs of the district and identified in the Suffolk Coastal Local Housing Assessment. The current target proportions for house sizes are:

Suffolk Coastal new build homes size targets

Bedrooms	Open Market Housing	Affordable Housing	All Sectors
1	6%	43%	13%
2	32%	31%	32%
3	39%	16%	35%
4+	22%	11%	20%

Due to rounding columns may not add up to 100%

Table to be updated on a regular basis to reflect latest published guidance

In terms of house types there are a lower proportion of flats and terraced houses in the district compared to neighbouring authorities. The Local Housing Assessment identified the make of the housing stock, at the time, as follows:

Type of Dwelling	Number of Dwellings	% of Overall Stock
Flat	4,710	48.6%
Terraced	11,010	20.2%
Semi-Detached	17,530	32.1%
Detached	21,350	39.1%

The table below lists the type and size of houses built in recent years.

Suffolk Coastal new homes sizes 2008/09 – 2012/13

Bedrooms	2008/09		2009/10		2010/11		2011/12		2012/13	
	No.	%	No.	%	No.	%	No.	%	No.	%
1	107	19%	16	7%	107	19%	16	7%	6	4%
2	198	36%	114	47%	198	36%	114	47%	49	37%
3	128	23%	55	23%	128	23%	55	23%	50	38%
4+	120	22%	56	23%	120	22%	56	23%	28	21%

Output Indicators Summary

- 5.14 The amount of employment floorspace developed (B1 – B8 uses) has varied each year but typically the main growth tends to be in the office (B1a) and Storage and Distribution (B8). This is representative of the local employment mix in the district and from activities associated with Adastral Park and Felixstowe Port. This needs to be considered in association with unemployment figures as there is capacity to take on extra personnel without increasing existing floorspace.
- 5.15 The total housing completions in the district in 2012/13 was 324 – an increase of 16.7% on the previous year. Completions on brownfield land amount to 38.3% of this total. The reduction in completions on brownfield sites over the last few years may be partly explained by the removal of residential curtilages from the definition of brownfield land. A total of 74 affordable homes were completed during the reporting year.
- 5.16 Annual monitoring of Biodiversity Action Plan actions has not revealed any significant long term changes in either priority habitats or species. It is intended that such trends will be reported in the state of biodiversity reports that have been commissioned by this Council, in partnership with other local authorities in the county. There were some changes to designated ecological sites for the period April 2012 to March 2013, although the total amount of protected areas stayed broadly the same as the previous period. However, the Council is aware of an increased incidence of low-lying coastal freshwater sites being inundated with sea water.
- 5.17 A Gypsies and Travellers Accommodation Assessment (GTAA) has been carried out and published.

6. HOUSING TRAJECTORY

- 6.01 The National Planning Policy Framework (NPPF, para.47) sets out the requirement for Local Planning Authorities to produce a housing trajectory in order to show the anticipated rate of housing delivery over the plan period. This includes both the delivery of market and affordable housing. This is part of a wider process in order to ensure adequate delivery of new homes in order to meet local requirements over a fifteen year period.
- 6.02 The housing trajectory compares the levels of housing completions for previous years and forecasts the future build rates. Using the trajectory it is possible to assess whether there is likely to be a surplus or a shortfall in housing provision across the District. In addition, the trajectory can also be used to help fulfil the requirements of the NPPF in demonstrating both a 5-year housing land supply and a 15 year supply – (see Chapter 8).
- 6.03 The NPPF is focussed on the delivery of new housing, in the most sustainable locations, in order to meet identified needs. Whilst there was a need to provide a 15+ year supply of deliverable and developable housing land through former national policy, 'PPS3: Housing', the NPPF has refined the requirements.
- 6.04 This housing trajectory was previously based upon the housing target set out in the former East of England Plan and was updated in 2010 by Oxford Economic (OE) forecast modelling. As the NPPF requires a trajectory for a 15 year period from the date of Core Strategy adoption the period runs up to 2028.
- 6.05 Each year the housing trajectory within the AMR will be refined in light of actual completion rates and will give the Local Authority an indication of the performance of housing policies. If the housing trajectory forecasts a surplus, or a shortfall, against the target then the Local Authority may decide it is necessary to review the housing policies and make any adjustments as necessary through the LDF.

ASSUMPTIONS

- 6.06 When compiling this housing trajectory, the Council has made the following assumptions:
- No windfall completions have been assumed until the final 5 years of the Plan. A discounted five year average (170 per annum) has then been applied for each of the final 5 years based upon historic trends. This gives a total of 850 windfall units. However it is accepted that in reality delivery from such sites could occur throughout the plan period.
 - Included current identified brownfield sites from SHLAA report (November 2010)
 - Outstanding planning consents at the end of 2012/13 monitoring year, where work has not started, will be expected to take at least 12 months to complete irrespective of potential stalls due to the recession where an informed judgement must be made on delays. Sites currently under-construction are expected to be completed within 12 months.
 - Large sites and predicted completion times have been clarified with developers/agents where possible either through letters, phone calls or local housing market stakeholder events.
 - Outstanding Local Plan allocations have been assumed for development and phased where appropriate (Rendlesham – 75 dwellings).

MAIN SITES TABLES

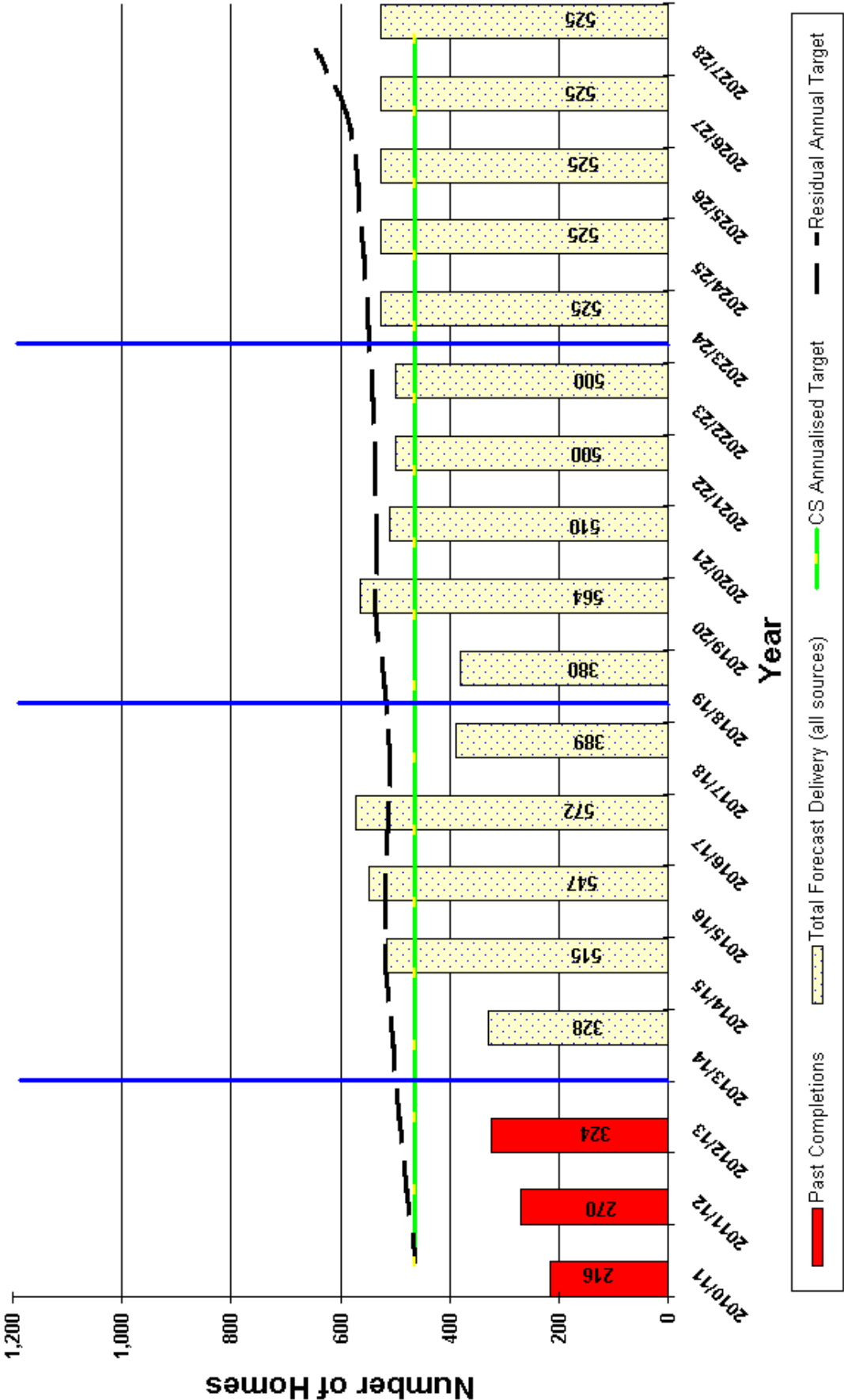
6.07 The Council is not able to formally identify sites for development as the LDF has not yet reached the stage of allocating sites for residential development. However, the latest information with regard to the Core Strategy & Development Management Policies document, together with the SHLAA, gives broad indications for areas and scales of new housing allocations in the district over the Plan period. An estimate can be made as to when development would be expected to occur. **Table 5** below sets out the estimated timescales of development.

Table 5 – Indicative delivery time of new housing allocations through LDF process (currently none site specific)

Area	Phase 1	Phase 2	Phase 3	Total
	2012 – 2017	2017 – 2022	2022 – 2027	
Eastern Ipswich Plan Area	450	825	825	2,100
Felixstowe Peninsula	560	490	390	1,440
Market Towns	375	570	0	945
Key and Local Service Centres	175	460	145	780
Total	1,560	2,345	1,360	5,265
*No specific sites formally identified for development in the LDF process yet				

6.08 In **Table 6** below an estimate of aggregated housing delivery has been made for Phase 1 (2013/14 to 2017/18), Phase 2 (2018/19 to 2022/23) and Phase 3 (2023/24 to 2027/28) of the Plan period where new housing allocations will be made. Consideration should be given towards the potential impact of the UK recession upon housing completions. Most notably, in 2008 and 2009, the Council observed a significant drop in new housing site starts, completions and planning permissions. The reasons for this sharp decline can be attributed to the recession, and the hesitance of developers to commence schemes. However, the effect on housing delivery has meant that there is expected to be a substantial decline in completion rates in the short term as this is the lag time for the decline effect to filter through the planning monitoring system. There are indications that the UK economy is slowly recovering and discussions between the Council and local developers has revealed that the housing industry is making plans through planning applications and LDF representations to promptly return to housing building once the market conditions improve. 221 new dwellings were approved in the monitoring period; this excludes revised schemes, renewals, residential to non-residential approvals and replacement dwellings.

Table 6 – Suffolk Coastal Housing Trajectory 2010/11 to 2027/28: All Sources of Delivery



7. FIVE YEAR HOUSING LAND SUPPLY

- 7.01 The NPPF requires that Planning Authorities should set out a framework for delivering the level of housing provision that will enable a continuous delivery of housing for at least 15 years from the date of adoption of the Core Strategy document.
- 7.02 The NPPF has introduced a crucial change in regard to the identification of a 5-year housing land supply as there is now a need to provide an additional 5% buffer, on top of the plan requirement, in order to encourage market choice and competition. If a local planning authority has seen 'persistent under delivery' in the recent past then this buffer is increased to 20%. In Suffolk Coastal it is justified to apply a 5% buffer given the good track record of recent housing delivery.
- 7.03 After identifying the 5-year supply the LPA then has to identify specific developable sites, and broad locations for development, for years 6 to 10 and then years 11 to 15. The housing trajectory will then set out the delivery of this housing against the plan target.
- 7.04 In order to calculate the land supply available for both a 5-year and the overall 15-year period it is necessary to assess whether identified sites are either deliverable or developable. A deliverable site is one which offers a suitable location for housing, in principle, is available now and shows a reasonable prospect of being able to achieve development within the first five year period. A developable site is one in a suitable location for housing in principle and which shows a reasonable prospect of being available for development between years 6 and 15 of the Plan. For the purposes of this assessment the initial five year period in this document is between 1st April 2014 and 31st March 2019.
- 7.05 The Council has produced a separate document titled Housing Land Supply Assessment – 2012 to calculate the 5 year housing requirement. Further information and full workings are available in that document. The document can be downloaded online from the Council's LDF Evidence Base webpage at - <http://www.suffolkcoastal.gov.uk/yourdistrict/planning/review/evidence/>
- 7.06 **Table 7** below summarises the Council's estimated land supply as at 31st March 2013.

Table 7 – Estimated land supply

Period	Target	Supply (units)	Land Supply (years)
First 5 Years (2014/15 to 2018/19)	3,230	2,410	3.7
Total Estimated Supply (to 2027/28)	8,370	7,210	15.5

8. OTHER MONITORING

DUTY TO COOPERATE

- 8.01 Under current planning legislation, LPA monitoring reports must give details of what action they have taken during the period covered by the report with regards to their 'duty to cooperate' in relation to planning for sustainable development with another local planning authority, county council, or a body or person prescribed under section 33A of the Planning and Compulsory Purchase Act 2004. There is a requirement of the Core Strategy to produce a monitoring and delivery framework that details what targets and indicators will be used to track the progress of the plan objectives and policies. It must also set out the delivery framework for implementation of the Vision and Objectives as well as any envisaged infrastructure constraints that may inhibit development proposals. In many instances, the delivery of the Vision and Objectives will be implemented through other LP documents such as the Site Allocations and Area Specific Policies Development Plan Document (DPD) as well as supporting partnership documents such as the Sustainable Community Strategy (SCS).
- 8.02 Suffolk Coastal District Council and Waveney District Council have a long history of joint working and co-operation and there are a number of shared services between the two authorities. Suffolk Coastal has and continues to work closely with Suffolk County Council and the neighbouring authorities of Ipswich Borough, Mid Suffolk and Babergh particularly in relation to ongoing work relating to the Ipswich Policy Area as well as working closely with the Port of Felixstowe.
- 8.03 There has been an Ipswich Policy Area Board in place for some time. This was originally established to deal with issues relating to the Policy Area designation set out in the regional spatial strategy, the East of England Plan. It consists of a councillor and an officer of each local authority (Suffolk Coastal District Council, Mid Suffolk District Council, Ipswich Borough Council, Babergh District Council, Suffolk County Council) plus representation from the Haven Gateway Partnership. The IPA Board cooperate to achieve the following:
- To provide a mechanism to ensure that all partners and stakeholders work together to facilitate the delivery of the housing and employment growth targets for the Ipswich Policy Area and co-ordinate the delivery of the necessary infrastructure – including transport, education, skills, power, green infrastructure, flood and coastal defences etc
 - To provide a forum in which the five local authorities can work together to develop, promote and deliver their vision for the Ipswich Policy Area as a major economic growth area within the County of Suffolk and New Anglia Local Enterprise Partnership.
 - To enable them to co-operate as local planning authorities on the preparation and monitoring of their Local Development Frameworks and share relevant evidence and intelligence.
- 8.04 The IPA Board continues to meet and any decisions or recommendations will be reported accordingly.

COMMUNITY INFRASTRUCTURE LEVY

- 8.05 The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Suffolk Coastal District Council is not currently collecting contributions via CIL; work on this is currently progressing and is likely to be reported on in subsequent AMR's.

NEIGHBOURHOOD PLANS

- 8.06 On 29 October 2013 Suffolk Coastal District Council approved Neighbourhood Plan Areas for Framlingham, Great Bealings, Leiston and Rendlesham, with Rendlesham a frontrunner with their Neighbourhood Plan. The Neighbourhood Plan Area for Melton was approved on the 24th December 2013. SCDC is committed to supporting these communities and others that come forward in the future.

9. SIGNIFICANT EFFECTS

- 9.01 The significant effects indicators will be developed through the Sustainability Appraisal and plan production process and will likely overlap with some contextual indicators and indicators established as part of the monitoring framework, for the Core Strategy. These indicators will be used to ensure a robust assessment of policy implementation and progress to sustainable development.
- 9.02 Indicators have been developed through the Sustainability Appraisal Scoping Report and Sustainability Appraisal Report (available at www.suffolkcoastal.gov.uk) and will be used to measure the progress towards the identified headline sustainability appraisal objectives. The headline objectives are listed in the box below. There are a vast number of indicators for the sustainability appraisal process and it is anticipated that future versions of the AMR will only include those indicators that highlight the particular significant issues, or where uncertainty has been identified as to what any potential effects of a plan/policy might be.

Headline Sustainability Appraisal Objectives.

HEADLINE OBJECTIVES

SOCIAL OBJECTIVES

1. To improve the health of the population overall
2. To maintain and improve levels of education and skills in the population overall
3. To reduce crime and anti-social activity
4. To reduce poverty and social exclusion
5. To improve access to key services for all sectors of the population
6. To offer everybody the opportunity for rewarding and satisfying employment
7. To meet the housing requirements of the whole community
8. To improve the quality of where people live and to encourage community participation

ENVIRONMENTAL OBJECTIVES

9. To maintain and where possible improve air quality
10. To maintain and where possible improve water quality
11. To conserve soil resources and quality
12. To use water and mineral resources efficiently, and re-use and recycle where possible
13. To reduce waste
14. To reduce the effects of traffic on the environment
15. To reduce emissions of greenhouse gasses from energy consumption
16. To reduce vulnerability to flooding
17. To conserve and enhance biodiversity and geodiversity
18. To conserve and where appropriate enhance areas of historical and archaeological importance
19. To conserve and enhance the quality and local distinctiveness of landscapes and townscapes

ECONOMIC OBJECTIVES

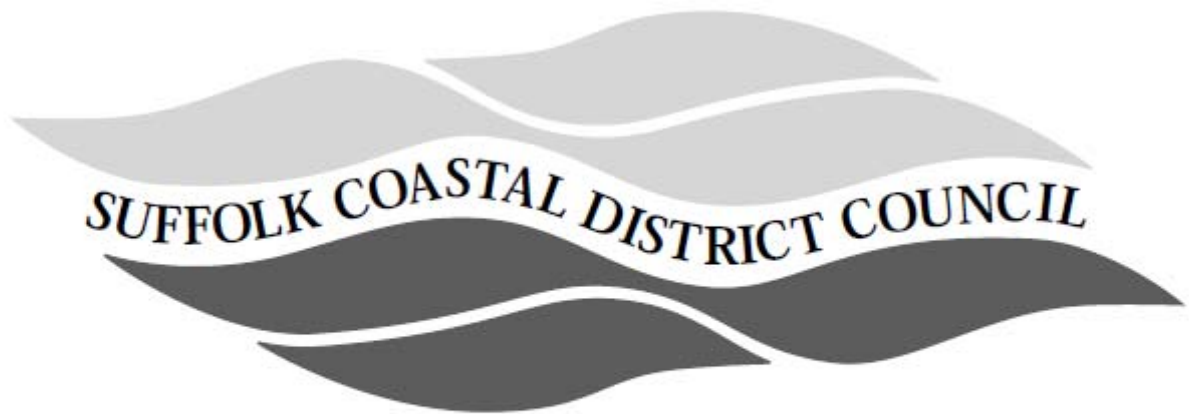
20. To achieve sustainable levels of prosperity and economic growth throughout the plan area
21. To revitalise town centres
22. To encourage efficient patterns of movement in support of economic growth
23. To encourage and accommodate both indigenous and inward investment

APPENDIX 1 – SUFFOLK COASTAL SAVED PLANNING POLICY SCHEDULE

Policy Ref.	Policy Subject
AP1	Conservation area - control of development and enhancement
AP4	Historic parks and gardens
AP13	Special Landscape Areas
AP28	Areas to be protected from development
AP51	General employment areas
AP56	Town centres
AP59	District centres
AP118	Development in Blyth area villages
AP119	Parham air field
AP122	Sizewell Gap
AP123	Coastal instability - Dunwich
AP124	Aldeburgh - new housing
AP125	Aldeburgh - Garret Era Area
AP128	Aldeburgh - enhancement of town centre
AP129	Aldeburgh - High Street
AP130	Aldeburgh - pedestrian priority
AP132	Aldeburgh - Brickworks jetty
AP134	Framlingham - New Road and college playing fields
AP137	Framlingham - general employment areas
AP138	Framlingham - land between Fairfield and Station Road
AP139	Framlingham - car parking
AP142	Leiston - Eastlands industrial estate
AP145	Leiston - Abbey Road
AP146	Leiston - town centre car parks
AP147	Leiston - town centre environmental improvements
AP148	Saxmundham - land east of river Fromus
AP150	Saxmundham - Carlton Park industrial park, Kelsale
AP151	Saxmundham - Rendham Road
AP153	Saxmundham - enhancement scheme east and west of High Street
AP155	Saxmundham - non-shopping uses in High Street
AP156	Saxmundham - new retail development
AP157	Deben Peninsula - residential development in villages
AP158	Deben Peninsula - Woodbridge base
AP159	Rendlesham - general principles
AP160	Rendlesham - creation of new community
AP161	Rendlesham - former technical base
AP162	Deben Peninsula - enhancement schemes
AP164	Deben Peninsula - coastal instability Bawdsey Manor
AP165	Deben Peninsula - East Lane Bawdsey
AP166	Deben Peninsula - Snape Maltings
AP167	Felixstowe Peninsula - development in villages
AP168	Newbourne - former land association holdings
AP169	Felixstowe Peninsula - Levington Park
AP170	Felixstowe - restraint
AP171	Felixstowe Peninsula - separation of town from Trimleys
AP172	Felixstowe Peninsula - protection of AONB
AP173	Felixstowe - port development
AP175	Felixstowe - Carr Road
AP176	Felixstowe - Clickett Hill
AP178	Felixstowe - bus station

AP179	Felixstowe town centre - shopping area
AP180	Felixstowe town centre - offices
AP181	Felixstowe town centre - Highfield Road
AP182	Felixstowe town centre - pedestrian priority
AP183	Felixstowe - reduction of through traffic Hamilton Road
AP184	Felixstowe - town centre rear servicing
AP186	Felixstowe - enhancement scheme
AP188	Felixstowe - beach huts
AP190	Felixstowe - car parking Felixstowe Ferry
AP191	Felixstowe - houseboats Felixstowe Ferry
AP193	Felixstowe - Clifflands car park
AP194	Felixstowe - Cobbolds point
AP195	Felixstowe - encouragement of holiday accommodation
AP196	Felixstowe - Cliff Gardens
AP198	Felixstowe - Undercliff Road West
AP199	Felixstowe - Convalescent Hill
AP200	Felixstowe - Sea Road promenade
AP201	Felixstowe - Sea Road frontages
AP202	Felixstowe - south seafront
AP206	Felixstowe - Landguard Fort
AP207	Felixstowe - land around and adjacent to Landguard Fort
AP208	Felixstowe - urban fringe
AP209	Grundisburgh area - development in villages
AP210	Grundisburgh area - Debach airfield
AP211	Ipswich Fringe - development in villages
AP212	Ipswich Fringe - open character of land between settlements
AP213	Ipswich Fringe - Sandy Lane Martlesham
AP214	Ipswich Fringe - Ipswich Road/Sandy Lane Martlesham
AP215	Ipswich Fringe - Nacton Heath
AP216	Ipswich Fringe - Martlesham Heath industrial area
AP217	Ipswich Fringe - BT laboratories, Martlesham
AP218	Ipswich Fringe - employment land at Grange Farm, Kesgrave
AP219	Ipswich Fringe - Grange Farm/Kesgrave
AP220	Ipswich Fringe - warehousing/haulage depots on the Ipswich Fringe
AP222	Ipswich Fringe - A1214 park & ride
AP225	Ipswich Fringe - Foxhall Road woods
AP226	Ipswich Fringe - Foxhall Stadium
AP227	Ipswich Fringe - Suffolk show ground, Purdis Farm
AP228	Ipswich Fringe - open spaces near Rushmere Street
AP229	Ipswich Fringe - the priory area, Nacton
AP230	Woodbridge - development in villages
AP232	Wickham Market - central area
AP235	St Audrey's hospital - development framework
AP236	Woodbridge & Melton - restraint
AP237	Melton - protection of tree cover
AP238	Woodbridge garden centre - Ipswich Road
AP240	Woodbridge & Melton - development to the west of the A12
AP241	Woodbridge & Melton - houseboats
AP242	Melton - Wilford Bridge employment area
AP243	Melton - employment area off Melton Hill
AP244	Melton - Deben Mill
AP245	Woodbridge - Limekiln Quay & Ferry Quay employment area

AP247	Woodbridge - environmental enhancement riverside
AP249	Woodbridge & Melton - retention of riverside qualities
AP250	Woodbridge - riverside recreation area
AP252	Woodbridge - new yacht harbours / marinas
AP255	Woodbridge - retailing
AP256	Woodbridge - New Street/Oak Lane car park
AP257	Woodbridge - prime shopping area
AP258	Woodbridge - Church Street / Market Hill
AP259	Woodbridge town centre - loss of residential accommodation
AP260	Woodbridge town centre - enhancement
AP262	Woodbridge town centre - potential service areas
AP263	Woodbridge town centre - traffic management



Suffolk Coastal ... where quality of life counts

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如果你有需要，我們可以把這份單張翻譯成另一種語言 **Chinese**

Na życzenie przetłumaczymy niniejszą ulotkę na inny język **Polish**

Contacte-nos, caso deseje este folheto traduzido para outra língua. **Portuguese**