



Suffolk Coastal...
...where quality of life counts

Suffolk Coastal Local Development Framework Core Strategy

Potential Directions for Strategic Housing Growth

East of Ipswich and Felixstowe/Walton & Trimley Villages

Consultation
(Regulation 25)
Feb 2008



1. Introduction

1.0 The District Council is preparing a new type of plan that will replace the “Saved Policies” from the adopted Suffolk Coastal Local Plan (including 1st and 2nd Alterations). This will be called a Local Development Framework (LDF) and consist of a folder of documents as shown.

1.1 The first and most significant of these development plan documents (DPD's) to be produced is the Core Strategy. It is this document that will establish the context for the remainder, providing the overall Vision for the district and the overall spatial strategy. This includes details in respect of the broad scale and distribution of development to be provided over the plan period.

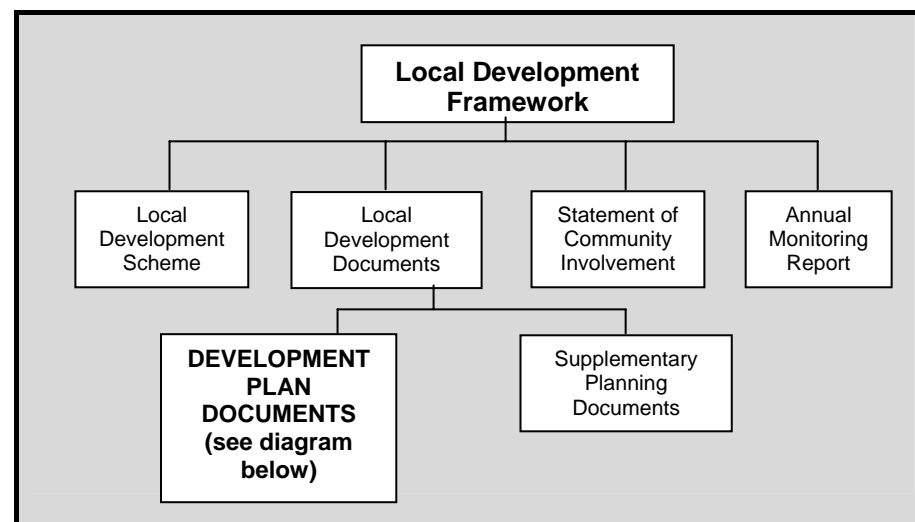
2. The Process

2.0 Work on the Core Strategy has been progressing over the past 18 months. Public input into the process has already been provided through a series of workshops and meetings as well as the publication of two documents. These were in respect of a Vision of the district in 2021 and draft Issues and Options. The latter of these two provided the opportunity to comment, amongst other things, on possible options for the scale and distribution of new housing across the district.

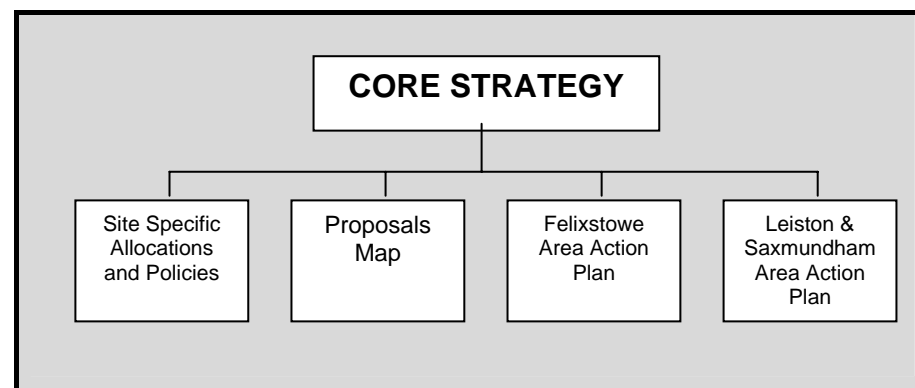
2.1 Later this year a further consultation exercise will take place within which the Council will identify its preferred approach towards the general location of housing development. This is likely to be based around the distribution of housing numbers outlined in section 3 below and illustrated in Table 1, but that still needs to be confirmed.

2.2 The Council also needs to consider where the potential large scale developments around the East of Ipswich and the Felixstowe and Trimleys Peninsula should be directed if the likely distribution was adopted. In order to better inform the public and raise the quality of public debate on such a major issue the Council is inviting views on potential directions for growth.

THE LOCAL DEVELOPMENT FRAMEWORK



DEVELOPMENT PLAN DOCUMENTS



2.3 The earlier consultations confirmed a preference for these strategic levels of development to be concentrated on a small number of sites, not least to maximise opportunities to secure appropriate new and improved social and community infrastructure provision, as well as to achieve funding to provide any necessary road improvements and associated public transport provision.

2.4 The purpose of this current consultation is to invite views on where, within these two strategic development areas (i.e. East of Ipswich and the Felixstowe and Trimleys Peninsula), new housing development should be directed.

3 Housing Needs

3.1 The scale of new housing and employment development to be provided within the district over the plan period (in this case 2001 -2021) is set out in the Regional Spatial Strategy - The East of England Plan (RSS) - which will shortly replace the adopted Suffolk Structure Plan 2001. In respect of new housing provision, it identifies some 10,200 new dwellings for the Suffolk Coastal District Area. It further sub-divides this figure between that part of the district that falls within the 'Ipswich Policy Area'¹ and the remainder as 3,200 and 7,000 new units respectively.

3.2 In order to ensure a fifteen-year supply of land from the final date of adoption of the Core Strategy (anticipated 2009) the housing requirement to 2021 has been extrapolated forward to 2024 (i.e. 510 dwellings per year). The needs for the Ipswich Policy Area and Rest of the District therefore become 3680 and 8050 respectively, a total need for 11,730 new dwellings. To bring this up to date the numbers of houses already built during the period 2001 to 2007 can be discounted.

¹ Ipswich Policy Area includes the parishes of Brightwell, Foxhall, Little Bealings, Martlesham, Nacton, Playford, Purdis Farm, Rushmere St Andrew, and the town of Kesgrave.

The result is that **the housing needs for the Suffolk Coastal district from the 1st April 2007 (the base date) to 2024 are:**

Ipswich Policy Area	2140
Rest of the District	5740
Total	7880 dwellings

3.3 The District Council is able to anticipate the potential sources of supply of these new dwellings. Some will already have the benefit of planning permission although not all will materialise. Some will occur through the development of previously developed ("brownfield") land² within the towns and larger villages. This is termed 'urban potential' and can be estimated through fieldwork and survey. Finally, there is the development of all of the small 'infill' sites that occur on a regular basis for one or two dwellings. These are very difficult to predict and should not, therefore, be relied upon to meet the housing requirements. An estimated figure based on current levels of development has been included for the later years in the period to 2024.

3.4 The outcome is a need to allocate land for 3190 dwellings across the district, approximately one third of which will be affordable. The priority will be on previously developed ("brownfield") land but given its scarcity and the fact that known sites have been taken account of as 'urban potential' the likelihood is that "greenfield" land will be required.

² Identified in Urban Capacity Study March 2007

Table 1 Housing Supply 2007-2024 – Potential Distribution

	East of Ipswich	Rest of District	District Total
Ipswich Policy Area			
Outstanding planning permissions ¹	740	-	740
Urban potential	210	-	210
Allocations	970	-	970
Felixstowe and Trimleys Peninsula			
Outstanding planning permissions ¹	-	180	180
Urban potential	-	300	300
Allocations	-	1620	1620
Remainder of the District			
Aldeburgh			
Outstanding planning permissions ¹	-	90	90
Urban potential	-	60	60
Allocations	-	0	0
Framlingham			
Outstanding planning permissions ¹	-	100	100
Urban potential	-	120	120
Allocations	-	0	0
Leiston			
Outstanding planning permissions ¹	-	70	70
Urban potential	-	70	70
Allocations	-	200	200
Saxmundham			
Outstanding planning permissions ¹	-	100	100
Existing Local Plan Allocation (East of Fromus)	-	150	150
Urban potential	-	100	100
Allocations	-	0	0
Woodbridge & Melton			
Outstanding planning permissions ¹	-	330	330
Urban potential	-	60	60
Allocations	-	200	200
Other Key Service Centres			
Outstanding planning permissions ¹	-	260	260
Existing Local Plan Allocation (Rendlesham)	-	120	120
Urban potential	-	180	180
Allocations	-	200	200
Other Local Service Centres & Villages			
Outstanding planning permissions ¹	-	290	290
Urban potential	-	0	0
Allocations	-	0	0
Total Provision			
Small Sites ²	220	940	1160
Outstanding planning permissions ¹	740	1420	2160
Existing Local Plan Allocations	0	270	270
Urban potential	210	890	1100
Allocations	970	2220	3190
	2140	5740	7880

Footnotes:

Base date for all figures is 01/04/2007;

All Figures have been rounded

1 discounted by 10% to account for development that may not materialise;

2 extrapolation of annual consents 2002-2007 discounted by 3

4 The Areas of Search

4.0 The Council is required to identify sufficient land to meet housing requirements assigned to the Suffolk Coastal District Council area in the Regional Spatial Strategy.

- For the area East of Ipswich this means identifying sufficient land to accommodate 970 dwellings.
- For the Felixstowe and Trimleys Peninsula this means identifying sufficient land to accommodate 1620 dwellings

4.1 The Council has identified a number of possible broad areas of search where this might be achieved. These are shown on diagrams 1 and 2 respectively. Views are sought in relation to each of these possible options.

4.2 The following questions are posed to help structure thoughts and responses, but wider comments, thoughts and suggestions are welcome.

- ***Using the diagrams below and the associated information, which of the numbered areas of search would you favour and why?***
- ***If you think there may be parts within your preferred area(s) of search which are better suited to development than others please specify?***
- ***Is your preference for one area of growth only or for more than one?***

- ***If more than one area is chosen, how would you split the housing requirement between the chosen options?***
- ***If more than one option has been chosen, which of the areas do you think should be developed first?***
- ***Are there any other broad areas not shown that you consider represent a better /more appropriate direction for growth?***

4.3 It should be made clear at this point that it is broad areas and not individual sites which are being considered. The information is, therefore, provided in diagrammatic form with the broad 'areas of search' individually numbered. In order to enable some form of comparison to be made between the relative merits of these individual areas, basic factual information is provided in the form of a matrix. This lists potential issues that will need to be considered and is contained in Tables 2 and 3.

4.4 The information provided is deliberately left as bare facts thereby providing the opportunity for those commenting on the various options, to provide the Council with an indication as to which constraints or other facts they consider to be the most influential either in favour of, or as a reason for rejecting, a particular 'area of search'.

4.5 At this stage the Council has an open mind as to which is the preferred option or options. It is seeking the views of the public and interested parties to assist it in the decision making process.

5 What Next?

5.0 At the end of the consultation period the Council will undertake a detailed appraisal of each of the options, taking on board comments received in response to this document. The Preferred Option for the direction of new housing growth in these two areas will then be fed into the Core Strategy Preferred Options document, which itself will be the subject of further consultation during the summer 2008.

Potential Locations of Strategic Housing Growth for Inclusion in Future Preferred Options – Key Diagram

Please note that these diagrams are for illustrative purposes only and are not to scale.

Diagram 1: Area East Of Ipswich

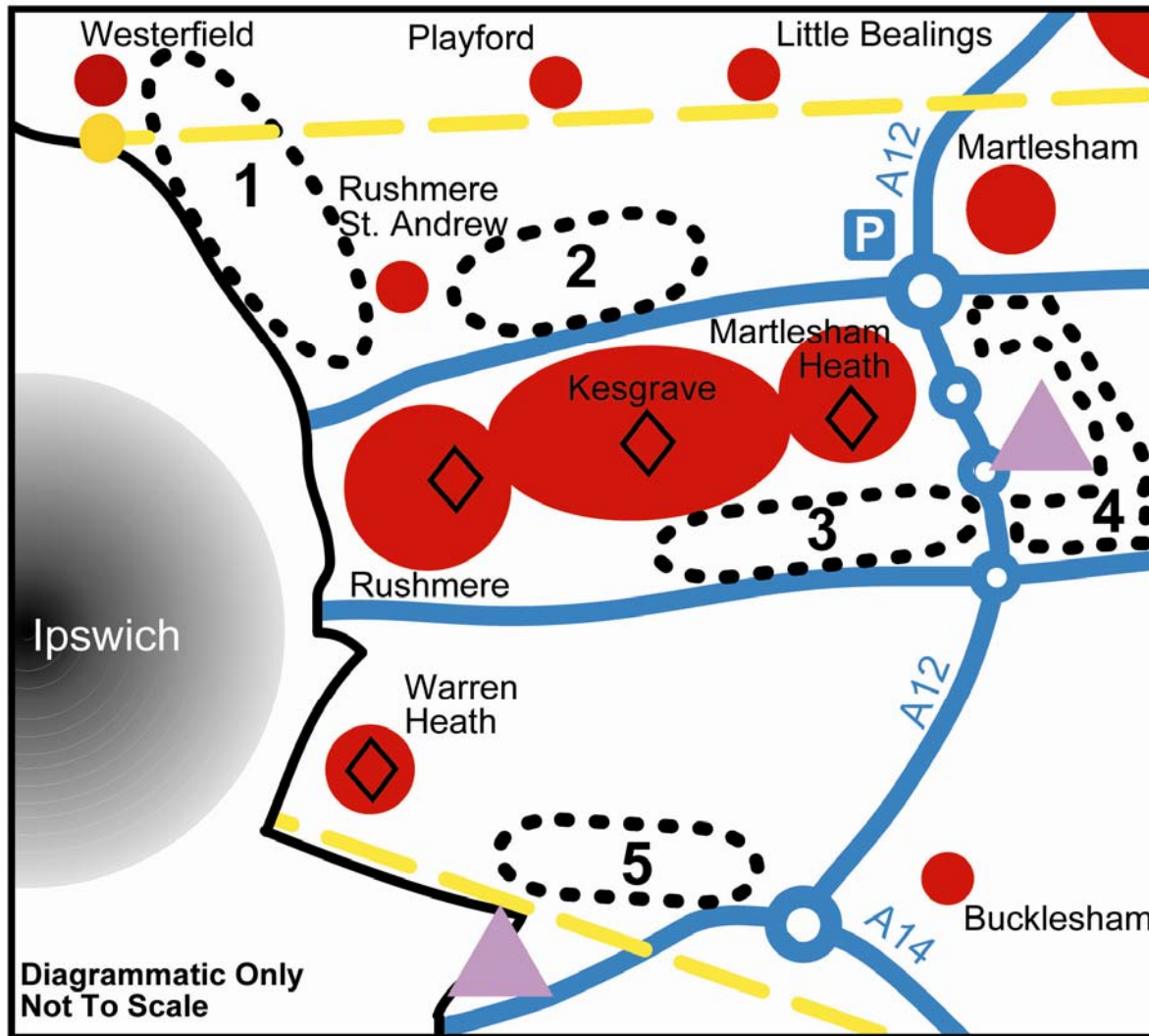


TABLE 2: AREA EAST OF IPSWICH – STRATEGIC GROWTH OPTIONS

Issues to be Considered

ISSUES	AREA 1 – Ipswich Boundary Westerfield to Rushmere St Andrew (village)	AREA 2 – North of A1214, Woodbridge Road	AREA 3 – South of Kesgrave & /Martlesham Heath	AREA 4 – South of Old Martlesham/East of A12	AREA 5 – North-west of A14
Current use	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield	Predominantly Greenfield	Predominantly Greenfield
Agricultural land	Blend of Grade 2 & 3	Blend of Grade 3 & 4	Mainly Grade 4	Mainly Grade 4	Mainly Grade 4
Landscape Designation <ul style="list-style-type: none"> • National • Local 	Can be observed from the Special Landscape Area	Can be observed from the Special Landscape Area	Can be observed from the Special Landscape Area	Can be observed from the Special Landscape Area & the Area of Outstanding Natural Beauty	Can be observed from AONB
Nature Conservation Designation <ul style="list-style-type: none"> • International • National • Local 	Proximity to County Wildlife Sites	Adjacent to & containing a Site of Special Scientific Interest	Adjacent to a Site of Special Scientific Interest & County Wildlife Site	Proximity to County Wildlife Sites	Proximity to Site of Special Scientific Interest and County Wildlife Site
Potential pollution <ul style="list-style-type: none"> • Noise • Air 	Railway line crosses part of the area	<ul style="list-style-type: none"> ▪ Foxhall Stadium ▪ A1214 traffic 	<ul style="list-style-type: none"> ▪ Foxhall Stadium ▪ Eastern part adjoins the A12 	A12 traffic	A14 traffic

ISSUES	AREA 1 – Ipswich Boundary Westerfield to Rushmere St Andrew (village)	AREA 2 – North of A1214, Woodbridge Road	AREA 3 – South of Kesgrave & /Martlesham Heath	AREA 4 – South of Old Martlesham/East of A12	AREA 5 – North-west of A14
Historic Interest Designation	Occasional Listed Buildings	Occasional Scheduled Ancient Monument		Occasional Scheduled Ancient Monument	
Impact on road network <ul style="list-style-type: none"> • Strategic • Local 	Radial roads into Ipswich town centre	Radial roads into Ipswich town centre	<ul style="list-style-type: none"> ▪ Radial roads into Ipswich town centre ▪ A12 	A12	<ul style="list-style-type: none"> ▪ Felixstowe Road into Ipswich town centre ▪ A14
Public transport links	Rail & bus services	Bus services		Bus services	Bus services
Relationship to existing centres of population	Rushmere St Andrew and Ipswich eastern fringe close by	Kesgrave close by, but separated by A1214	Kesgrave close by, with potential foot and cycle links	Martlesham Heath close by, separated by A12 but with potential foot and cycle links	Warren Heath close by
Access to services and facilities	Ipswich Town Centre	<ul style="list-style-type: none"> ▪ Ipswich Town Centre ▪ Kesgrave district centre 	<ul style="list-style-type: none"> ▪ Ipswich Town Centre ▪ Kesgrave district centre 	District centre at Martlesham Heath but separated by A12	<ul style="list-style-type: none"> ▪ Warren Heath district centre
Noted mineral reserves				Minerals extraction interest	

ISSUES	AREA 1 – Ipswich Boundary Westerfield to Rushmere St Andrew (village)	AREA 2 – North of A1214, Woodbridge Road	AREA 3 – South of Kesgrave & /Martlesham Heath	AREA 4 – South of Old Martlesham/East of A12	AREA 5 – North-west of A14
Longer term strategic issues	Opportunities for: <ul style="list-style-type: none"> ▪ bypass/traffic relief ▪ greenspace ▪ employment 	Opportunities for: <ul style="list-style-type: none"> ▪ bypass/traffic relief ▪ greenspace ▪ employment 	Opportunities for: <ul style="list-style-type: none"> ▪ bypass/traffic relief ▪ greenspace ▪ employment 	Opportunities for: <ul style="list-style-type: none"> ▪ bypass/traffic relief ▪ greenspace ▪ employment 	Opportunities for: <ul style="list-style-type: none"> ▪ greenspace ▪ employment
Proximity to employment	Ipswich Town Centre	Ipswich Town Centre	<ul style="list-style-type: none"> ▪ Ipswich Town centre ▪ Martlesham Heath/Adastral Park 	Martlesham Heath/Adastral Park	<ul style="list-style-type: none"> ▪ Ipswich Town Centre ▪ Warren Heath ▪ Ransomes Europark
Other issues	Separation of individual communities				Relocation of county showground
Notes:- All areas are capable of accommodating the 970 Ipswich Policy Area units required. All areas, except area 2, have been submitted to the Council, either whole or in part, by agents acting for landowners and developers					

Potential Locations of Strategic Housing Growth for Inclusion in Future Preferred Options – Key Diagram

Please note that these diagrams are for illustrative purposes only and are not to scale

Diagram 2: Felixstowe and Trimleys Peninsula

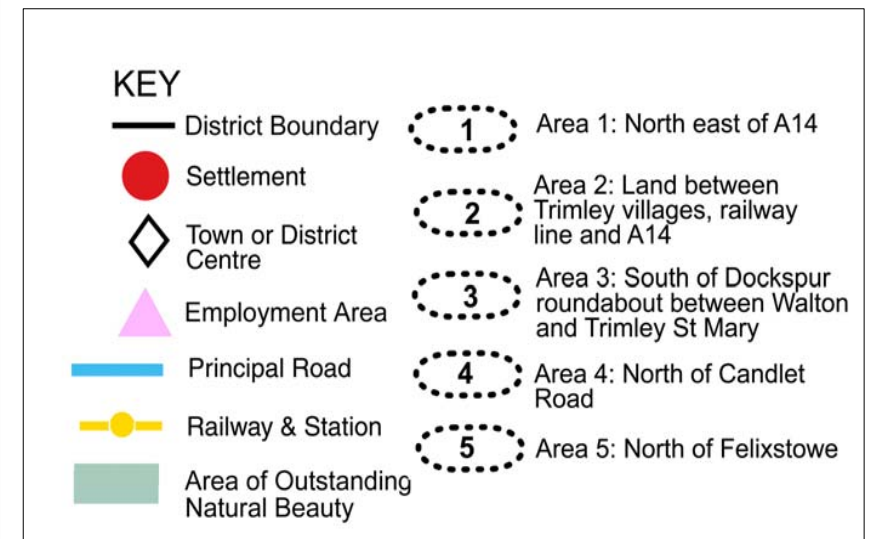
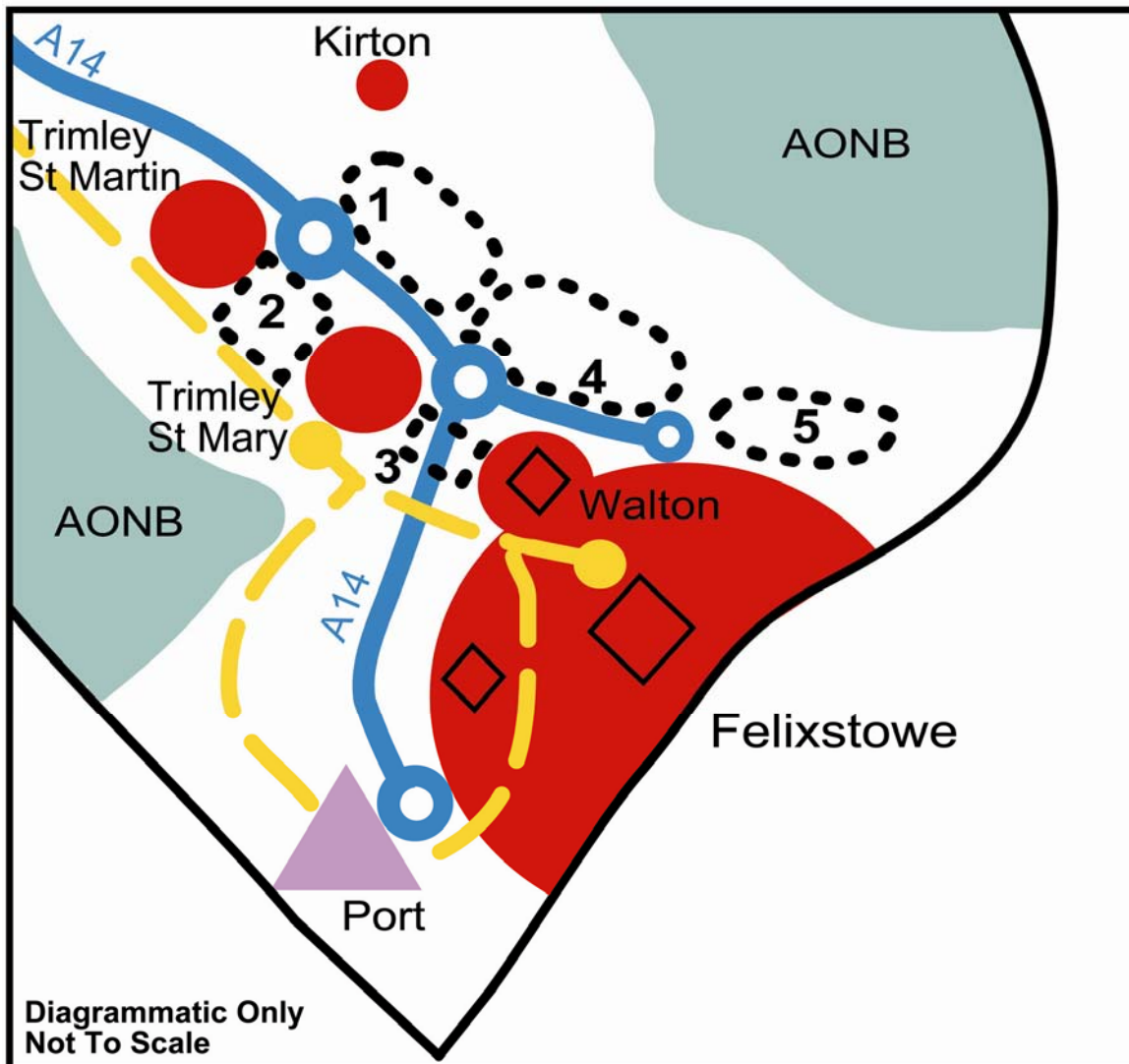


TABLE 3: FELIXSTOWE AND TRIMLEYS PENINSULA – STRATEGIC GROWTH OPTIONS

Issues to be Considered

ISSUES	AREA 1 – North-east of A14	AREA 2 – Land Between Trimley Villages, North of Railway Line and South of A14	AREA 3 – South of Dockspur Roundabout Between Walton and Trimley St Mary	AREA 4 – North of Candlet Road	AREA 5 – North of Felixstowe
Current use	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield	Predominantly greenfield
Agricultural land	Grade 2	Grade 2	Blend of Grade 1 & 2	Grade 2	Grade 2
Landscape Designation <ul style="list-style-type: none"> • National • Local 	Observed from the Area of Outstanding Natural Beauty	Observed from the Area of Outstanding Natural Beauty		Observed from the Area of Outstanding Natural Beauty	Observed from the Area of Outstanding Natural Beauty
Nature Conservation Designation <ul style="list-style-type: none"> • International • National • Local 	Proximity to County Wildlife Sites & RAMSAR Sites	Proximity to County Wildlife Sites & RAMSAR Sites		Proximity to County Wildlife Sites & RAMSAR Sites	Proximity to County Wildlife Sites & RAMSAR Sites
Potential pollution <ul style="list-style-type: none"> • Noise • Air 	<ul style="list-style-type: none"> • A14 • Railway 	<ul style="list-style-type: none"> • A14 • Railway 	<ul style="list-style-type: none"> • A14 • Railway 	A14	
Historic Interest Designation	Occasional Listed Buildings	Occasional Listed Buildings		Occasional Listed Buildings	Occasional Listed Buildings
Impact on road network <ul style="list-style-type: none"> • Strategic • Local 	A14 major traffic route	<ul style="list-style-type: none"> • A14 major traffic route • High Road 	<ul style="list-style-type: none"> • A14 major traffic route • High Road 	A14 major traffic route	

ISSUES	AREA 1 – North-east of A14	AREA 2 – Land Between Trimley Villages, North of Railway Line and South of A14	AREA 3 – South of Dockspur Roundabout Between Walton and Trimley St Mary	AREA 4 – North of Candlet Road	AREA 5 – North of Felixstowe
Public transport links	Bus services	Rail & bus services	Rail & bus services		
Relationship to existing centres of population	<ul style="list-style-type: none"> Trimley St Martin, but separated by A14 Kirton 	Trimley villages	<ul style="list-style-type: none"> Trimley St. Mary Walton 	Trimley St Mary and Walton, but separated by A154	Old Felixstowe
Access to services and facilities	<ul style="list-style-type: none"> Neighbourhood centres at Trimley Villages, but separated by A14 Primary School 	Neighbourhood centres at Trimley Villages	<ul style="list-style-type: none"> Walton district centre Trimley St Mary neighbourhood centre 	<ul style="list-style-type: none"> Felixstowe Town centre Walton district centre 	
Noted mineral reserves					
Longer term strategic issues					
Proximity to employment		Port	<ul style="list-style-type: none"> Felixstowe Town centre Port 	Felixstowe Town centre	Felixstowe Town centre
Other issues		Separation of communities	<ul style="list-style-type: none"> Separation of communities Relocation of rifle club 	Relocation of allotments	
Notes:- Area 3 alone will not accommodate the 1620 units required All areas, except areas 1 and 4, have been submitted to the Council, either whole or in part, by agents acting for landowners and developers					



Suffolk Coastal ... *where quality of life counts*

**This document is available in large print or can be
translated into another language.
Contact the Planning & Policy Team on
01394 444761
email: www.development.policy@suffolkcoastal.gov.uk**

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