

Period for Representations on the Final Draft Local Plan

14th January to 25th February 2019

Frequently Asked Questions

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This representations period

Will late representations be considered?

Not normally. It will be for the Planning Inspector to decide whether to consider any representations that are received after 5pm on 25th February 2019.

Find out more: Guidance note 'How to make a representation' –

<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/>

How do I make a representation?

When making a representation or representations, the Council strongly encourages use of the online Representation Form. This will also enable the Inspector to clearly see which part of the Plan is considered not sound or where legal requirements have not been complied with and the specific changes that are being requested. It also provides opportunity to indicate an interest in appearing at the hearings. The Representation Form is available on the Council's website or can be made available upon request.

Find out more: Guidance note 'How to make a representation' –

<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/>

What if I have already commented at previous consultation stages?

Even if you have submitted comments to previous consultation stages, it is important to consider whether to submit a representation at this stage of the process. Should you wish a matter raised at previous consultations to be considered in the assessment of the Final Draft Local Plan then it is important to make a representation at this stage of the process.

Find out more: Guidance note 'How to make a representation' –

<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/>

Will I be able to speak at the hearings?

The representation form provides opportunity to indicate whether you would like to speak at the hearings sessions. Who speaks at the hearings sessions will be at the discretion of the Inspector depending on the issues that they wish to consider through hearings sessions.

Find out more: Guidance note 'How to make a representation' –

<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/>

Will there be any further consultation?

This is the final opportunity to submit representations in relation to the Plan. Consultation may however take place in relation to any 'main modifications' that are identified through the Examination hearings sessions that are necessary for the Plan to be sound.

What happens next?

The anticipated timetable for the next stages of production of the Local Plan is as follows although following submission this will be up to the Planning Inspectorate.

- March 2019: Submission of plan for Examination by the Planning Inspectorate.
- June 2019: Examination hearings.
- November/December 2019: Adoption of plan by the Council.

Local Plan strategy and supporting evidence

Are the proposals backed up by information and evidence, and can I view this?

Yes, the Local Plan is supported by a robust and comprehensive evidence base which is available on the Council's website.

Find out more: <https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Is the Local Plan for Suffolk Coastal or all of East Suffolk?

A separate Local Plan for Waveney is currently being produced. On the creation of East Suffolk Council, Local Plans relating to the current Suffolk Coastal District will still apply to that area, and likewise with Waveney.

Preparation of the Local Plan has involved close working with all neighbouring authorities. This is important in terms of objectively planning for housing and employment needs.

Find out more: Economic and housing market evidence base - www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/

Why do we need to plan for so many more homes?

The housing requirement has been assessed through the standard methodology set out in the National Planning Policy Framework. Through the delivery of more homes the Local Plan seeks to support economic growth and to increase the mix of housing available, including affordable homes.

Have you got to plan for any unmet housing needs from Ipswich?

The Council has not been asked to meet any unmet housing need from Ipswich or any other areas outside Suffolk Coastal District.

Find out more:

Duty to Co-operate Statement and Statement of Common Ground with neighbouring authorities - www.eastsuffolk.gov.uk/final-draft-local-plan

What about the Ipswich Northern Route?

Suffolk County Council published an Ipswich Northern Route study in January 2017 which examined three potential route options.

This Local Plan does not include a strategy that focuses growth on Ipswich. It is anticipated that the next review of the Local Plan will examine route options and associated options for growth in more detail which would help to deliver a route.

How does the Local Plan relate to plans for Sizewell Nuclear Power Station?

The Local Plan takes into account the plans for Sizewell Nuclear Power Station and includes a specific policy on Major Energy Infrastructure Projects (Policy SCLP3.4). In January 2019, a separate public consultation on proposals for Sizewell C was published and the Council as local planning authority is engaging in this consultation.

Have alternative sites been considered to meet economic development needs related to the Port of Felixstowe?

The Council commissioned an evidence base document to consider the needs of the Port of Felixstowe based on consultation responses. The Port of Felixstowe Growth and Development Needs Study outlines needs and forecast requirements as well as considering various sites. The study considered 10 sites on land that had been submitted to the Council. These sites were all in Suffolk Coastal as feedback from the Port industry suggested that sites needed to be on the Felixstowe side of the Orwell Bridge.

Find out more: Port of Felixstowe Growth and Development Needs Study - <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Innocence Farm - Impact on landscape, neighbouring communities and residential amenity?

The Policy is clear that significant landscaping is required to reduce the impact of the operations that take place on this site over the plan period. Policy requirements in the Local

Plan outline that landscaping and careful consideration of lighting, noise and traffic movements will all need to be addressed at the planning application stage to overcome issues identified in the Council's Screening Assessment and local concerns. By allocating the large site, the Council is confident that landscape mitigation can be introduced on a strategic and comprehensive scale to minimise the impact of the proposed allocation.

What about previously developed land near the Port?

The amount of land that is unused is limited on sites close to the Port. Small scale opportunities exist and all of these are allocated for employment uses and could come forward subject to land owner aspirations and deliverability. Existing sites however are relatively small and are unlikely to comprehensively support the Port over the plan period and into the future.

How far into the future is the Final Draft Local Plan planning for and will the housing sites be phased to be spread out over the plan period?

Up to 2036. The Final Draft Local Plan document shows the rate and timescale over which new housing development is anticipated to come forward. This is the 'Housing Trajectory' which can be found in Appendix D of the Final Draft Local Plan. The plan also includes a framework of checks and monitoring of the delivery of sites and policies in the plan.

Will affordable homes be available for local people?

The housing policies in the Plan support the provision of affordable housing. Specifically Policy SCLP5.10 requires 1 in 3 dwellings to be affordable on developments with capacity for ten units or more and Policy SCLP5.11 sets out policy in relation to the provision of affordable housing in exception sites.

How has the Council come up with the strategy for the spread of new housing around the District?

The focus on the A14 and A12 transport corridors, Felixstowe and Saxmundham and spreading out housing growth to rural villages has evolved from options 4 and 6 presented in our 2017 Issues and Options consultation document. This reflects economic evidence in respect of the A14, consultation responses which generally supported more growth in the

rural areas and sustainability testing of different options (including reflecting the District's geography in respect of the rail and A road corridors). Large site allocations for 'Garden Neighbourhoods' at North Felixstowe and South Saxmundham reflect evidence and consultation responses in terms of their potential to support provision of infrastructure.

Settlement boundaries – how have these been defined / delineated?

The methodology established during the production of a Site Allocations and Area Specific Policies document (part of the existing Local Plan) has been used to address any anomalies in existing settlement boundaries and to define settlement boundaries for those settlements which didn't have such boundaries defined previously.

How is the status of a village in the settlement hierarchy determined?

Each village across the District has been considered in the Council's methodology to inform decisions on a settlement hierarchy in the Final Draft Local Plan.

Find out more: Settlement Hierarchy Topic Paper -

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Do site allocations and planning policies reflect parish boundaries?

Whilst the Council acknowledges parish boundaries, site allocations have been informed by planning considerations (such as environmental constraints) rather than administrative boundaries.

I can't see my village mentioned – is the Local Plan relevant to me?

The Local Plan covers the whole of the District. Other than the site and area specific policies, the policies would apply to planning applications submitted in any part of the District. The Local Plan does not propose site allocations in every Large Village and Small Village. The Site Selection Topic Paper explains the approach to identifying proposed sites.

Find out more: Site Selection Topic Paper - <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

How will the Plan affect the environment?

The policies and proposed site allocations (along with discounted alternatives) have been assessed through Sustainability Appraisal which considers any potential environmental impacts. The Sustainability Appraisal does not itself take decisions but provides a tool to understand the impacts to inform decisions / mitigation. It is unlikely that there would be sites that would have no environmental impacts. Many of the site allocations policies in Chapter 12 contain criteria aimed at mitigating potential effects such as design to be sympathetic to the location within or close to an Area of Outstanding Natural Beauty or retention of hedges.

What is happening to the Special Landscape Areas shown in previous Local Plans?

Special Landscape Area designations arising from past Suffolk County Structure Plans are not included in the new plan. Rather than defining particular areas of land, a landscape character assessment approach is taken to inform policy making and planning decisions. New evidence in a Landscape Character Assessment (July 2018) supports a Local Plan policy approach which recognises all landscapes and helps understand the character and local distinctiveness of the landscape. It identifies the special qualities and features that give an area a sense of place and need to be protected.

Find out more: Landscape Character Assessment - <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Sites for new homes

What are site allocations and why do we need them?

A site allocation is a policy which accepts the principle of a particular development in a certain location and sets specific policy requirements for its development. It enables landowners, developers, communities and the Council to have a degree of certainty over where development will take place.

Why have some sites been introduced at Final Draft Plan stage?

Some sites have been added into the Final Draft Local Plan as a result of consultation responses, sites becoming available and the Council's housing target being increased based

on the Government's standard methodology.

How have proposed site allocations been identified?

The selection of sites has been informed by the strategy of the plan, the settlement hierarchy, the availability of sites, infrastructure capacity / opportunities, environmental considerations and consultation responses. Many site allocations for new housing also require on site provision of open space, facilities and infrastructure.

I submitted a site – where can I see how it has been assessed?

All sites presented in the 2017 Issues and Options consultation, and further sites submitted thorough that consultation and the consultation on the First Draft Local Plan, have been assessed in a supporting document in the evidence base called the Strategic Housing and Economic Land Availability Assessment or SHELAA.

Find out more: Strategic Housing and Economic Land Availability Assessment -

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Can new sites be submitted at this stage?

New sites are not invited at this stage. If a respondent wishes to submit a new site they would need to demonstrate to the Inspector that the allocation of the site being submitted is necessary to make the Plan sound.

Has land to the east side of Saxmundham been considered for housing?

Whilst sites to the east of Saxmundham are identified as potential sites in the SHELAA, these would not deliver the 800 dwellings in accordance with the strategy for Saxmundham and therefore the preferred option to the south was selected. The options for Saxmundham tested in the SA have been updated following consultation on the First Draft Local Plan to reflect an amended submission for Site 435.

Find out more: Sustainability Appraisal Report (December 2018): -

<https://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/final-draft-local-plan/>

Communities, local services and infrastructure

Have we checked how the plan will affect particular groups in society?

The Council has published an Equality Impact Assessment to accompany the plan.

Find out more: Equality Impact Assessment (December 2018) -

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

How will GP surgeries and health services cope with the extra households?

The Local Plan will function alongside plans and programmes of other organisations to support skills, infrastructure and a stable and growing population of working age to balance the ageing population. Policies within the Final Draft Local Plan and the Infrastructure Delivery Framework in Appendix B detail the medical facilities expected to be provided alongside future growth and development.

The NHS have programmes both nationally and locally to address the current GP shortage for example the GP Forward View by NHS England. The NHS plan allocates an additional £2.4 billion towards general practice by 2020, including an extra 5000 new GPs over the next five years as well as thousands more general practice nurses and other staff.

The Local Plan is a long term plan and new development will be phased over the plan period. The majority of development will take place post 2020.

Will there be enough space at local schools for the extra households?

The Council has worked with Suffolk County Council to identify areas where schools have capacity and where improvements may be needed to accommodate additional pupils. The Final Draft Local Plan also includes specific allocations where increased education provision is to be delivered.

The process of site selection has included considering whether schools are at or over capacity, although this has not been used as an absolute constraint as some schools could accommodate additional pupils if works were undertaken. In some instances, development may help to support a small school or sustain school rolls.

The Infrastructure Delivery Framework in Appendix B shows the schools where contributions would be needed and the likely cost of these contributions.

What is a Garden Neighbourhood?

A Garden Neighbourhood is based upon the well established principles of Garden Cities and is a planned residential community with comprehensive provision of green spaces, a range of local facilities including schools, shops, meeting places and other community spaces alongside opportunities for recreation, social interaction, walking and cycling.

How will the roads cope with extra traffic?

New development will have an effect on traffic on the roads. The Council has commissioned modelling of the potential effects of new developments on the road network, using the Suffolk County Transport Model. Reflecting the outputs of the modelling, the Infrastructure Delivery Framework in Appendix B identifies measures which are expected to be required to support the growth planned for in the Local Plan.

Find out more: Local Plan Transport Modelling -

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Have existing sewerage and surface water drainage and flooding been taken into account?

The Cross Boundary Water Cycle Study recommends various infrastructural improvements based on growth projections measured against the current and draft plans of water companies (Essex & Suffolk Water and Anglian Water) and the proposed growth in the Local Plan. The site allocation policies in Chapter 12 and the Infrastructure Delivery Framework in Appendix B identify improvements that will be needed to support the growth set out in the Local Plan.

Find out more: Cross Boundary Water Cycle Study -

<http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/suffolk-coastal-local-plan-evidence-base/>

Will infrastructure improvements be provided?

New development in the Local Plan will be supported by new and improved infrastructure. Infrastructure includes schools, medical facilities, roads, public transport and other community facilities. The Council has worked with infrastructure providers to identify the likely infrastructure requirements to support the development plans outlined in the Final Draft Local Plan. These are

detailed in the Infrastructure Delivery Framework in Appendix B of the Final Draft Local Plan. Engagement with infrastructure providers is ongoing and will continue as the plan is implemented. Larger development sites will often provide some infrastructure on site. The Council also has a Community Infrastructure Levy in place which requires developers to make a financial contribution towards new and improved infrastructure. The Council then pools this money to deliver infrastructure.