Help Plan the Future of the District

We are preparing a new Local Plan for the District and this is your **first opportunity** to take part in its preparation.

- Sets out how land and buildings should be used in future to achieve economic, environmental and social goals.
- Guides the amount, type and location of new homes to be built.
- Sets out the level of growth in the District and identifies where that growth should be located.
- Maps showing land for new homes and business premises.
- Policies for guiding development and planning applications.
- Covers the whole District and works alongside the neighbourhood plans prepared by communities.
Local Plan Review

www.eastsuffolk.gov.uk/suffolkcoastalllocalplanreview

Issues and Options

- Public consultation 18th August to 30th October 2017.
- A longer term plan for future growth up to 2036. The current Local Plan is to 2027.

Do you have any comments about future development in Suffolk Coastal and what the Local Plan should contain?

Next Steps – There will be further opportunity to have your say as the Local Plan Review progresses through 2 further rounds of consultation and engagement.

- First Draft Plan Spring 2018.
- Final Draft Plan Autumn 2018.
Issues and Options

- The issues and options consultation seeks your views.
- The consultation document is split into 2 parts.

**Part 1** – Recognises relationships between Suffolk Coastal and Ipswich as well as other districts. This includes where people live, work, shop and spend their leisure time. Contains information about the amount of growth and where growth should be located.

**Part 2** – Local issues for Suffolk Coastal.
- A wide range of topics such as tourism, climate change, environment and design.
- A vision to describe how Suffolk Coastal District will look in 2036.

What makes a successful community in Suffolk Coastal?

What is your vision for your local community?
How much growth? The number of homes and jobs to plan for.

The local authorities need to consider the housing market and economic relationships of the wider geography of Suffolk Coastal, Ipswich, Babergh and Mid Suffolk.
How much growth?

A Housing Market Assessment provides an objective assessment of the number of homes needed by District.

<table>
<thead>
<tr>
<th>Location</th>
<th>Dwellings per annum (dpa)</th>
<th>Total dwellings</th>
<th>Market signals uplift (%)</th>
<th>Market signal uplift (dwellings)</th>
<th>Future jobs uplift (dwellings)</th>
<th>OAN (dwellings)</th>
<th>OAN (dpa)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ipswich</td>
<td>472</td>
<td>10,382</td>
<td>10%</td>
<td>1,038</td>
<td>838</td>
<td>11,420</td>
<td>519</td>
</tr>
<tr>
<td>Babergh</td>
<td>309</td>
<td>6,799</td>
<td>15%</td>
<td>1,020</td>
<td>-</td>
<td>7,820</td>
<td>355</td>
</tr>
<tr>
<td>Mid Suffolk</td>
<td>411</td>
<td>9,046</td>
<td>10%</td>
<td>905</td>
<td>-</td>
<td>9,951</td>
<td>452</td>
</tr>
<tr>
<td>Suffolk Coastal</td>
<td>400</td>
<td>8,792</td>
<td>15%</td>
<td>1,319</td>
<td>-</td>
<td>10,111</td>
<td>460</td>
</tr>
<tr>
<td>IHMA Total</td>
<td>1,592</td>
<td>35,019</td>
<td>0.5</td>
<td>4,282</td>
<td>838</td>
<td>39,302</td>
<td>1,786</td>
</tr>
</tbody>
</table>

An Employment Land Needs Assessment provides forecasts of jobs growth by District.

<table>
<thead>
<tr>
<th>Location</th>
<th>Total number of jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2014</td>
</tr>
<tr>
<td>Babergh</td>
<td>39,005</td>
</tr>
<tr>
<td>Ipswich</td>
<td>75,195</td>
</tr>
<tr>
<td>Mid Suffolk</td>
<td>43,895</td>
</tr>
<tr>
<td>Suffolk Coastal</td>
<td>60,510</td>
</tr>
<tr>
<td>Ipswich Functional Economic Area</td>
<td>218,605</td>
</tr>
</tbody>
</table>
How much growth?
The number of homes and jobs

Scenario A Baseline

Trend based scenario – Objectively Assessed Need (OAN) for housing and East of England Forecasting Model jobs forecasts

- 21,531 dwellings (11,420 in Ipswich and 10,111 in Suffolk Coastal)
- 4,776 dwellings would be the residual figure to be planned for
- 26,980 jobs 2014 to 2036 (19,040 in Ipswich and 7,940 in Suffolk Coastal)

This means 460 homes each year in Suffolk Coastal District.

This scenario is based on the continuation of recent trends and modelling forecasts. In respect of housing growth, the official projections from the Office of National Statistics provide the starting point for consideration of housing requirements across the local authorities. The growth in households is primarily expected to be driven by those in the over 65 age bracket which will result in a need for additional people who are economically active across the area to support the economy across the area. For the scale of jobs growth, the economic trend-based forecasts of the East of England Forecasting Model have been used.
How much growth?

The number of homes and jobs

Scenario B Medium Increase in Growth
Policy-led scenario for significant economic growth

- 25,837 dwellings (OAN plus 20%)
- 9,082 dwellings would be the residual figure to be planned for
- 32,376 jobs 2014 to 2036 (trend plus 20%)

This scenario seeks to increase job targets based on an aspiration for significant economic development to take place across the Functional Economic Area. Significant economic development opportunities in the form of a new nuclear power station at Sizewell, offshore energy industries and further support for established key sectors such as the Port of Felixstowe or ICT Technologies could bring about a further increase in jobs.
How much growth?
The number of homes and jobs

**Scenario C High Increase in Growth**
Infrastructure delivery-led scenario

- **30,143** dwellings (OAN plus 40%)
  - **13,388** dwellings would be the residual figure to be planned for
- **32,376** jobs 2014 to 2036 (trend plus 20%)

This infrastructure-led scenario reflects the opportunity to create a more successful and prosperous area which benefits from improved infrastructure supporting an ambitious uplift in the housing requirement.

Additional housing could be delivered on land opened up through infrastructure improvements, for example an Ipswich northern route.
Options for Ipswich

A number of options for the distribution of housing growth in Ipswich are being considered as part of this Issues & Options consultation.

**Option 1** – Higher density urban regeneration (Higher density developments will make the best use of the space available)

**Option 2** – Increased development beyond the Borough boundary (Working with neighbouring districts to aid development)

**Option 3** – Changing the use of existing land in the Borough to housing (Using land protected for employment use for to meet housing requirements)
Potential Housing Distribution Options for Suffolk Coastal

Where should the growth go? What do you think?

Option 4
Continuation of existing approach
Potential Housing Distribution Options for Suffolk Coastal

Where should the growth go? What do you think?

Option 5
Focus on Ipswich and A14 transport corridor

50%

Option 6
A12 transport corridor and dispersed rural focus

40%

Idea for discussion
Infrastructure

Infrastructure can cover a wide range of facilities and services, some of these are cross boundary and some are area specific but it is important to consider these as part of the Local Plan Review. Growth can support new and improved infrastructure in the District.

Health
The number of older people in Suffolk is projected to increase dramatically. The number of people aged 85 and is likely to double over the next twenty years.

Education
Improved education raises the quality of life for communities and ensures that skills are developed by children and young people to fulfil the jobs in the future. Education opportunities, which provide training to meet the needs of current and future business enterprises, are key to the success of an area.
Green Infrastructure and Habitats Regulations Assessment (HRA) mitigation

There is a tension which the Local Plan Review will need to address, between boosting leisure, recreation and tourism activities linked to the beauty and biodiversity of the natural environment and protecting the very assets which people come to visit or move to the area to be near.

Key Issues:
- Need to improve the road and rail (passenger and freight) network.
- Provision of adequate public transport infrastructure.

What do you think of?
Housing

Planning for and delivering a wide choice of housing across the district up to 2036 to meet needs and requirements.

Key issues:

- An increasing number of young people are leaving the District.
- Access to employment opportunities for local people.

Population trends indicate that the population of Suffolk Coastal is expected to grow by 8,259 between 2014-2036.

- Limited land availability and large areas of protected land.
- High house prices and high numbers of second homes in the district. Homes cost on average 9 times average income.

- The impact of an ageing population on housing supply. In particular increased demand for specialist housing.

Do you have any views or comments about?
Business and Industry

The Local Plan can support local businesses to grow, better paid jobs and ambitious economic opportunities.

Key Sectors:
- Information and Communications Technology (ICT)
- Transport and Logistics

Key issues:
- An increasing number of young people are leaving the district.
- Access to employment opportunities for local people.

Do you have any views or comments about?

Business sites and premises
Existing employment areas
New employment land

Rural business opportunities

Neighbouring and co-locating employment uses

The Local Plan Review will need to ensure there is sufficient land to support new employment development whether for existing businesses seeking to expand or new investment into the area.

- There is a need to ensure that the local population can access new employment opportunities.
- Promoting and supporting growth in key employment sectors.
- Competition for land from housing.
Town Centres, Retail, and Commercial Leisure

The town centres in Suffolk Coastal are the heart of communities and provide a range of services and facilities in accessible locations.

Key issues:
- Changing nature of the high street, local and district centres and changing shopping habits.
- Distances between key services and facilities in rural areas.

What do you think about?

Choice of shopping and leisure destinations

Individual town centres

Out of town retail parks

Historic market towns

Primary shopping areas

Pedestrian routes and public spaces

Relaxing, eating out or meeting friends.

Where is the best place for new retail?

Does out of town retail affect your town centre or local area? If so how?
Tourism

Tourism is an important sector of the Suffolk Coastal economy which offers a diverse range of tourism experiences to satisfy all tastes. Tourism strengths include beaches, family attractions, landscape, culture and heritage.

Key issues:
- Significant Area of Outstanding Natural Beauty and areas of high landscape quality that need to be protected.
- Promoting and supporting growth in key employment sectors.
Vehicle Parking

Appropriate provision of vehicle parking is of great benefit to the vitality of communities and businesses across the District.

Key Issue:

- Heavy reliance on private motor cars and lack of public transport provision.

Reasonably Priced Parking

Transport & Logistics

Work Vehicles – Growth of Self-Employment

Car Parking Standards

What do you think of?

Reliance on the car

Parking Policy Approach
Community Facilities

Access to facilities is an important part of the success of a community. Facilities such as shops, schools and other meeting places contribute to the overall health and vitality of communities.

Key issue:
- Distance to both primary and secondary schools, especially in rural locations.
- The District’s population is older than the county, regional and national averages.
- Rural isolation and poor access to fast Broadband and reliable mobile coverage in rural areas.

Future delivery of community facilities
Identifying Assets of Community Value
How community facilities should be defined?
Range of Community Facilities
Community Right to Bid
Community Infrastructure Levy
Existing Community Services and Facilities

What do you think about?
Healthy Communities

Residents need to have appropriate access to leisure facilities and services to maintain a high level of health and well being

Key issues:
- Limited access to health provision in the rural areas.
- Due to the ageing population a high proportion of the population have long-term health problems and disabilities.
- Fear of crime needs to be addressed.
- Need to extend and enhance the green infrastructure network.
- Despite the relative affluence of the District there is still a need to address pockets of deprivation.

What do you think about?

Enhancing and Redeveloping Modern Leisure Centres and Sports Hub Facilities

Broadband and Other Communication Networks
Safe and Accessible Communities
Loss of Open Space
Deficiencies in Health Facilities
Public Rights of Way Networks

The Quality of Life
Provision of Green Infrastructure
Suffolk Coastal has a dynamic coastline, estuaries and low lying areas at risk from flooding but is well placed to benefit from renewable energy opportunities in the region.

**Key issues:**
- The need to increase renewable energy provision and deliver carbon neutral development.
- An appropriate response to sea level rise and an eroding coastline.
- The need to ensure sustainable construction techniques and green infrastructure are employed to mitigate climate change and address fuel poverty.
- Low lying areas at risk of flooding from drainage, rivers and coastal waters.

**What do you think of?**
- Encouraging New Developments to Reduce Carbon Emissions
- Development in Areas at Risk of Flooding
- Response to the Eroding Coastline
- Development in the Coastal Change Management Area
- Standards of Energy Efficiency for Businesses
- Sustainable Construction
- Relocation of Property at Risk from Erosion
- Appropriate Areas in the District for Renewable Energy Development
- Coastal Change Management Area Boundaries
Design

High quality design is a crucial part of making places better for people and businesses in the area.

Key issue:
- Limited land availability and large areas of protected land.

What do you think about?

- Estate-scale Development
- Locally Distinctive Design
- Comfortable Places to Live
- Modular Construction
- Development in Residential Back Gardens
- Housing Density Approach
- Securing High Quality Design
- Optional standards for accessibility, internal space and water efficiency
Heritage

Suffolk Coastal benefits from numerous heritage assets which need to be protected and enhanced for the benefit of current and future generations.

Key issues:
- High number of heritage assets.
- Significant Area of Outstanding Natural Beauty and areas of high landscape quality that need to be protected.
- Extensive areas of high quality agricultural land.

Landscape

The district has a diverse landscape character with large parts of the district designated as an Area of Outstanding Natural Beauty.

What do you think about?
Biodiversity and Geodiversity

Suffolk Coastal is a District with a high quality natural environment, rich in Biodiversity and Geodiversity.

**Key issue:**
- Numerous protected sites across the District including large areas protected for species and habitat value which come under pressure from increased recreational and tourist activity.

<table>
<thead>
<tr>
<th>Site Type</th>
<th>Number of sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland of International Importance (RAMSAR)</td>
<td>4 (9,221 ha)</td>
</tr>
<tr>
<td>Special Protection Area (SPA)</td>
<td>5 (12,477 ha)</td>
</tr>
<tr>
<td>Special Conservation Area (SAC)</td>
<td>5 (3,868 ha)</td>
</tr>
<tr>
<td>Sites of Special Scientific Interest (SSSI)</td>
<td>45 (11,132 ha)</td>
</tr>
<tr>
<td>County Wildlife Sites (CWS)</td>
<td>216 (5,668 ha)</td>
</tr>
<tr>
<td>Local Nature Reserve (LNR)</td>
<td>6 (85 ha)</td>
</tr>
<tr>
<td>Regionally Important Geological Sites (RIGS)</td>
<td>2 (1.49 ha)</td>
</tr>
</tbody>
</table>
Potential land for development

The Local Plan will need to identify and allocate sufficient land for different types of development, such as housing, employment and retail.

Sites have been submitted by landowners, developers, agents and other interested stakeholders.

Not all sites will be required.

The Council, taking into account the views expressed as part of this consultation, will thoroughly assess all the sites and filter the sites down to a smaller number which can meet the development needs of the District.

Maps of land made available in different parts of Suffolk Coastal are on the tables to view. The maps give the sites no status in planning terms.