

# 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.



## Local Plan

- 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/suffolkcoastallocalplanreview](http://www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview)



## Issues and Options

- Public consultation 18<sup>th</sup> August to 30<sup>th</sup> 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.

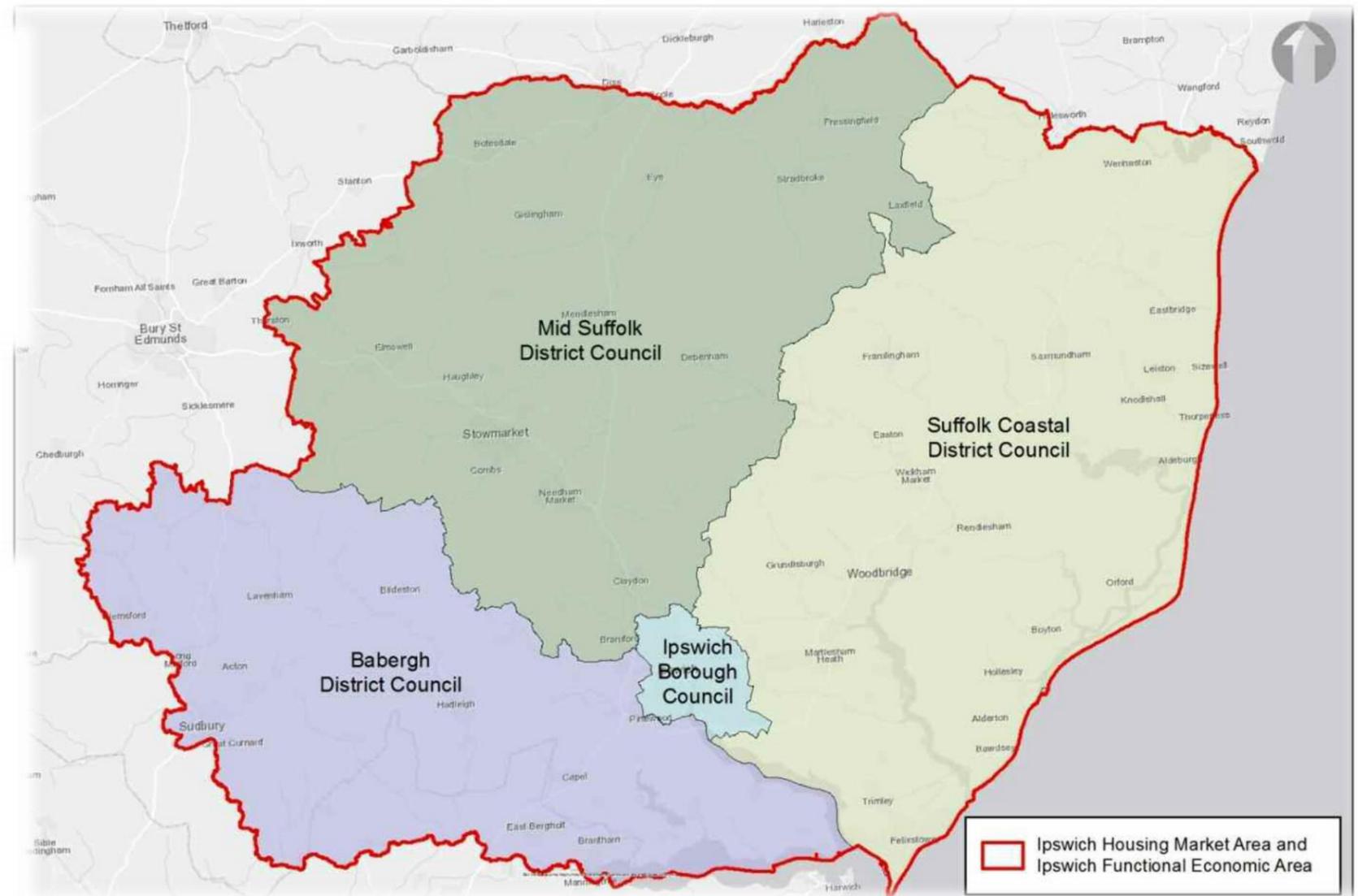
- A wide range of topics such as tourism, climate change, environment and design.
- A vision to describe how Suffolk Coastal District will look in 2036.

**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.

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

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

Location	Total number of jobs	
	2014	2036
Babergh	39,005	42,645
Ipswich	75,195	94,235
Mid Suffolk	43,895	50,345
Suffolk Coastal	60,510	68,450
Ipswich Functional Economic Area	218,605	255,675

# 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.

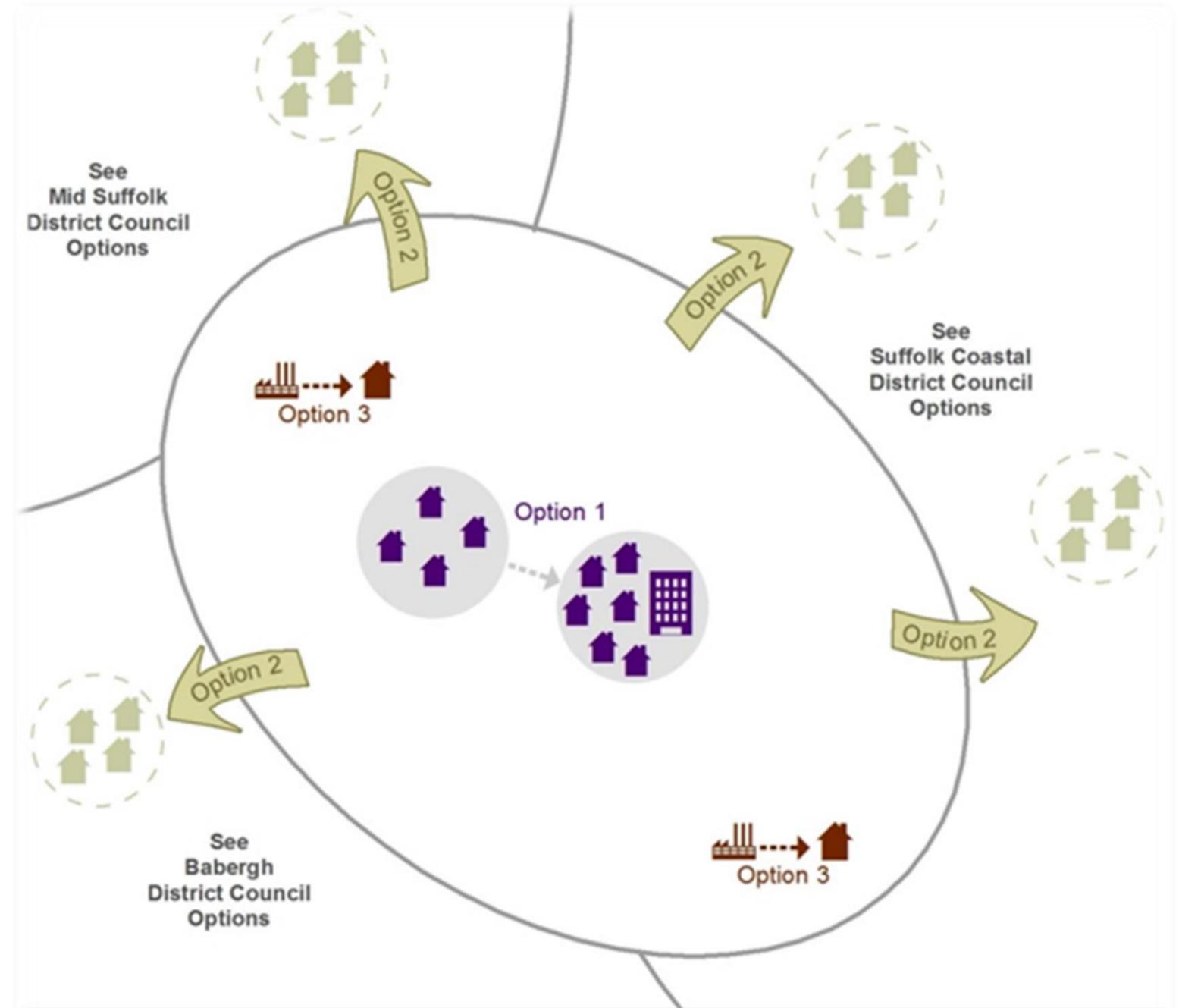
# Options for Ipswich

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

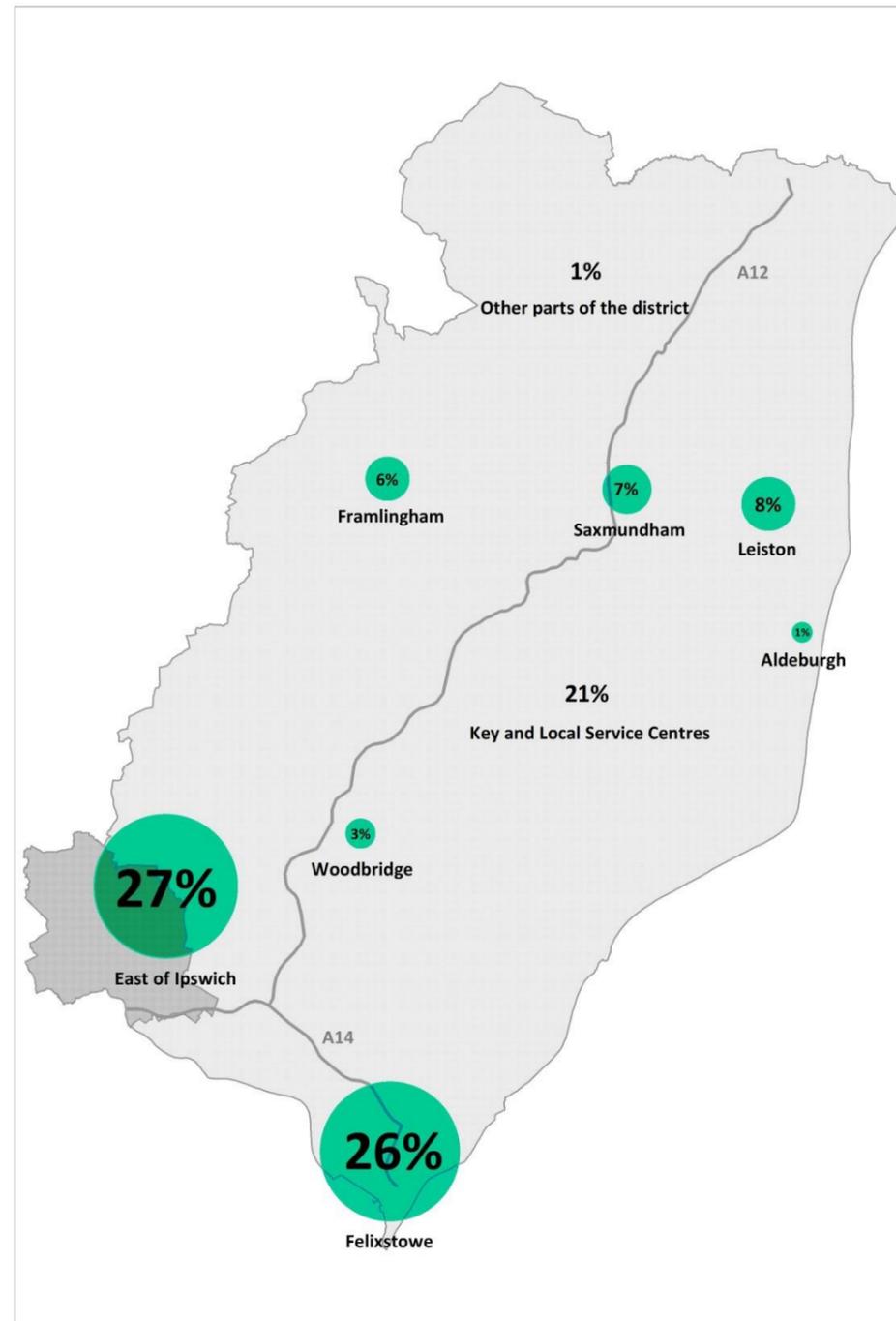
**Option 1** – Higher density urban regeneration (Higher density developments will make the best use of the space available)

**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



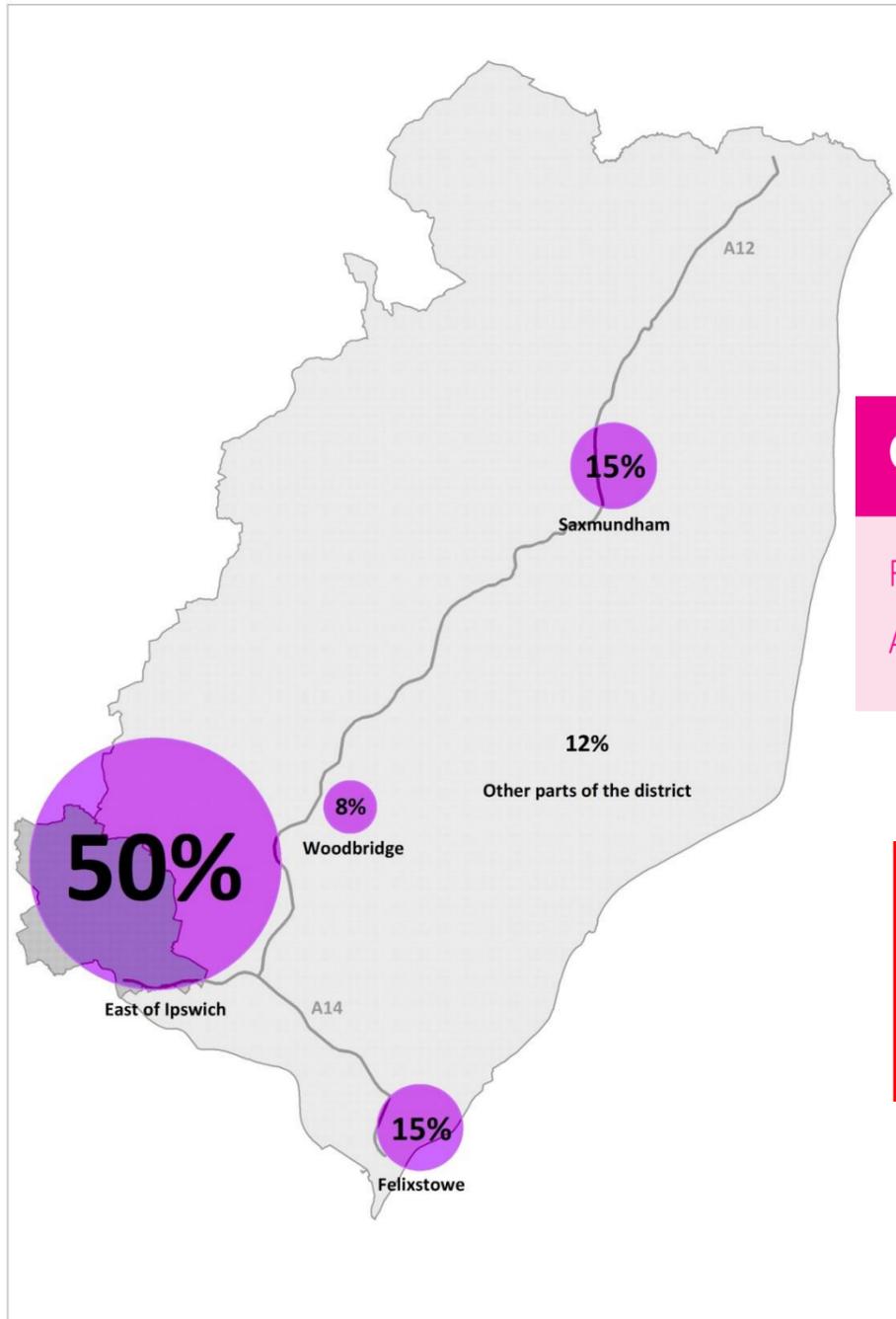
Where should the growth go? What do you think?

## Option 4

Continuation of existing approach

# Potential Housing Distribution Options for Suffolk Coastal

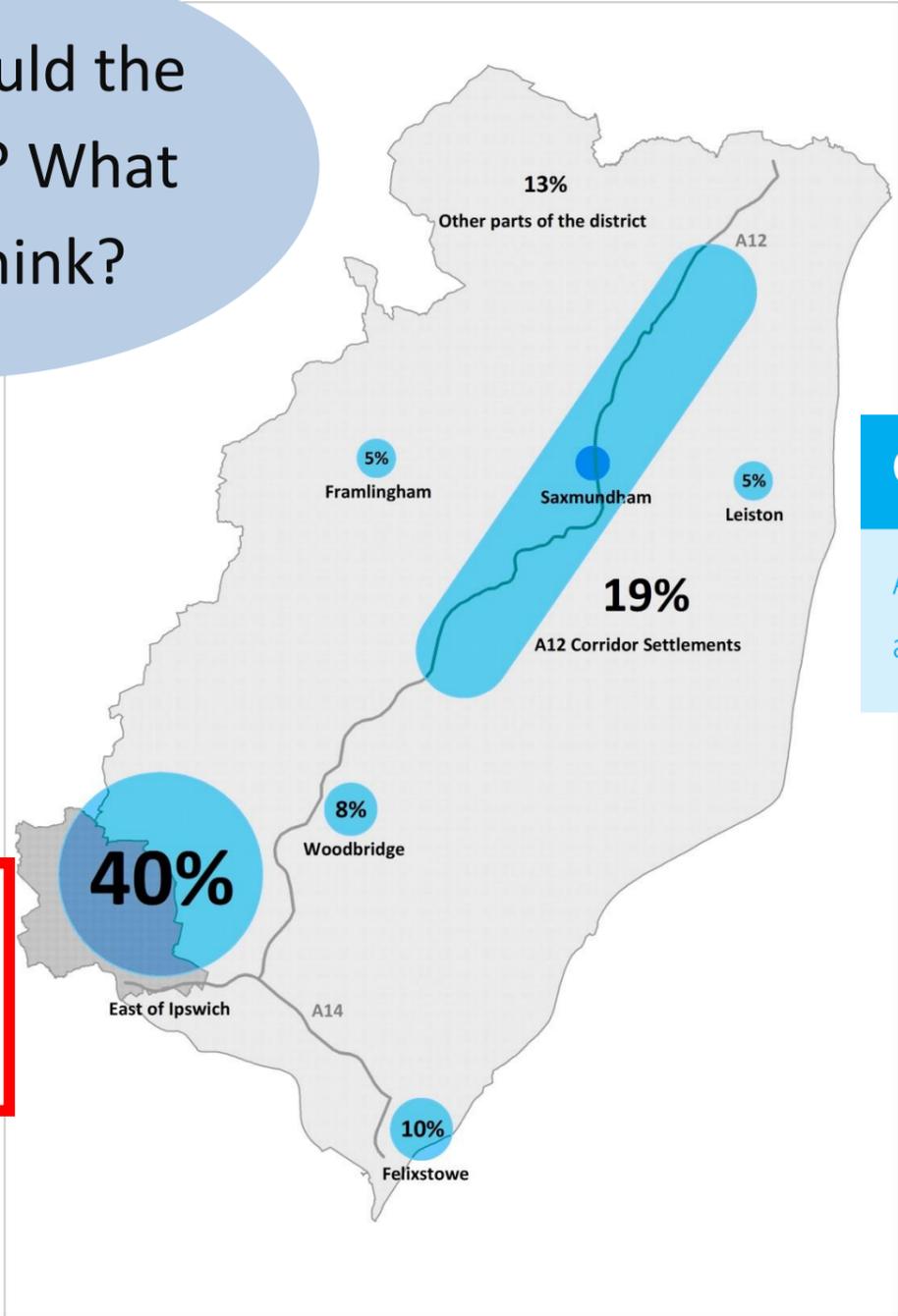
Where should the growth go? What do you think?



**Option 5**

Focus on Ipswich and A14 transport corridor

**Ideas for discussion**



**Option 6**

A12 transport corridor and dispersed rural focus

# 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.



## Transport

*Upper Orwell Crossings*  
*Ipswich Northern Route*  
*Strategic importance of the A12 (south) and A14*

What do you think of?

Rail Services

*Suffolk Villages Gateway Scheme - A12*  
*Four Villages Bypass*

Sustainable Transport

## 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.



Education Provision

Strategic Green Space Provision

Sites Sensitive to  
Recreational Pressures

What do you  
think of?

Protecting Sensitive Environments

Location of Super Surgeries

Increased Recreational Pressures

# Housing

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



House prices related to local wages

Rural exception sites

Types of homes needed

Providing affordable homes alongside market housing.

Houseboats

Specific needs for part of a community

Do you have any views or comments about?

Physical limits boundaries around villages and towns

Serviced plots for self-build homes

## Key issues:

- 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.

# 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

Do you have any views or comments about?

Rural business opportunities

Neighbouring and co-locating employment uses



Business sites and premises

Existing employment areas

New employment land

## Key issues:

- An increasing number of young people are leaving the district.
- 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.

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.

# 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.



*Choice of shopping and leisure destinations*

**Out of town retail parks**

**Individual town centres**

*Primary shopping areas*

**What do you think about?**

*Pedestrian routes and public spaces*

**Historic market towns**

**Where is the best place for new retail?**

*Relaxing, eating out or meeting friends.*

**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.



# 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.

Identifying Assets of Community Value

Future delivery of community facilities

How community facilities should be defined?

Range of Community Facilities

Alternative Community Uses

What do you think about?

Community Right to Bid

Community Infrastructure Levy

Existing Community Services and Facilities

# 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.

**Enhancing and Redeveloping Modern Leisure Centres and Sports Hub Facilities**

**The Quality of Life**

**Broadband and Other Communication Networks**

**Communications Infrastructure**

**Safe and Accessible Communities**

**Provision of Green Infrastructure**

**What do you think about?**

**Loss of Open Space**

**Deficiencies in Health Facilities**

**Public Rights of Way Networks**

# Climate Change



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?

*Standards of Energy Efficiency for Businesses*

Encouraging New Developments to Reduce Carbon Emissions

*Development in Areas at Risk of Flooding*

Sustainable Construction

Response to the Eroding Coastline

Relocation of Property at Risk from Erosion

*Development in the Coastal Change Management Area*

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.



**Estate-scale Development**

**Development in Residential Back Gardens**

**Locally Distinctive Design**

**Housing Density Approach**

**What do you think about?**

**Securing High Quality Design**

**Comfortable Places to Live**

**Modular Construction**

**Optional standards for accessibility, internal space and water efficiency**

**Key issue:**

- Limited land availability and large areas of protected land.

# Heritage

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

Non-Designated Heritage Assets

Locally Listed Buildings

Heritage Assets

What protection should be given to?



## 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

Identifying Areas of Tranquillity

Landscape Character

What do you think about?

Breaks and Gaps in-between Buildings

Settlement Coalescence



# Biodiversity and Geodiversity

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

Locally Designated Sites of Biodiversity Value

Enhancement of  
Wildlife Corridors

Creation of New  
Habitats

What do  
you think  
of?

**Biodiversity in New Development**

**Green Infrastructure with Respect to  
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.

Site Type	Number of sites
Wetland of International Importance (RAMSAR)	4 (9,221 ha)
Special Protection Area (SPA)	5 (12,477 ha)
Special Conservation Area (SAC)	5 (3,868 ha)
Sites of Special Scientific Interest (SSSI)	45 (11,132 ha)
County Wildlife Sites (CWS)	216 (5,668 ha)
Local Nature Reserve (LNR)	6 (85 ha)
Regionally Important Geological Sites (RIGS)	2 (1.49 ha)



# 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.**