



# Suffolk Coastal **Local Plan**



**First Draft Local Plan | July 2018**

**Consultation period: 20<sup>th</sup> July to 14<sup>th</sup> September 2018**

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





# Contents

<b>1</b>	<b>Introduction .....</b>	<b>2</b>
	Suffolk Coastal Context .....	3
	Key Issues.....	7
	District-wide Statistics.....	9
	What is the Local Plan? .....	10
<b>2</b>	<b>Wider Strategic Planning Area .....</b>	<b>15</b>
	Scale and location of growth .....	16
	Infrastructure.....	19
	Protection of the environment .....	21
<b>3</b>	<b>Suffolk Coastal Spatial Strategy.....</b>	<b>23</b>
	Vision for Suffolk Coastal .....	23
	Strategic Priorities and Objectives .....	24
	Presumption in favour of sustainable development .....	28
	Spatial Strategy and Distribution .....	29
	Key Diagram.....	33
	Settlement Hierarchy.....	38
	Settlement Boundaries .....	46
	Major Energy Infrastructure .....	46
	Infrastructure.....	51
<b>4</b>	<b>Economy.....</b>	<b>56</b>
<b>5</b>	<b>Housing.....</b>	<b>77</b>
<b>6</b>	<b>Tourism.....</b>	<b>103</b>
<b>7</b>	<b>Transport .....</b>	<b>113</b>
<b>8</b>	<b>Community Facilities and Assets.....</b>	<b>119</b>

<b>9</b>	<b>Climate Change.....</b>	<b>127</b>
<b>10</b>	<b>Natural Environment .....</b>	<b>144</b>
<b>11</b>	<b>Built Environment .....</b>	<b>156</b>
<b>12</b>	<b>Area Specific Strategies.....</b>	<b>172</b>
	Neighbourhood Plans .....	172
	Strategy for Felixstowe .....	179
	Strategy for Communities Surrounding Ipswich .....	213
	Strategy for Aldeburgh.....	226
	Strategy for Framlingham .....	232
	Strategy for Leiston.....	235
	Strategy for Saxmundham .....	237
	Strategy for Woodbridge .....	246
	Strategy for the Rural Areas.....	250
<b>13</b>	<b>Delivery and Monitoring Framework .....</b>	<b>334</b>
<b>14</b>	<b>Infrastructure Delivery Framework.....</b>	<b>374</b>
	<b>Appendices .....</b>	<b>388</b>
	Appendix A - Housing Land Trajectory .....	388
	Appendix B - Key Elements of the Marketing Guidance Best Practice document.....	391
	Appendix C - Criteria for Identification of Non Designated Heritage Assets .....	394
	Appendix D - Viability Requirements .....	397
	Appendix E - Landscape Character Area Maps.....	403
	Appendix F - Glossary.....	405
	Appendix G - Schedule of Policies to be Superseded .....	417
	Appendix H - Alternative Policy Options (separate document)	
	Appendix I - Alternative Sites (separate document)	

## List of policies

### Wider Strategic Planning Area

Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area.....	18
Policy SCLP2.2: Strategic Infrastructure Priorities .....	20
Policy SCLP2.3: Cross-boundary mitigation of effects on Protected Habitats .....	21

### Suffolk Coastal Spatial Strategy

Policy SCLP3.1: Presumption in Favour of Sustainable Development .....	28
Policy SCLP3.2: Strategy for Growth in Suffolk Coastal District .....	36
Policy SCLP3.3: Settlement Hierarchy .....	40
Policy SCLP3.4: Settlement Boundaries .....	46
Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects .....	50
Policy SCLP3.6: Infrastructure Provision .....	53

### Economy

Policy SCLP4.1: Employment Areas .....	58
Policy SCLP4.2: New Employment Areas .....	60
Policy SCLP4.3: Expansion and Intensification of Employment Sites .....	61
Policy SCLP4.4: Protection of Employment Sites .....	62
Policy SCLP4.5: Economic Development in Rural Areas.....	63
Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use .....	64
Policy SCLP4.7: Farm Diversification.....	66
Policy SCLP4.8: Retail Hierarchy .....	68
Policy SCLP4.9: New Retail Development.....	70
Policy SCLP4.10: Development in Town Centres .....	72
Policy SCLP4.11: Town Centre Environments.....	73
Policy SCLP4.12: Retail in Martlesham and Kesgrave .....	74
Policy SCLP4.13: District and Local Centres and Local Shops .....	75

### Housing

Policy SCLP5.1: Housing Development in Large Villages.....	78
Policy SCLP5.2: Housing Development in Small Villages.....	79
Policy SCLP5.3: Housing Development in the Countryside.....	80
Policy SCLP5.4: Housing in Clusters in the Countryside.....	82
Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing .....	83
Policy SCLP5.6: Rural Workers Dwellings.....	85
Policy SCLP5.8: Housing Mix.....	90



Policy SCLP5.9: Self Build and Custom Build Housing .....	91
Policy SCLP5.10: Affordable Housing on Residential Developments .....	93
Policy SCLP5.11: Affordable Housing on Exception Sites .....	95
Policy SCLP5.12: Houses in Multiple Occupation .....	96
Policy SCLP5.13: Residential Annexes.....	96
Policy SCLP5.14: Extensions to Residential Curtilages .....	97
Policy SCLP5.15: Residential Moorings, Jetties and Slipways .....	99
Policy SCLP5.16: Residential Caravans and Mobile Homes .....	99
Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople .....	101

## **Tourism**

Policy SCLP6.1: Tourism .....	104
Policy SCLP6.2: Existing and New Tourism Attractions.....	106
Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast .....	108
Policy SCLP6.4: Tourism Development outside of the AONB .....	109
Policy SCLP6.5: New Self Catering Tourist Accommodation .....	110
Policy SCLP6.6: Existing Tourist Accommodation .....	111

## **Transport**

Policy SCLP7.1: Sustainable Transport.....	114
Policy SCLP7.2: Parking Proposals and Standards.....	117

## **Community Facilities and Assets**

Policy SCLP8.1: Community Facilities and Assets .....	120
Policy SCLP8.2: Open Space .....	123
Policy SCLP8.4: Digital Infrastructure .....	125

## **Climate Change**

Policy SCLP9.1: Low Carbon & Renewable Energy.....	129
Policy SCLP9.2: Sustainable Construction.....	131
Policy SCLP9.4: Coastal Change Rollback or Relocation.....	137
Policy SCLP9.5: Flood Risk .....	140
Policy SCLP9.6: Sustainable Drainage Systems .....	141
Policy SCLP 9.7: Holistic Water Management.....	142

## **Natural Environment**

Policy SCLP10.1: Biodiversity and Geodiversity .....	148
Policy SCLP10.2: Visitor Management of European Sites .....	149

Policy SCLP10.3: Landscape Character .....	153
Policy SCLP10.4: Settlement Coalescence .....	154

## Built Environment

Policy SCLP11.1: Design Quality .....	160
Policy SCLP11.2: Residential Amenity.....	161
Policy SCLP11.4: Non-Designated Heritage Assets .....	164
Policy SCLP11.6: Archaeology.....	167
Policy SCLP11.7: Parks and Gardens of Historic or Landscape Interest.....	168
Policy SCLP11.8: Areas to be Protected from Development .....	169
Policy SCLP11.9: Newbourne - Former Land Settlement Association Holdings.....	170

## Area Specific Strategies

Policy SCLP12.1: Neighbourhood Plans .....	176
Policy SCLP12.2: Strategy for Felixstowe .....	182
Policy SCLP12.3: North Felixstowe Garden Neighbourhood.....	187
Policy SCLP12.4: Port of Felixstowe.....	191
Policy SCLP12.5: Land at Bridge Road, Felixstowe.....	193
Policy SCLP12.6: Land at Carr Road/Langer Road, Felixstowe .....	195
Policy SCLP12.7: Land at Haven Exchange, Felixstowe .....	197
Policy SCLP12.8: Land at Brackenbury Sports Centre .....	199
Policy SCLP12.9: Land at Sea Road, Felixstowe .....	201
Policy SCLP12.10: Land north of Conway Close and Swallow Close, Felixstowe.....	204
Policy SCLP12.11: Felixstowe Ferry and Golf Course .....	206
Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point .....	207
Policy SCLP12.13: Cobbolds Point to Spa Pavilion .....	208
Policy SCLP12.14: Spa Pavilion to Martello Park.....	210
Policy SCLP12.15: Martello Park to Landguard.....	211
Policy SCLP12.16: Tourism Accommodation in Felixstowe.....	212
Policy SCLP12.17: Strategy for Communities surrounding Ipswich .....	215
Policy SCLP12.18: Brightwell Lakes.....	217
Policy SCLP12.19: Land at Felixstowe Road .....	219
Policy SCLP12.20: Ransomes, Nacton Heath .....	222
Policy SCLP12.21: Recreation and Open Space in Rushmere .....	223
Policy SCLP12.22: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park) .....	225
Policy SCLP12.23: Strategy for Aldeburgh .....	228
Policy SCLP12.24: Land rear of Rose Hill, Saxmundham Road, Aldeburgh .....	231
Policy SCLP12.25: Strategy for Saxmundham .....	238
Policy SCLP12.26: South Saxmundham Garden Neighbourhood.....	242
Policy SCLP12.27: Land north-east of Street Farm, Saxmundham.....	245

Policy SCLP12.28: Strategy for Woodbridge.....	249
Policy SCLP12.29: Strategy for the Rural Areas .....	251
Policy SCLP12.30: Land at Innocence Farm .....	255
Policy SCLP12.31: Former airfield Debach.....	257
Policy SCLP12.32: Carlton Park, Main Road, Kelsale cum Carlton .....	259
Policy SCLP12.33: Levington Park, Levington .....	261
Policy SCLP12.34: Land at Silverlace Green (former airfield) Parham .....	263
Policy SCLP12.35: Former airfield Parham .....	264
Policy SCLP12.36: Bentwaters Park, Rendlesham.....	266
Policy SCLP12.37: Riverside Industrial Estate, Border Cot Lane, Wickham Market .....	268
Policy SCLP12.38: Land to the East of Aldeburgh Road, Aldringham.....	270
Policy SCLP12.39: Land south of Forge Close between Main Road and Ayden, Benhall .....	272
Policy SCLP12.40: Land at The Street and Mill Lane, Brandeston.....	274
Policy SCLP12.41: Land to the South East of Levington Lane, Bucklesham .....	276
Policy SCLP12.42: Land to the south of Station Road, Campsea Ashe.....	278
Policy SCLP12.43: Land behind 15 St Peters Close, Charsfield .....	280
Policy SCLP12.44: Land to the South of Darsham Station.....	283
Policy SCLP12.45: Land north of The Street, Darsham .....	285
Policy SCLP12.46: Land off Laxfield Road, Dennington.....	288
Policy SCLP12.47: Land to the south of Eyke CoE Primary School and East of The Street, Eyke.....	290
Policy SCLP12.48: Land to the West of Ipswich Road, Grundisburgh .....	292
Policy SCLP12.49: Land south of Ambleside, Main Road, Kelsale cum Carlton.....	294
Policy SCLP12.50: Land north of the Street, Kettleburgh .....	296
Policy SCLP12.51: Land to the rear of 31-37 Bucklesham Road, Kirton.....	298
Policy SCLP12.52: Land adjacent Levington Park, Bridge Road, Levington .....	300
Policy SCLP12.53: Land north of Mill Close, Orford .....	303
Policy SCLP12.54: Land Bounded by Helmingham Road and Ipswich Road, Otley .....	305
Policy SCLP12.55: Land at Chapel Road, Otley .....	307
Policy SCLP12.56: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)...	309
Policy SCLP12.57: Land west of Garden Square Rendlesham.....	312
Policy SCLP12.58: Land east of Redwald Road, Rendlesham.....	313
Policy SCLP12.59: Land opposite The Sorrel Horse, The Street, Shottisham .....	315
Policy SCLP12.60: Land south of Sutton Walks, Sutton .....	317
Policy SCLP12.61: Land off Howlett Way, Trimley St Martin .....	320
Policy SCLP12.62: Land adjacent to Reeve Lodge, High Road, Trimley St Martin .....	322
Policy SCLP12.63: Land off Keightley Way, Tuddenham.....	324
Policy SCLP12.64: Land south of Lower Road, Westerfield .....	326
Policy SCLP12.65: Land west of the B1125, Westleton .....	328
Policy SCLP12.66: Mow Hill, Witnesham .....	330
Policy SCLP12.67: Land at Street Farm, Witnesham (Bridge) .....	332



# Section 1

# Introduction



# 1 Introduction

- 1.1 Suffolk Coastal is a uniquely attractive place to live and work, combining a strong economy with a natural and built environment second to none. Those advantages however present the Council with the challenge of balancing the delivery of development that continues to stimulate and support the economy and provides attractive and affordable homes for current and future generations, with the need to preserve and enhance the precious, but sometimes vulnerable environment. This Local Plan seeks to be ambitious in growing the District's economy, in particular recognising the opportunities presented by the Port of Felixstowe, the energy sector and key transportation routes, boosting the delivery of homes to contribute to addressing the national housing shortage and responding to needs for a greater mix of homes and increasing delivery of affordable housing, whilst improving infrastructure provision.
- 1.2 The District Council is preparing a new Local Plan for the District which provides a vision for the communities of Suffolk Coastal up to 2036 and recognises the diversity of the area.



*Suffolk Coastal District*

## Suffolk Coastal Context

- 1.3 Suffolk Coastal is a large District some 8915 sq km/344 sq miles in area, much of which is rural in character with 48.8km of open coastline. In 2016 the mid year population was estimated at 126,000 residents with the majority of people living in the urban areas to the east of Ipswich such as Kesgrave, Martlesham and Rushmere St Andrew, the coastal resort town of Felixstowe and the market towns of Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge. The area is a popular destination for visitors and tourists from the UK and abroad with exceptional natural, historic and built environments. Settlements are represented by over 100 parishes which range in population size from a handful of people to several thousand people.

### Social context

- 1.4 People are at the heart of Suffolk Coastal and the Local Plan seeks to provide vibrant and healthy communities to meet the needs of all residents.
- 1.5 Suffolk Coastal has one of the oldest populations of any District in the country and this unique characteristic places additional requirements on the Local Plan, service providers and infrastructure provision. In 2015, 70,800 persons (approximately 57% of the population) were of working age (16-64 years of age). Over the plan period, it is anticipated that the percentage of the population who are working age will continue to decline. An ageing population creates specific requirements for residential dwellings and care provision, although there is often a desire to remain in the existing home rather than to relocate. Adaptation and improvement to the existing housing stock may provide a solution but will not always be possible. The provision of new accommodation suitable for older people will potentially free up larger family housing which will be important alongside new dwellings. Alongside this, affordability of housing is an issue in the District, with house prices being on average 8.95 times the average earnings<sup>1</sup>. This presents issues in particular for young people to remain in or move to the District.
- 1.6 Over the plan period, the Local Plan will deliver an ambitious level of housing to meet the needs of the current population through increased provision of units targeted at meeting specific needs (including those of Gypsies, Travellers and Travelling Showpeople), the provision of affordable housing and deliver the housing needed in a timely manner through a plan led approach.
- 1.7 The 2011 Census showed that across the District there were 58,227 dwellings which increased to 61,157 as at the end of March 2018. Housing delivery across the District has always been positive and rates of construction have, in recent years, returned to the levels experienced before the economic downturn that started in 2008. Like other parts of the country, residential completions dropped to a low level which reflected the economic conditions faced by all parts of the country at that time. Despite the drop in delivery and subsequent upturn of completions the Council is well placed to continue positive rates of

---

<sup>1</sup> Ratio of Median House Price to Median Workplace Earnings 2017 (Office for National Statistics, 2018)



housing delivery over the plan period. In recent years, the Council has taken a positive approach to the delivery of housing and through site allocations, planning permissions already granted and a good rate of delivery, the Local Plan will deliver the dwellings required to meet the needs of the local community.

- 1.8 Despite the good rate of housing delivery across the District, property prices continue to be above the national and regional averages as outlined by information from the Land Registry. In 2016, the median property price in Suffolk Coastal was £254,000 compared to the median of £220,000 for England.
- 1.9 The District also faces challenges in respect of residential accommodation being taken up as second homes or units for tourism accommodation. In 2015 there were over 2,500 dwellings registered as second homes within the District. Suffolk Coastal is a popular tourist destination and this demand in some areas can deny local people the opportunity to buy properties as demand raises asking prices to levels which are often outside of the budget of local residents.
- 1.10 Suffolk Coastal is a relatively affluent District with some areas demonstrating high levels of affluence but some parts of the District are amongst the most deprived in the country. Within Felixstowe there are pockets of deprivation, as well as rural areas in the north of the District. These locations need further attention over the plan period to ensure that issues relating to communities in deprived areas are supported and enhanced.

## **Environmental Context**

- 1.11 Suffolk Coastal is a District heavily influenced and characterised by the natural, built and historic landscapes. High quality and international designations covering large areas of land are found across the District which is interspersed by settlements and countryside. The coastline has also played a significant role in developing the area and will continue to do so in the future.
- 1.12 The District contains over 48km of open coastline as well as over 139km of estuaries. The estuaries of the Alde and Ore, Blyth, Deben and Orwell Rivers help shape the District and the communities which surround these estuaries. Estuary Plans have been prepared for the Deben Estuary and the Alde and Ore Estuary in recent years. Approximately a third of the District based around the coast and its hinterland is designated as an Area of Outstanding Natural Beauty and 11,200 hectares of the District is designated as Sites of Special Scientific Interest. In addition, Natura 2000 is a network of protected sites that represent European and International designations.
- 1.13 Suffolk Coastal's landscape is diverse, including large areas of farmland, which support a rich biodiversity and contain features of geodiversity. In terms of its built environment, there are 35 Conservation Areas with over 2,700 listed buildings alongside a rich archaeological interest, historic parks and gardens and a military history, all of which combine to form the historic landscape.
- 1.14 The exceptional quality of the natural, built and historic environment makes Suffolk Coastal a very special place to live and work and a popular destination for visitors and tourists. This resulting high quality of life brings with it the responsibility of preserving this heritage as the utmost priority, for its own intrinsic value as well as for the health, prosperity and well-being of the residents.

- 1.15 East Anglia is recognised by Anglian Water as an area of ‘severe water stress’. As one of the driest parts of the country, water resources need to be carefully managed through partnership with water companies, Environment Agency, landowners and Suffolk County Council as Lead Flood Authority.
- 1.16 Two Air Quality Management Areas have been declared in Suffolk Coastal, one in Woodbridge and one in Stratford St Andrew. Both of these areas are monitored by the Council as they exceed Air Quality Objectives for nitrogen dioxide. Outside of these areas the air quality is very good and levels of air pollutants are below national limits.

## **Economic context**

- 1.17 The East of England is still one of the fastest growing regions and Suffolk Coastal is a key contributor to this growth. The District is home to a number of key economic drivers such as the Port of Felixstowe, Sizewell Nuclear Power Station, along with offshore wind energy developments and BT operations at Adastral Park. These large scale employers have a local presence but contribute significantly to the national and international economies and the Local Plan seeks to support this contribution.
- 1.18 The East Suffolk Business Plan identifies these major employers and sectors as being of huge benefit to the District. The Local Plan will seek to ensure that appropriate provision of land, associated infrastructure and supply chain networks are promoted over the plan period to maintain the contribution made by these key economic drivers.
- 1.19 The District’s economy is supported by a high proportion of small and medium sized businesses which are vital to the local economy and rural communities. Economic evidence highlights the importance of these businesses across a variety of sectors which provide employment opportunities in many sectors. Suffolk Coastal has a higher number of businesses than compared to neighbouring authorities which shows that enterprises in the District sustain activity and reach maturity.
- 1.20 Official Labour Market Statistics show that within Suffolk Coastal 80% of the population were economically active in 2016, which mirrors the position for the East of England and is slightly higher than the national figures. Average earnings are also generally higher than the regional and national averages although there still remains a gender pay gap within the District.
- 1.21 Young people tend to leave the area for employment opportunities which has a dramatic impact on the sectors operating in the District. Highly skilled people leave the District for education and employment opportunities which results in higher numbers of people commuting into the District to fulfil roles. The emergence of The University of Suffolk and expansion of other education providers such as Otley College will be of huge benefit to the District over the plan period.
- 1.22 The District has a strong and successful relationship with the New Anglia Local Enterprise Partnership (LEP). The LEP seeks to maximise the opportunities currently being supported as well as those areas, such as the Market Towns, where economic activity could be boosted through appropriate intervention.
- 1.23 The town centres across the District perform a valuable retail function and provide services and facilities for the community. The individual identity of each town centre is a key feature and this makes them

attractive as destinations for visitors to the area. Council monitoring shows that A1 retail uses in the town centres varies (from 64% in Woodbridge to 53% in Leiston) and over the plan period this is expected to change, as shopping habits are influenced by the rise of internet shopping and the changing function of town centres, which are moving away from areas for shopping to locations for leisure, recreation and social interaction.

- 1.24 The tourism industry is a key contributor to the local economy. In 2015, £298million was spent as a result of tourism. The Economic Impact of Tourism Report published in 2015 estimated that across the District 5,635 jobs were generated as a result of tourism spend, which equated to 11% of total employment in the District.
  
- 1.25 People living in, working in, or visiting Suffolk Coastal rely upon the transport networks. The transport networks made up of roads, railways and cycleways are vital to the creation of healthy communities and serve rural and urban areas of the District. The Council will continue to work in partnership with Highways England, Network Rail and Suffolk County Council to ensure appropriate transport infrastructure is delivered over the plan period.
  
- 1.26 Travel to work data from the 2011 Census shows the importance of travel by private motor vehicles predominately across the District. Public transport services are varied across the District with most use being seen in the southern parts of the District on routes connecting Ipswich to Felixstowe, Ipswich to Woodbridge and other market towns.
  
- 1.27 Rail services currently serving the District provide access to major centres such as Cambridge, Ipswich, London, Lowestoft and Norwich. Branch line services connect Ipswich with Felixstowe and Lowestoft through a number of stations serving communities such as Saxmundham, Woodbridge and smaller villages. Rail capacity is limited and the conflict between demand for passenger services and freight services is expected to intensify over the plan period. Strategic improvements to the rail lines have taken place in recent years and others are anticipated to come forward in the future.
  
- 1.28 The A14 is the only trunk road in the District which connects Felixstowe with Ipswich and locations outside of the District. The A14 is an important freight route and is fundamental to the success of the Port of Felixstowe and the communities surrounding Ipswich. At times the A14 is blocked which creates major impacts for residents, visitors and businesses in the area as there is no suitable alternative route. Over the plan period managing the capacity of the A14 as well as considering alternative strategic routes will be necessary. The Council fully supports the ongoing work of Suffolk County Council in considering potential options for routes to the north of Ipswich.
  
- 1.29 The A12 provides the main route north to south through the District. It is a mixture of dual carriageway and single carriageway and serves a number of communities. Improvements to sections of the road are proposed at various locations, most notably around the villages of Farnham, Little Glemham, Marlesford and Stratford St Andrew.



- 1.30 Besides these A roads, a variety of B and C class roads serve the rest of the District. Many of these local roads are single track with passing places which reflects the rural nature of the District but poses challenges in respect of the accessibility of some settlements.

## Key Issues

- 1.31 The table below identifies a series of key issues which the Suffolk Coastal Local Plan will seek to address. These issues have been identified through the Sustainability Appraisal Scoping Report, the evidence base and public consultation responses.

Theme	Suffolk Coastal Issues
<b>Social</b>	
Population	<ul style="list-style-type: none"> <li>■ Despite relative affluence of the District there is still a need to address pockets of deprivation.</li> <li>■ Increasing number of young people leaving the District and a large rural population.</li> <li>■ District's population is older than the county, regional and national averages.</li> <li>■ Suffolk Coastal expects to see more deaths than births(2014-2024).</li> </ul>
Housing	<ul style="list-style-type: none"> <li>■ High house prices and high numbers of second homes.</li> <li>■ Impact of ageing population on housing supply and increased demand for specialist housing.</li> </ul>
Health & Wellbeing	<ul style="list-style-type: none"> <li>■ Limited access to health provision in the rural areas.</li> <li>■ Ageing population with high proportion population with long-term health problems and disabilities.</li> <li>■ Improving access to opportunities for regular physical activity.</li> <li>■ Addressing fear of crime.</li> </ul>
Education	<ul style="list-style-type: none"> <li>■ Distance to both primary and secondary schools in rural locations.</li> <li>■ Ensuring the local population can access employment opportunities.</li> </ul>
<b>Environmental</b>	
Water	<ul style="list-style-type: none"> <li>■ Number of Groundwater Source Protection Zones</li> <li>■ High number of existing groundwater and surface water Nitrate Vulnerable Zones.</li> <li>■ Timely provision of new water services and infrastructure.</li> </ul>
Air	<ul style="list-style-type: none"> <li>■ Reliance on private motor cars and lack of public transport provision.</li> <li>■ Two Air Quality Management Areas.</li> <li>■ Requirement for clean vehicle infrastructure to encourage uptake of new technologies.</li> </ul>
Material Assets (soil and water)	<ul style="list-style-type: none"> <li>■ Extensive areas of high quality agricultural land.</li> <li>■ Need to manage waste in accordance with the waste hierarchy.</li> <li>■ Limited availability of previously developed land.</li> </ul>

	<ul style="list-style-type: none"> <li>Need to protect and enhance sites designated for their geological interest.</li> </ul>
Climate change, flooding, coast and estuaries	<ul style="list-style-type: none"> <li>Need to increase renewable energy provision.</li> <li>Need to ensure appropriate response to sea level rise and coastal erosion.</li> <li>Need to ensure sustainable construction techniques and green infrastructure is employed to mitigate climate change.</li> <li>Low lying areas at risk of flooding.</li> <li>Large areas protected for species and habitat value which come under pressure from increased recreational and tourist activity.</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>Need to extend and enhance the green infrastructure across the Ipswich Housing Market Area.</li> <li>High biodiversity value.</li> </ul>
Cultural	<ul style="list-style-type: none"> <li>High number of heritage assets.</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>Managing development while protecting significant areas of environmental protection.</li> <li>Delivering high quality design that respects local character.</li> <li>Significant areas of AONB across the District.</li> </ul>
<b>Economic</b>	
Economy	<ul style="list-style-type: none"> <li>Limited employment land availability with limited large business unit provision outside Felixstowe.</li> <li>Limited range of employment opportunities in rural areas.</li> <li>Promoting growth in key employment sectors.</li> <li>Competition for land for housing.</li> <li>Changing nature of town and district centres.</li> </ul>
Transport and connectivity	<ul style="list-style-type: none"> <li>Distances between key services and facilities in rural areas.</li> <li>Reliance on private motor car and lack of public transport provision.</li> </ul>
Digital Infrastructure	<ul style="list-style-type: none"> <li>Rural isolation and poor access to fast Broadband and reliable mobile coverage in rural areas.</li> <li>Access to fast broadband in rural areas.</li> </ul>

## District-wide Statistics

127,836

Suffolk Coastal total population 2016



118

Parishes in Suffolk Coastal



58km

of coast in Suffolk Coastal

61,157

Homes in Suffolk Coastal



6

Secondary schools in  
Suffolk Coastal

29%

of population have **level  
4 qualifications** and  
above



64.8%

of pupils achieving at  
least grade C in maths  
and English

45

Primary schools in  
Suffolk Coastal

5,565

Businesses in Suffolk Coastal



82.7%

Economically active people in Suffolk Coastal

£31,133

Full time worker median annual pay



## What is the Local Plan?

- 1.32 The Local Plan sets out the level of growth which needs to be planned for in Suffolk Coastal and identifies where this should be located and how it should be delivered. The Plan sets out the planning policies which the Council will use to determine planning applications across Suffolk Coastal. This Local Plan will cover the period 2016-2036.
- 1.33 This Local Plan will replace the Core Strategy and Development Management Policies (2013), the Site Allocations and Area Specific Policies DPD (2017), the Felixstowe Peninsula Area Action Plan (2017) and the remaining ‘saved’ policies in the 2001 Local Plan. It will not replace the policies in ‘made’ Neighbourhood Plans, but some Neighbourhood Plans or parts of them may need to be reviewed to be in general conformity with this Local Plan.
- 1.34 Suffolk Coastal District Council has been working in partnership with Waveney District Council since 2008 and most of the services are shared across the two Councils. To build on this decade of cooperation, give greater value for money and at the same time improve service delivery, including driving and investing in growth and infrastructure projects, the two Councils agreed to create one Council. In February 2018 the Secretary of State for Housing, Communities and Local Government agreed the shared proposals to create a new single East Suffolk Council. In May 2018, Parliament made the Orders required to create East Suffolk Council which will come into existence on 1<sup>st</sup> April 2019 and the two existing councils will be formally dissolved.
- 1.35 This Local Plan will continue to provide the vision, strategic priorities, policies and proposals against which planning applications will be determined, for the geographic area covered by Suffolk Coastal District until such time as the new East Suffolk Council decide to review the Local Plan.

## Consultation

- 1.36 In August 2017, the Council published a Local Plan Issues and Options document for consultation. The Issues and Options consultation document (prepared and consulted upon in conjunction with Ipswich Borough Council) highlighted a variety of issues facing the communities of Suffolk Coastal. The responses received from the Issues and Options consultation have informed this First Draft Plan.
- 1.37 This document is being published for public consultation for a period of 8 weeks from Friday 20<sup>th</sup> July until Friday 14<sup>th</sup> September 2018. It takes the form of what the final Local Plan will look like and has been informed by comments received and the evidence base which has been prepared to justify the proposals and policies in this document. However, it is a first draft which sets out the Council’s preferred approach and can change (based on evidence and consultation responses) before the Council finalises its approach.
- 1.38 As the Local Plan evolves through public consultation, some things remain uncertain which need to be addressed before finalising the Local Plan. Further work that is needed includes:
- Assessing the financial viability of proposals and policies to ensure they are deliverable,
  - Detailed delivery and phasing of infrastructure on each site allocation,

- Water cycle study to consider impact of proposals on the water environment and water infrastructure in the District.
- Assessing the impact of proposals on designated habitats and landscapes and necessary mitigation.

As well as setting out the Council's preferred approach in this First Draft Local Plan, Appendices H and I set out alternative approaches for different policies and alternative sites. These appendices provide the reasons why the Council has not chosen to take these alternatives forward but would welcome comments on whether others consider they are more appropriate than the preferred policies, or whether there are other alternatives that should be considered.

- 1.39 Responses that are received during the First Draft Plan consultation will help to shape the Final Draft version of the Local Plan which will be consulted on in 2019, before being submitted to the Government for independent examination.

## **Duty to Co-operate**

- 1.40 The Duty to Co-operate is a legal duty on all local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 1.41 Suffolk Coastal has engaged constructively with all partners during the preparation of this Local Plan and in the preparation of neighbouring authorities' Local Plans at the relevant times. The Council's main strategic relationships are with Babergh District Council, Ipswich Borough Council and Mid Suffolk District Council along with Suffolk County Council and Waveney District Council.
- 1.42 The Council has worked with the neighbouring authorities of Babergh, Ipswich and Mid Suffolk to identify the boundaries of the housing market area and the functional economic areas. Collectively it is considered that the housing and economic needs of the authorities can be met within the existing administrative boundaries.
- 1.43 In respect of infrastructure, the Council has worked positively with infrastructure providers such as the local Clinical Commissioning Group, the NHS, UK Power Networks, Essex & Suffolk Water, Anglian Water and Suffolk County Council. This engagement will be ongoing during the implementation of the Local Plan.

## **Neighbourhood Plans**

- 1.44 Neighbourhood Plans are optional plans prepared by the local community which set out the detailed planning policies and proposals for their specific area. Once 'made,' they form part of the Development Plan against which planning applications are determined. Across Suffolk Coastal, a number of communities have committed to undertaking Neighbourhood Plans to guide the future of their communities. In January 2015, the Rendlesham Neighbourhood Plan was the first to be 'made' in Suffolk. Since then other communities have also 'made' their plan.

- Framlingham – made March 2017;

- Great Bealings – made March 2017;
- Leiston – made March 2017;
- Martlesham – positive referendum vote May 2018;
- Melton – made January 2018;
- Wenhamston with Mells Hamlet – positive referendum vote May 2018.

- 1.45 Over the plan period, it is expected that further Neighbourhood Plans will be ‘made’ and these will need to be in conformity with the policies within the Local Plan.
- 1.46 All the policies in the Local Plan are ‘strategic policies’. This means that policies and proposals within future Neighbourhood Plans should be in conformity with these policies. The policies do provide flexibility for Neighbourhood Plans to develop their own locally specific policies and in a number of policies there is specific reference to the types of policies that Neighbourhood Plans may choose to include.

## **Marine Plans**

- 1.47 The marine environment (up to the high water mark) in Suffolk Coastal is covered by the East Inshore and East Offshore Marine Plans. These plans need to be considered alongside this Local Plan for developments which are within the marine plan areas and for developments which could impact upon the marine plan areas. The marine plans have been taken into account in the preparation of this Local Plan, where relevant.

## **Sustainability Appraisal**

- 1.48 Sustainability Appraisal is an iterative process which must be carried out during the preparation of a Local Plan. Its purpose is to promote sustainable development by assessing the extent to which the emerging Local Plan, when considered against alternatives, will help to achieve relevant environmental, economic and social objectives. A Sustainability Appraisal has been undertaken on all the different policy and site options considered during the preparation of the Local Plan. The Sustainability Appraisal also considers the cumulative effect of the Local Plan on sustainability objectives.

## **Habitats Regulations Assessment**

- 1.49 An assessment is required under the EU Habitats Directive<sup>2</sup> to ensure that the plan will not result in harm the integrity of European protected sites. A Screening Assessment has been undertaken which identifies those policies in the plan for which an Appropriate Assessment will be required as the plan moves forward. The Screening Assessment also identified a number of minor text changes to add clarification in relation to the natural environment and protected sites.

---

<sup>2</sup> Directive 92/43/EEC

## East Suffolk Business Plan

- 1.50 In partnership with Waveney District Council, Suffolk Coastal has adopted the East Suffolk Business Plan. The Business Plan adopted in 2015 sets out an up to date vision and priorities for the East Suffolk area. The vision for East Suffolk is to *'Maintain and sustainably improve the quality of life for everyone growing up in, living in, working in and visiting East Suffolk.'* The Business Plan priorities are set out under themes of enabling communities, economic growth and financial self-sufficiency alongside a number of specific planned actions.
- 1.51 The vision, objectives and strategic priorities of this Local Plan reflect the vision and priorities of the East Suffolk Business Plan.





## Section 2

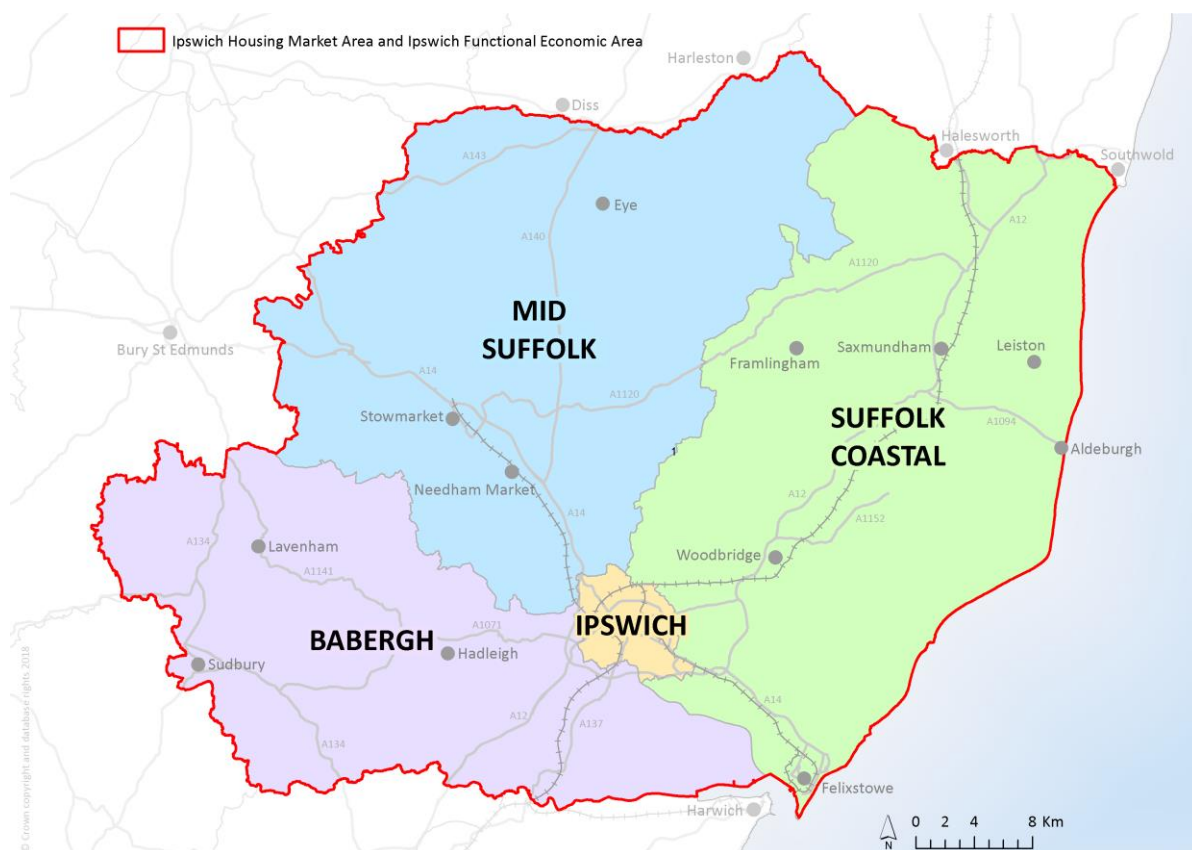
# Wider Strategic Planning Area





## 2 Wider Strategic Planning Area

- 2.1 Through this Local Plan, the ambition for Suffolk Coastal District is to significantly boost economic growth and housing delivery by providing significant areas of land to support the Port of Felixstowe and to attract investment through the creation of a new business park, whilst delivering at least 545 homes a year.
- 2.2 Suffolk Coastal District is part of a wider area which demonstrates strong functional relationships. This wider area includes Ipswich Borough and Mid Suffolk and Babergh Districts which also border Ipswich. Evidence produced as part of the production of the Local Plan demonstrates that the four authorities together form the Ipswich Housing Market Area and the Ipswich Functional Economic Area. The area has strong connections in terms of travel to work patterns and housing and commercial markets.
- 2.3 The four authorities, along with Suffolk County Council, have a history of working together on strategic planning issues through the former Ipswich Policy Area Board (now the Ipswich Strategic Planning Area Board). The Board provides a mechanism for the five authorities to develop, promote and deliver a vision for the Ipswich Strategic Planning Area (ISPA) and to co-operate on the preparation and monitoring of Local Plans and to share relevant evidence. This joint working is a fundamental part of planning in the area, and as such is reflected in the East Suffolk Business Plan which sets an action to develop even closer working relationships with other Suffolk Councils on strategic planning and reviewing Local Plans.



*Ipswich Strategic Planning Area*

- 2.4 The Councils have worked together on evidence relating to housing and employment needs and all authorities have recently published evidence relating to Retail and Commercial Leisure needs.
- 2.5 Under the 2011 Localism Act local planning authorities are required to co-operate on strategic planning matters. The strategic planning matters within the Ipswich Strategic Planning Area cover a range of issues including housing need and distribution, provision of land to support economic growth and delivering green infrastructure. In recognition of these interdependencies, the authorities have closely aligned their timetables for the production of Local Plans. The policies in this Section are based upon the recognised common strategic matters, and establish Suffolk Coastal's commitment to joint working. The five ISPA authorities, in reflection of the proposed changes to the National Planning Policy Framework, are working together on the production of a Statement of Common Ground to document the joint working and agreements in relation to strategic matters, which will evolve over the course of production of Local Plans.

## Scale and location of growth

- 2.6 The authorities in the ISPA jointly commissioned the production of a Strategic Housing Market Assessment (SHMA) to identify the objectively assessed housing need (OAN) for the area and to identify the mix and type of housing needed. The SHMA concluded that the area covered by Ipswich Borough and Suffolk Coastal, Babergh and Mid Suffolk Districts, represents one Housing Market Area (the Ipswich Housing Market Area) (IHMA) based upon the functional relationships between the areas such as being relatively self-contained in terms of travel to work areas. In assessing the OAN, the SHMA included consideration of whether there would be sufficient homes to support jobs growth and an uplift to address market signals was applied. The OAN for the IHMA is shown in Table 2.1 below.
- 2.7 In September 2017 the Government consulted on a new standard method for calculating local housing need, which has been carried forward through recent proposed changes to the National Planning Policy Framework. This involves using the latest published household projections and applying an uplift based upon published ratios of median house prices to median workplace earnings. It is anticipated that the revised NPPF along with updated housing need figures (based upon latest household projections) will be published in summer 2018, however in advance of this the figures equate to a need of 38,980 dwellings across the Housing Market Area as shown in Table 2.1 over the period 2016 - 2036.
- 2.8 These two figures are shown in Table 2.1 alongside the housing requirement proposed for Suffolk Coastal District through this Local Plan. It is anticipated that draft Local Plans for the other authorities will be published in due course.

Table 2.1 – Housing requirement across the IHMA - Objectively Assessed Need and proposed standard new method (September 2017)

	OAN annual	OAN total (2014-2036)	Standard method annual	Standard method total (2016 – 2036)	Housing requirement in new Local Plans (annual)	Housing requirement in new Local Plans total (2016 - 2036)
Babergh	355	7,820	439	8,780	Consultation in due course	
Ipswich	519	11,420	442	8,840	Consultation in due course	
Mid Suffolk	452	9,951	573	11,460	Consultation in due course	
Suffolk Coastal	460	10,111	495	9,900	545	10,900
<b>Total</b>	<b>1,786</b>	<b>39,302</b>	<b>1,949</b>	<b>38,980</b>	-	-

- 2.9 As it seems likely that the new standard method will be introduced as proposed, and as this represents a more ambitious figure than the OAN, this forms an appropriate starting point for identifying a housing requirement. The starting point for each authority will be to meet their own needs within their own boundary. When updated figures are published, anticipated to be September 2018, housing requirements across the ISPA will be revisited.
- 2.10 The authorities also jointly commissioned a Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment which identified needs for Gypsy and Traveller provision as follows:

Table 2.2 – Needs for Gypsy and Traveller accommodation in the IHMA

	Needs for permanent Gypsy and Traveller pitches <sup>3</sup> (2016 – 2036)
Babergh	1
Ipswich	27
Mid Suffolk	9 - 30
Suffolk Coastal	15
IHMA	52 - 73

- 2.11 The starting point for each authority will be to meet the needs within their own areas.
- 2.12 The authorities jointly commissioned the production of the Employment Land Needs Assessment, and the subsequent Economic Area Sector Needs Assessment, to identify the needs of the different employment sectors and the associated land requirements. This evidence demonstrates that the area functions as one Functional Economic Area and that there are distinct economic geographies within the area namely:
- Felixstowe / A14 corridor
  - Wider Ipswich Market Area

<sup>3</sup> A pitch is an area on a site developed for a family unit to live.

- A140 corridor
- Rural and agricultural

2.13 The baseline jobs growth and employment land requirements are as follows:

*Table 2.3 – Baseline jobs growth and employment land requirements in the ISPA*

	Baseline jobs growth (2016-2036)	Minimum employment land requirements (B1, B2 and B8 uses) (2016 – 2036)
Babergh	3,300	2.6ha
Ipswich	17,310	25.7ha
Mid Suffolk	5,860	8.5ha
Suffolk Coastal	7,220	13ha
IFEA	33,690	49.8ha

2.14 Evidence of needs for retail and commercial leisure has been produced for Suffolk Coastal and Ipswich, and for Babergh and Mid Suffolk. This evidence supports the continuing role of Ipswich as the county town and provides quantitative requirements for comparison (non food) and convenience (food) retail over the plan period.

### Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area

Suffolk Coastal will continue to play a key role in the economic growth of the Ipswich Strategic Planning Area, whilst enhancing quality of life and protecting the high quality environments. Over the period 2016-2036, the Suffolk Coastal Local Plan will contribute to:

- The creation of at least 33,690 jobs through the provision of at least 49.8ha of employment land across the Ipswich Functional Economic Area;
- The collective delivery of at least 38,980 dwellings across the Ipswich Housing Market Area; and
- Supporting the continued role of Ipswich as County Town.

The Council will work actively with the other local planning authorities in the ISPA and with Suffolk County Council to co-ordinate the delivery of development and in monitoring and reviewing evidence as necessary.

## Infrastructure

- 2.15 Within the Ipswich Strategic Planning Area there are aspirations towards the delivery of a number of key infrastructure projects, and in addition, there will be cross border infrastructure that is required as a result of growth planned within these Local Plans.
- 2.16 The provision of new and improved infrastructure is essential to ensure that the growth planned across the area is sustainable. Planning for infrastructure across the area will include schools, sustainable transport measures, improvements to the A12 and A14, improvements to other parts of the road networks and the railways. In addition to infrastructure requirements directly linked to planned growth, there are other cross-boundary projects that would help to grow and improve the economy and quality of life for the area.
- 2.17 In addition to the Upper Orwell Crossings and integrated transport solutions, including bus network improvements within the town and increased capacity of the local rail offering, a northern route around Ipswich is expected to be needed to enable growth in the longer term. The route would improve connectivity between the A14 and A12, reducing pressure on the A14 and improving network resilience, especially near the Orwell Bridge and Copdock interchange. Suffolk County Council published an Ipswich Northern Route Study in January 2017, which assessed three indicative broad routes. The Council fully supports the ongoing work of Suffolk County Council in considering potential options for routes, and it is expected that the next review of the Suffolk Coastal Local Plan (along with other Local Plans in the Ipswich Strategic Planning Area) will examine route options in more detail, including the extent to which the options might support potential future scenarios for housing and employment growth beyond that which is being planned for within this Local Plan.





## Policy SCLP2.2: Strategic Infrastructure Priorities

The Council will work with partners such as the other local planning authorities in the ISPA, Suffolk County Council, Clinical Commissioning Groups, utilities companies, Highways England and Network Rail in supporting and enabling the delivery of key strategic infrastructure, and in particular the timely delivery of:

- a) Ipswich Northern Route;
- b) A12 improvements;
- c) A14 improvements;
- d) Sustainable transport measures in Ipswich;
- e) Improved cycle routes;
- f) Increased capacity on railway lines for freight and passenger traffic;
- g) Appropriate education provision to meet needs resulting from growth;
- h) Appropriate health provision to meet needs resulting from growth;
- i) Improvements to water supply and treatment capacity; and
- j) Provision of appropriate digital telecommunications to provide mobile, broadband and radio signal for residents and businesses.



## Protection of the environment

- 2.18 Suffolk contains extensive areas of nationally and internationally protected landscapes and habitats. A particular issue is the need to ensure that new development does not result in harm to the integrity of internationally designated Special Protection Areas, Special Areas of Conservation and Ramsar sites. Strategic projects may require joint working by public bodies to ensure the requirements of the Habitats Directive are met.
- 2.19 Local authorities in the ISPA have been working collectively on the Recreational Avoidance and Mitigation Strategy (RAMS) to mitigate the pressure caused by new developments on these designated sites. The partnership work, supported by Natural England has established a strategy to mitigate the impacts and is due to be supported by a Supplementary Planning Document that will provide further details in respect of cost implications and subsequent implementation.
- 2.20 Many of the European designated sites cross administrative boundaries and experience visitor pressure from residents and visitors. The collaborative approach is therefore required to ensure that green infrastructure requirements are considered across the wider area in a consistent manner.

### Policy SCLP2.3: Cross-boundary mitigation of effects on Protected Habitats

The Council will continue to work with other authorities to address the requirements of the Recreational Avoidance and Mitigation Strategy and implementation of mitigation measures for the benefit of the European protected sites across the Ipswich Strategic Planning Area.

The Council will continue to work with other authorities over the plan period to ensure that the strategy and mitigation measures are kept under review in partnership with Natural England and other stakeholders.



# Section 3

# **Suffolk Coastal Spatial Strategy**



# 3 Suffolk Coastal Spatial Strategy

## Vision for Suffolk Coastal

- 3.1 The future growth of Suffolk Coastal will contribute to and enhance a range of sustainable settlements made up of appropriate economic opportunities, new homes, retail and leisure provision and supported by upgraded infrastructure. The Local Plan vision for the District in 2036 is based on the vision contained in the East Suffolk Business Plan which looks to *'Maintain and sustainably improve the quality of life for everyone growing up in, living in, working in and visiting East Suffolk'*.
- 3.2 Suffolk Coastal is central to the future economic growth of the country – with major economic opportunities to be realised at the Port of Felixstowe, BT and Sizewell. Alongside these large corporations the District is also home to a variety of small and medium sized businesses in the manufacturing, industrial, tourism and creative sectors that supports a vibrant rural economy.

### Vision for Suffolk Coastal 2016-2036

By 2036, the quality of life for everyone growing up in, living in, working in and visiting Suffolk Coastal will have been substantially improved through a healthy economy, a healthy population and a healthy environment. The District will have experienced significant levels of growth and created healthy communities through a planned approach which maintains the distinctive character and role of settlements, supported by adequate infrastructure without breaching environmental limitations.

Suffolk Coastal will have a diverse, strong and prosperous economy which supports key sectors as well as making the most of opportunities that emerge over the plan period. The stronger and more diverse economy will increase local earnings and job opportunities, ensuring that people can stay within their communities.

Supporting the job growth, there will be sufficient homes provided of the right types and tenures to meet the needs of the local population. The need for properties targeted at younger people and to meet the needs of older people will have been addressed, as well as the provision of homes to support people moving into the District.

Communities will be healthy and active with access to a diverse landscape of rural communities, suburban areas and market towns. The District will have an abundance of opportunities for physical activity on the doorstep of many residents' homes and businesses. Supporting healthy and active communities will have a positive impact on the health, wellbeing and happiness of all communities.

The high quality built and natural environment will have been protected, maintained and enhanced through development which is sensitive to the designated and protected



landscapes found across the District, including the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Special Protection Areas, River Valleys and Coastline. The natural environment will be supplemented through provision of accessible green infrastructure and other public open spaces.

Climate change is a key factor for Suffolk Coastal, but the Local Plan will address issues relating to flood risk, coastal erosion and wider coastal management and adaptation, as well as ensuring that human impact is reduced and mitigated accordingly.

All communities will have fulfilled their potential by 2036 and significantly improved the economic, social and environmental wellbeing of the area, safeguarded the prospects of current and future generations, and improved everyone's quality of life.

## Strategic Priorities and Objectives

- 3.3 Table 3.1 below identifies the strategic priorities and objectives for the Plan, to take forward the vision. These objectives are all implemented through a number of policies, as shown in the table.

Objective / Strategic Priority	Policies to deliver Objective / Strategic Priority
To support healthy and active communities through improving health, wellbeing and education opportunities for all;	Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area Policy SCLP2.2: Strategic Infrastructure Priorities Policy SCLP3.1: Presumption in Favour of Sustainable Development Policy SCLP3.2 Strategy for Growth in Suffolk Coastal District Policy SCLP3.4: Settlement Boundaries Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects Policy SCLP3.6: Infrastructure Provision Policy SCLP5.1: Housing Development in Large Villages Policy SCLP5.2: Housing Development in Small Villages Policy SCLP5.3: Housing Development in the Countryside Policy SCLP5.4: Housing in Clusters in the Countryside Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing Policy SCLP5.6: Rural Workers Dwellings Policy SCLP5.8: Housing Mix Policy SCLP5.9: Self Build and Custom Build Housing Policy SCLP5.10: Affordable Housing on Residential Developments Policy SCLP5.11: Affordable Housing on Exception Sites Policy SCLP5.12: Houses in Multiple Occupation Policy SCLP7.1: Sustainable Transport Policy SCLP7.2: Parking Proposals and Standards Policy SCLP8.1: Community Facilities and Assets Policy SCLP8.2: Open Space Policy SCLP8.3: Allotments Policy SCLP8.4: Digital Infrastructure Policy SCLP11.1: Design Quality Policy SCLP11.2: Residential Amenity Policy SCLP12.2: Strategy for Felixstowe

	<p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Policy SCLP12.17: Strategy for Communities surrounding Ipswich</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p> <p>Policy SCLP12.25: Strategy for Saxmundham</p> <p>Policy SCLP12.26: South Saxmundham Garden Neighbourhood</p> <p>Policy SCLP12.28: Strategy for Woodbridge</p> <p>Policy SCLP12.29: Strategy for the Rural Areas</p>
To achieve diverse and prosperous economic growth in towns and rural areas to provide at least 7,220 new jobs in the District;	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area</p> <p>Policy SCLP3.1: Presumption in Favour of Sustainable Development</p> <p>Policy SCLP3.2 Strategy for Growth in Suffolk Coastal District</p> <p>Policy SCLP3.3: Settlement Hierarchy</p> <p>Policy SCLP3.4: Settlement Boundaries</p> <p>Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects</p> <p>Policy SCLP4.1: Employment Areas</p> <p>Policy SCLP4.2: New Employment Areas</p> <p>Policy SCLP4.3: Expansion and Intensification of Employment Sites</p> <p>Policy SCLP4.4: Protection of Employment Sites</p> <p>Policy SCLP4.5: Economic Development in Rural Areas</p> <p>Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use</p> <p>Policy SCLP4.7: Farm Diversification</p> <p>Policy SCLP5.6: Rural Workers Dwellings</p> <p>Policy SCLP12.2: Strategy for Felixstowe</p> <p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Policy SCLP12.17: Strategy for Communities surrounding Ipswich</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p> <p>Policy SCLP12.25: Strategy for Saxmundham</p> <p>Policy SCLP12.26: South Saxmundham Garden Neighbourhood</p> <p>Policy SCLP12.28: Strategy for Woodbridge</p> <p>Policy SCLP12.29: Strategy for the Rural Areas</p> <p>Policies SCLP12.4 – SCLP12.7, SCLP12.20, SCLP12.30 – SCLP12.37: allocations for employment uses</p>
Enhance the vitality and viability of town centres and villages;	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area</p> <p>Policy SCLP2.2: Strategic Infrastructure Priorities</p> <p>Policy SCLP3.2: Strategy for Growth in Suffolk Coastal District</p> <p>Policy SCLP3.3: Settlement Hierarchy</p> <p>Policy SCLP3.4: Settlement Boundaries</p> <p>Policy SCLP3.6: Infrastructure Provision</p> <p>Policy SCLP4.8: Retail Hierarchy</p> <p>Policy SCLP4.9: New Retail Development</p> <p>Policy SCLP4.10: Development in Town Centres</p> <p>Policy SCLP4.11: Town Centre Environments</p> <p>Policy SCLP4.12: Retail in Martlesham and Kesgrave</p> <p>Policy SCLP4.13: District and Local Centres and Local Shops</p> <p>Policy SCLP8.1: Community Facilities and Assets</p> <p>Policy SCLP12.2: Strategy for Felixstowe</p> <p>Policy SCLP12.17: Strategy for Communities surrounding Ipswich</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p> <p>Policy SCLP12.25: Strategy for Saxmundham</p> <p>Policy SCLP12.28: Strategy for Woodbridge</p> <p>Policy SCLP12.29: Strategy for the Rural Areas</p>
Protect and enhance the tourism and cultural facilities across the District;	<p>Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects</p> <p>Policy SCLP6.1: Tourism</p> <p>Policy SCLP6.2: Existing and New Tourism Attractions</p>



	<p>Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast</p> <p>Policy SCLP6.4: Tourism outside of the AONB</p> <p>Policy SCLP6.5: New Self Catering Tourist Accommodation</p> <p>Policy SCLP6.6: Existing Tourist Accommodation</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p> <p>Policy SCLP12.11: Felixstowe Ferry and Golf Course</p> <p>Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point</p> <p>Policy SCLP12.13: Cobbolds Point to Spa Pavilion</p> <p>Policy SCLP12.14: Spa Pavilion to Martello Park</p> <p>Policy SCLP12.15: Martello Park to Landguard</p> <p>Policy SCLP12.16: Tourism Accommodation in Felixstowe</p>
To enhance and protect the natural, built and historic environment and provide accessible green infrastructure and public open spaces;	<p>Policy SCLP2.2: Strategic Infrastructure Priorities</p> <p>Policy SCLP2.3: Cross-Boundary mitigation of effects on Protected Habitats</p> <p>Policy SCLP3.4: Settlement Boundaries</p> <p>Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects</p> <p>Policy SCLP3.6: Infrastructure Provision</p> <p>Policy SCLP5.14: Extensions to Residential Curtilages</p> <p>Policy SCLP5.15: Residential Moorings, Jetties and Slipways</p> <p>Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast</p> <p>Policy SCLP10.1: Biodiversity and Geodiversity</p> <p>Policy SCLP10.2: Visitor Management of European Sites</p> <p>Policy SCLP10.3: Landscape Character</p> <p>Policy SCLP10.4: Settlement Coalescence</p> <p>Policy SCLP11.3: Historic Environment</p> <p>Policy SCLP11.4: Non-Designated Heritage Assets</p> <p>Policy SCLP11.5: Conservation Areas</p> <p>Policy SCLP11.6: Archaeology</p> <p>Policy SCLP11.7: Parks and Gardens of Historic or Landscape Interest</p> <p>Policy SCLP11.8: Areas to be Protected from Development</p> <p>Policy SCLP11.9: Newbourne - Former Land Settlement Association Holdings</p> <p>Policy SCLP12.2: Strategy for Felixstowe</p> <p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Policy SCLP12.11: Felixstowe Ferry and Golf Course</p> <p>Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point</p> <p>Policy SCLP12.14: Spa Pavilion to Martello Park</p> <p>Policy SCLP12.17: Strategy for Communities surrounding Ipswich</p> <p>Policy SCLP12.21: Recreation and Open Space in Rushmere</p> <p>Policy SCLP12.22: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p> <p>Policy SCLP12.25: Strategy for Saxmundham</p> <p>Policy SCLP12.26: South Saxmundham Garden Neighbourhood</p> <p>Policy SCLP12.28: Strategy for Woodbridge</p> <p>Policy SCLP12.29: Strategy for the Rural Areas</p>
Promote high quality design across the District;	<p>Policy SCLP5.7: Infill and Garden Development</p> <p>Policy SCLP9.2: Sustainable Construction</p> <p>Policy SCLP10.3: Landscape Character</p> <p>Policy SCLP11.1: Design Quality</p> <p>Policy SCLP11.2: Residential Amenity</p> <p>Policy SCLP11.3: Historic Environment</p>

	<p>Policy SCLP11.4: Non-Designated Heritage Assets</p> <p>Policy SCLP11.5: Conservation Areas</p> <p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Policy SCLP12.26: South Saxmundham Garden Neighbourhood</p>
Mitigate human impact on the environment and reduce contributions to climate change by conserving natural resources;	<p>Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects</p> <p>Policy SCLP7.1: Sustainable Transport</p> <p>Policy SCLP9.1: Low Carbon &amp; Renewable Energy</p> <p>Policy SCLP9.2: Sustainable Construction</p> <p>Policy SCLP9.3: Coastal Change Management Area</p> <p>Policy SCLP9.4: Coastal Change Rollback or Relocation</p> <p>Policy SCLP9.5: Flood Risk</p> <p>Policy SCLP9.6: Sustainable Drainage Systems</p> <p>Policy SCLP 9.7: Holistic Water Management</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p>
To deliver at least 10,900 new homes to meet the housing requirements of the whole community including those wishing to move into the area;	<p>Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area</p> <p>Policy SCLP3.1: Presumption in Favour of Sustainable Development</p> <p>Policy SCLP3.2 Strategy for Growth in Suffolk Coastal District</p> <p>Policy SCLP3.3: Settlement Hierarchy</p> <p>Policy SCLP3.4: Settlement Boundaries</p> <p>Policy SCLP5.1: Housing Development in Large Villages</p> <p>Policy SCLP5.2: Housing Development in Small Villages</p> <p>Policy SCLP5.3: Housing Development in the Countryside</p> <p>Policy SCLP5.4: Housing in Clusters in the Countryside</p> <p>Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing</p> <p>Policy SCLP5.6: Rural Workers Dwellings</p> <p>Policy SCLP5.8: Housing Mix</p> <p>Policy SCLP5.9: Self Build and Custom Build Housing</p> <p>Policy SCLP5.10: Affordable Housing on Residential Developments</p> <p>Policy SCLP5.11: Affordable Housing on Exception Sites</p> <p>Policy SCLP5.12: Houses in Multiple Occupation</p> <p>Policy SCLP5.13: Residential Annexes</p> <p>Policy SCLP5.16: Residential Caravans and Mobile Homes</p> <p>Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople</p> <p>Policy SCLP12.2: Strategy for Felixstowe</p> <p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Policy SCLP12.17: Strategy for Communities surrounding Ipswich</p> <p>Policy SCLP12.23: Strategy for Aldeburgh</p> <p>Policy SCLP12.25: Strategy for Saxmundham</p> <p>Policy SCLP12.26: South Saxmundham Garden Neighbourhood</p> <p>Policy SCLP12.28: Strategy for Woodbridge</p> <p>Policy SCLP12.29: Strategy for the Rural Areas</p> <p>Policies SCLP12.8 – SCLP12.10, SCLP12.24, SCLP12.27, SCLP12.38 – SCLP12.67: housing site allocations.</p>
Improve the quality and provision of all types of infrastructure to support current and future requirements.	<p>Policy SCLP2.2: Strategic Infrastructure Priorities</p> <p>Policy SCLP3.2 Strategy for Growth in Suffolk Coastal District</p> <p>Policy SCLP3.6: Infrastructure Provision</p> <p>Policy SCLP8.2: Open Space</p> <p>Policy SCLP8.3: Allotments</p> <p>Policy SCLP8.4: Digital Infrastructure</p> <p>Policy SCLP9.1: Low Carbon &amp; Renewable Energy</p> <p>Policy SCLP12.3: North Felixstowe Garden Neighbourhood</p> <p>Policy SCLP12.26: South Saxmundham Garden Neighbourhood</p>

## Presumption in favour of sustainable development

- 3.4 Through this Local Plan the Council is positively supporting growth and the benefits that will bring to communities across the District. The purpose of planning is to help achieve sustainable development as outlined in the National Planning Policy Framework (NPPF) and the Local Plan plays a key role in the delivery of this across the Housing Market Area.
- 3.5 The NPPF states that paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.
- 3.6 The Local Plans across the Housing Market Area should seek opportunities to meet the development needs of the communities and should have sufficient flexibility to adapt to change unless the adverse impact of doing so would outweigh the benefits when assessed against the policies in the NPPF or, specific policies in the NPPF suggest that development should be restricted. For decision making, the NPPF states that development which accords with the Local Plan should be approved without delay. Where the Local Plan is absent, silent or relevant policies are out-of-date, permission should be granted unless the adverse impacts of doing so would outweigh the benefits when assessed against the policies in the NPPF or specific policies in the NPPF suggest that development should be restricted.
- 3.7 Footnote 9 of the NPPF provides examples of such policies as being those policies relating to sites protected under the Birds and Habitats Directives and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, Areas of Outstanding Natural Beauty, Heritage Coast, designated heritage assets and locations at risk of flooding or coastal erosion. Paragraph 119 of the NPPF states that the presumption in favour of sustainable development does not apply to in circumstances where there is a likely significant effect upon a European protected site.

### Policy SCLP3.1: Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved where possible without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, planning permission will be granted unless:

- a) The proposal would undermine the achievement of the vision and objectives set out in this Local Plan;
- b) The adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against national planning policy; or
- c) Specific national planning policies indicate that development should be restricted.

## Spatial Strategy and Distribution

- 3.8 National planning policy seeks to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities<sup>4</sup>. The Council shares the government's view of significantly boosting the supply of new homes and this ambition is to ensure the delivery of sustainable communities across the District. Identifying a sufficient supply and mix of sites, which takes into account availability, suitability and viability, reflects the Council's ambition in regards to meeting the need for new homes.
- 3.9 New development across the District will promote and retain existing services and facilities. However, when considering how development is distributed, it is also necessary to consider the effects on existing infrastructure and the environment.
- 3.10 The distribution of growth across the District aims to ensure the vision for the Local Plan is delivered alongside the requirements of the National Planning Policy Framework. The Local Plan seeks to be ambitious in respect of housing delivery led by increased economic growth and infrastructure requirements across the District. Increased economic growth across the District will provide more jobs and opportunities for better paid jobs, which will enhance local prosperity and address housing affordability. The need for further infrastructure has been identified by service providers and community consultation responses and increased residential development will help facilitate infrastructure delivery across the District and the Housing Market Area.
- 3.11 Across the District many rural communities are thriving, but consultation responses have identified that in some locations, existing services and facilities are struggling to survive and remain viable. The Local Plan seeks to ensure that these rural communities are enhanced in order to sustain the variety of thriving rural communities over the plan period and for future generations.

### Garden Neighbourhoods

- 3.12 The Local Plan proposes two garden neighbourhoods at Felixstowe and Saxmundham. The principles of Garden Cities are well established on a larger scale and many examples of best practice are found around the country. Opportunity exists through land allocations to follow the principles of Garden Cities as Garden Neighbourhoods for Suffolk Coastal which provide generous provision of green spaces, range of local facilities including schools, shops, meeting places and other community spaces alongside opportunities for recreation, walking and cycling. The variety of green spaces and community facilities are to be supported by employment opportunities and a wide choice of new housing to meet a range of needs, supported by the most up to date digital infrastructure.

---

<sup>4</sup> NPPF paragraph 50



## Felixstowe

- 3.13 Large scale development through a Garden Neighbourhood is proposed for Felixstowe to enable the delivery of modern leisure facilities to meet the needs of the town as well as the District and beyond. The current leisure provision at the Leisure Centre and Brackenbury Sports Centre, have reached the end of their useful life and need to be modernised. Felixstowe is the largest town in the District and has significant opportunities for future economic growth supported by the Port of Felixstowe, associated industries and tourism. Felixstowe is well served in respect of services and facilities but directing growth to this area will support the focus on the continued regeneration of the town as well as minimising the need to travel to access employment opportunities and essential services and facilities. The Local Plan seeks to address these issues through a comprehensive strategic garden neighbourhood master plan for land north of Felixstowe which will provide leisure provision, employment opportunities, residential units, community facilities and other supporting infrastructure.
- 3.14 Previous Local Plans, through the Felixstowe Peninsula Area Action Plan identified a variety of allocations and area specific policies for communities neighbouring Felixstowe. The villages of Trimley St Martin and Trimley St Mary were identified for growth which is being delivered. The Area Action Plan identified a need for additional Primary School provision, including an early years setting in this part of the District. This Local Plan seeks to identify a site for additional education provision in Trimley St Martin, through engagement with Suffolk County Council, to aid the overall provision in the communities neighbouring Felixstowe.





## **Saxmundham and the A12**

- 3.15 The A12 is a well used road which provides connections to many communities. Directing development to locations well related to the A12 will enable opportunities to make more use of the road and rail connections between Ipswich and Lowestoft. Increasing the level of development in these locations will help to sustain the existing communities which are becoming popular with tourists and second home owners resulting in fewer properties being available for the local community.
- 3.16 A large proportion of development is focused on the Saxmundham Garden Neighbourhood to enable the delivery of required education infrastructure, utilise the connections provided by the railway station and support the improvements to the A12 proposed as part of the Suffolk Energy Gateway Four Villages bypass. Saxmundham is geographically well placed in the District to provide employment opportunities for the communities in the north of the District and improve the connections between Ipswich and Lowestoft. The emergence of Sizewell C Nuclear Power Station will also further support the strategic growth of Saxmundham as a Market Town with a variety of services and facilities.
- 3.17 Consultation responses have highlighted the need for further education provision, improvements to the capacity of the medical practice and congestion issues in relation to the B1119 and B1121 crossroads and access to the supermarkets on Church Street. This Local Plan seeks to address these issues through a comprehensive garden neighbourhood master plan for Saxmundham which will provide employment opportunities, primary school, residential units and other supporting infrastructure.

## **Rural Areas**

- 3.18 Suffolk Coastal has a large number of communities in the rural areas and public consultation responses highlighted there is a need for appropriate development to be encouraged in some of these settlements. The strategy reflects the need to support the numerous villages across Suffolk Coastal by allocating higher levels of growth to these settlements than has been experienced in previous Local Plans. Increasing the amount of development in rural areas reflects the need to provide more housing opportunities for people with a local connection to live in rural areas. New housing should also help support existing services and facilities in the rural areas such as schools, employment opportunities, public houses, shops as well as supporting the extension of broadband and mobile provision into these areas.

## **Communities Neighbouring Ipswich**

- 3.19 The communities neighbouring Ipswich have in the past seen large proportions of growth directed towards them which has resulted in the established communities of Rushmere St Andrew, Kesgrave and Martlesham. These locations provide a comprehensive range of services and facilities which meet the needs of the local community and those of surrounding settlements. In April 2018, the Council granted

outline planning permission for the delivery of 2,000 homes at Brightwell Lakes<sup>5</sup> as set out in the 2013 Core Strategy. The Brightwell Lakes site is significant in terms of infrastructure provision and housing delivery and therefore it is not currently considered appropriate to direct any further large scale development to this part of the District. However, in future Local Plan revisions, the Council will reconsider growth opportunities in the parts of the District neighbouring Ipswich, taking into account delivery rates at Brightwell Lakes and opportunity to bring forward development that supports the Business Case for strategic road routes to the north of Ipswich (as promoted by Suffolk County Council).

- 3.20 Over the plan period, there are opportunities for development associated with Neighbourhood Plans that will be reviewed to accommodate the limited level of development expected in these locations. Public consultation responses highlighted the rapid expansion of some locations (such as Framlingham and Leiston) as well as the planning permission associated with Brightwell Lakes. Taking these into account and the objectives for growth in other parts of the District, the Local Plan Review only seeks to direct a limited amount of growth to these towns.



---

<sup>5</sup> Previously known as Adastral Park. References in this document to Adastral Park relate to the adjoining area of employment uses occupied principally by BT.

## Key Diagram

3.21 The Key Diagram below illustrates the spatial strategy that this Local Plan seeks to deliver.



(c) Crown copyright and database rights 2018

## Providing for employment

- Provision of land to deliver significantly more than the baseline requirement of 13ha
- Creation of at least 7,220 jobs
- Provision of land to support the Port of Felixstowe
- Development of a new business park
- Sustaining and growing the rural economy



- 3.22 Suffolk Coastal has a very diverse local economy, with both outstanding economic assets and potential. The District hosts assets and opportunities that are amongst the most significant anywhere in the UK. These matter for both current and future generations in East Suffolk and for the UK economy as a whole<sup>6</sup>. Across the District, the rural areas provide a variety of employment opportunities alongside the larger settlements and market towns.
- 3.23 The Port of Felixstowe, BT Campus at Adastral Park, offshore and renewable energy and Sizewell Nuclear Power Station provide significant opportunities that are also supported by a plethora of micro and small businesses and self employed persons. Numerous micro and small businesses, together with those people who are self employed, make a significant contribution to the local economy and the Local Plan seeks to reflect the growth ambition and potential of all businesses operating in the District.
- 3.24 To support the outstanding economic assets and variety of businesses operating in Suffolk Coastal, the Council and other organisations (such as New Anglia Local Enterprise Partnership) are seeking to raise the level of education, skills, and training opportunities and apprentice schemes that are available.
- 3.25 Alongside the need to increase skills and opportunities, the Local Plan seeks to provide the land to meet the needs of the main economic activities across the District. In order to maintain the significant contribution of operations like the Port of Felixstowe and Sizewell Nuclear Power Station, the Local Plan will take a positive approach to land allocations which are required to meet the demands of these sectors over the plan period. Land requirements may be in excess of that outlined in the Employment Land Needs Assessment and will need to be justified by specific evidence relating to this demand.
- 3.26 The District's population is ageing and by 2036, the number of working age people will have declined significantly unless new initiatives are developed to retain the talented younger people and attract the required skills into the area. The retention of talent and skills as well as the opportunities to attract new talent into the area is a fundamental part of the Norfolk and Suffolk Economic Strategy.

---

<sup>6</sup> East Suffolk Economic Growth Plan



- 3.27 The East of England Forecasting Model (August 2016) forecasts the growth in jobs by sector and reflects trends based upon projections at the regional level and how the individual sectors have fared relative to historic growth in the region. Over the plan period (2016 – 2036) the number of jobs in Suffolk Coastal is forecast to grow by 7,220, to 68,450, predominately in the service, tourism, business and professional services sectors. It is acknowledged that there is insufficient existing provision for small businesses and limited grow on space with many land owners reluctant to build employment sites speculatively. This will in part limit potential economic opportunities.

## Boosting the Supply of Housing

- 545 new homes per year (10,900 over the lifetime of the plan - 2016-2036);
- Increasing choice in the housing available;
- Meeting the housing needs of the growing elderly population;
- Delivering more affordable housing.



- 3.28 It is the role of the Local Plan to set the housing requirement for the District. The National Planning Policy Framework requires local planning authorities to boost significantly the supply of housing by using up to date evidence, and meeting the full objectively assessed needs for market and affordable housing in the housing market area. Through this Local Plan, at least 545 new dwellings per year will be delivered in Suffolk Coastal.
- 3.29 In May 2017, the local authorities that make up the Ipswich Housing Market Area published a Strategic Housing Market Assessment (SHMA) to determine the objectively assessed housing need across the area. The SHMA identified an Objectively Assessed Need for housing (OAN) of 460 dwellings per annum across Suffolk Coastal District, a total of 10,111 over the period 2014 – 2036 (see table 2.1).
- 3.30 In September 2017, the government published a consultation document named 'Planning for the right homes in the right place'. The consultation document set out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth, in part by introducing a standard method for calculating local authorities' housing need. The consultation proposed an annual requirement of 495 dwellings per annum across Suffolk Coastal, a total of 9,900 over the period 2016 – 2036 (see table 2.1).
- 3.31 The East Suffolk Business Plan sets out the Council's long term ambitions for East Suffolk by capitalising on the strengths of the area and enabling the Council to address more significant local challenges such as the need for new homes that are affordable and local to our communities. By taking an ambitious approach to housing delivery, the Council will be better able to meet the needs of local communities, as well as significantly boosting the supply of housing, delivering on these corporate objectives. This Local Plan proposes a housing requirement of 10% above the standard new method number, equating to 545 dwellings per annum, 10,900 dwellings over the plan period (2016-2036).

- 3.32 The ambitious target clearly demonstrates the Council's commitment to delivering new housing across the District to meet its own objectives, and also provides an opportunity to provide a greater contribution to delivering housing across the Housing Market Area. A large amount of this housing is already accounted for through dwellings that have been built since 2016, those that are being built and those with planning permission. The role of this Plan is to identify further opportunities for new housing development to come forward to meet the identified requirement.

### Policy SCLP3.2: Strategy for Growth in Suffolk Coastal District

The Council will deliver an ambitious plan for growth over the period 2016 – 2036 in Suffolk Coastal by:

- a) Supporting and facilitating economic growth through the supply of significantly more than the baseline requirement of 13ha of land for employment uses to deliver at least 7,220 jobs;
- b) Ensuring the provision of 2,600 – 4,600sqm floorspace for convenience retail and 7,700 – 13,100sqm floorspace for comparison retail;
- c) Significantly boosting the supply of housing, the mix of housing available and the provision of affordable housing, through the delivery of at least 545 new dwellings per annum (at least 10,900 over the period 2016 - 2036);
- d) Ensuring the provision of infrastructure needed to support growth.

The strategy for growth will seek to provide opportunities for economic growth and create and enhance sustainable and inclusive communities through:

- a) The delivery of new Garden Neighbourhoods at North Felixstowe and South Saxmundham;
- b) Utilising opportunities provided by road and rail corridors, including a focus on growth in the A12 corridor;
- c) New strategic employment allocations based around key transport corridors, including to support the Port of Felixstowe;
- d) Growth in rural areas that will help to support and sustain existing communities.

### Distribution of Housing

- 3.33 Table 3.2 below explains the residual housing figure that this Local Plan will need to provide for. Whilst the total requirement is 10,900 dwellings over the period 2016 - 2036, a large proportion of this is already accounted for in completions since 2016, outstanding planning permissions, dwellings where there is a resolution to grant planning permission subject to completion of a Section 106 agreement and existing allocations. Existing allocations are those contained in the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan and those in 'made'

Neighbourhood Plans. As these are still considered to be deliverable, they are carried forward in this Local Plan.

Table 3.2 – Residual housing need calculation

	Number of dwellings
Completions (1.4.16 – 31.3.18)	1,130
Outstanding planning permissions (31.3.18)	4,128
Dwellings with resolution to grant planning permission, subject to S106 (31.3.18)	2,389 <sup>7</sup>
Allocations in current Local Plan or Neighbourhood Plans ( <i>without</i> permission or resolution to grant subject to S106) (31.3.18)	976
Total commitments (31.3.18)	8,623
Proposed housing requirement (2016 – 2036): new national standard method (9,900) plus 10% (545 x 20 yrs)	10,900 (545 dwellings per annum)
Residual need (requirement minus commitments)	10,900 – 8,623 = <b>2,277 residual need</b>
Residual (2,277) plus contingency of 10% on top of housing requirement (1,090)	Approximately 3,370 - indicative number of dwellings to be planned for in this Local Plan, including a contingency

## Spatial distribution of residual housing requirement

- 3.34 Table 3.3 below details the distribution of the residual figure (including the contingency) for new housing across the District up to 2036. This reflects the strategy of the Plan to direct more significant levels of growth to Felixstowe and Saxmundham through the creation of two new Garden Neighbourhoods, to focus growth on the A12 corridor and to support rural communities. The figures include indicative minimum housing numbers provided for settlements with designated Neighbourhood Plan areas, as the expectation is that those Neighbourhood Plans will allocate sites to meet their requirement. The figures do not include any assumptions around windfall development which it is expected will come forward at a rate of 50 dwellings per year from 2020/21 onwards, and would therefore provide an additional 800 dwellings over the plan period.
- 3.35 Allocations for housing in this Local Plan exceed the total dwelling requirement for the period 2016 – 2036 by approximately 10%. The over allocation will also ensure more affordable homes are delivered. This over-allocation also provides confidence that the overall housing requirement will be met even if some allocated sites fail to come forward. In addition there is likely to be further development which comes

<sup>7</sup> 2,000 dwellings relate to the Brightwell Lakes development

forward on sites not identified in the plan. These sites will either be within the Settlement Boundaries or through the exceptions and countryside policies or on additional sites identified in Neighbourhood Plans.

*Table 3.3 – Spatial distribution of housing growth to be planned for*

Location	Percentage <sup>8</sup>	Approximate Number of units (rounded) (minimum)
Communities related to the A12		
■ Saxmundham area <sup>9</sup>	22%	800
■ Other A12 communities	12%	435
Felixstowe (including the Trimleys) <sup>10</sup>	46%	1,670
Rural Settlements	15%	515
Communities neighbouring Ipswich	1%	40
Framlingham	1%	50
Leiston	1%	50
Total		3,560

## Settlement Hierarchy

- 3.36 This Local Plan provides the opportunity to redefine the Settlement Hierarchy across the District. Whatever the size and location of a community, too much development, too soon, or of the wrong type can damage the environment and local distinctiveness and thereby impact on the quality of life. The identification of a Settlement Hierarchy is a useful policy tool for identifying the spatial distribution of development across the District, taking into account the role of each settlement.
- 3.37 The National Planning Policy Framework encourages housing delivery where it will enhance or maintain the vitality of rural communities. The Local Plan seeks to encourage development in locations where people can access services and facilities and where there is a choice of transport modes including walking, cycling and public transport, recognising that in some of the more rural parts of the District opportunities for sustainable transport may be more limited but that some development may, nevertheless, help to sustain communities.
- 3.38 The overall objective of the Settlement Hierarchy is to deliver development that reflects the character of the area and contributes towards sustainable development, thereby supporting the needs of individual

<sup>8</sup> Note that figures may not sum 100% due to rounding

<sup>9</sup> Including the part of Benhall Parish within the proposed South Saxmundham Garden Neighbourhood

<sup>10</sup> Whilst Trimley St Martin and Trimley St Mary are identified as Large Villages in the settlement, in terms of District wide spatial distribution it is appropriate to identify these villages alongside Felixstowe owing to the strong functional relationship between them.



communities and enabling them to prosper in the long term. Generally the larger settlements have better provision of day to day facilities and are able to accommodate higher levels of growth without adversely impacting the character of the settlement.

3.39 Each category within the Settlement Hierarchy will contribute towards future growth in the District, with the largest levels of growth expected in the Major Centres and Market Towns and more limited development coming forward in the rural settlements. To facilitate this development and encourage communities to prosper, Settlement Boundaries are defined to guide the location of new development. New allocations for development are identified in some of the settlements in the hierarchy to provide certainty in respect of the location of future growth.

3.40 The Settlement Hierarchy has been defined through a scoring mechanism related to the presence of certain services and facilities. The list of services and facilities considered included:

- Convenience stores,
- Primary schools,
- Village halls / community centres,
- Play areas,
- Employment opportunities,
- Medical facilities,
- Public transport and,
- For villages, proximity to a major centre or town.

3.41 In order to be identified as a Large Village, settlements need to have a primary school, village hall / community centre and a convenience store, as part of the mix of services and facilities present.



### Policy SCLP3.3: Settlement Hierarchy

The Settlement Hierarchy enables the Council to achieve its vision for the District, meeting the scale of development required and enhancing the quality of the built, natural, historic, social and cultural environments whilst sustaining the vitality of communities.

The development requirements for Major Centres, Market Towns, Large Villages and Small Villages will be delivered through site allocations in the Local Plan or in Neighbourhood Plans, plus through windfall development in accordance with other policies in this Local Plan.

The development requirements in the Countryside will come forward through Neighbourhood Plans and windfall sites in accordance with other policies in this Local Plan.

Settlement Type	Communities	
Major Centre	Felixstowe East of Ipswich - Kesgrave, Martlesham Heath, Brightwell Lakes <sup>11</sup> , Purdis Farm, Rushmere St Andrew (excluding village)	
Market Towns	Aldeburgh Framlingham Leiston Saxmundham Woodbridge <sup>12</sup>	
Large Villages	Bramfield Earl Soham Grundisburgh Hollesley Knodishall Martlesham (village) Melton (village) Nacton Orford	Otley Rendlesham Snape Trimley St Martin Trimley St Mary Wenhaston Wickham Market Yoxford
Small Villages	Alderton Aldringham Badingham Bawdsey Benhall Blythburgh Brandeston Bredfield Bucklesham Campsea Ashe	Levington Little Bealings Middleton Newbourne Peasenhall (with part of Sibton) Pettistree Rendham Rushmere St. Andrew (village) Sutton Sutton Heath

<sup>11</sup> Area previously known as Adastral Park and defined by outline planning permission (reference DC/17/1435/OUT)

<sup>12</sup> Including part of the built up area of the town extending into the neighbouring parishes of Martlesham and Melton

	Charsfield Clopton Dallinghoo Darsham Dennington Easton Eyke Great Glemham Hacheston Hasketon Kelsale Kettleburgh Kirton (including part of Falkenham)	Theberton Thorpeness Tuddenham Tunstall Ufford Walberswick Waldringfield Westerfield Westleton Witlesham
Countryside	All other settlements	

3.42 Table 3.4 below summarises the type and scale of development that would be supported within the different categories of the hierarchy. This reflects policies which are set out in later Sections of this plan.

Table 3.4 – Summary of policy approach for Settlement Hierarchy

Category of settlement hierarchy	Summary of policy approach
<b>Major Centres</b>	<p><u>Employment</u>            Development within existing employment areas (Policy SCLP4.1)            Identification of new employment allocations linked to major centres and transport corridors (SCLP4.2)            Development within Settlement Boundaries (SCLP4.2)</p> <p><u>Retail</u>            Retail uses within defined Town Centres, District Centres and Local Centres (Policy SCLP4.9)</p> <p><u>Housing</u>            New strategic mixed use allocation at North Felixstowe Garden Neighbourhood (SCLP12.3)            Housing development at Brightwell Lakes (SCLP12.18)            Housing development within Settlement Boundaries (SCLP3.4)</p>
<b>Market Towns</b>	<p><u>Employment</u>            Development within existing employment areas (Policy SCLP4.1)            Development within Settlement Boundaries (SCLP4.2)</p> <p><u>Retail</u>            Retail uses within defined Town Centres, District Centres and Local Centres (Policy SCLP4.9)</p> <p><u>Housing</u>            New strategic mixed use allocation at South Saxmundham Garden Neighbourhood</p>

	(SCLP12.26) Housing development within Settlement Boundaries (SCLP3.4)
<b>Large Villages</b>	<p><u>Employment</u> Development within existing employment areas (Policy SCLP4.1) Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5)</p> <p><u>Retail</u> Retail uses within defined District Centres (Policy SCLP4.9) Protection of local shops (SCLP4.13)</p> <p><u>Housing</u> New housing allocations (Section 12) New housing development and infill within Settlement Boundaries (SCLP5.1)</p>
<b>Small Villages</b>	<p><u>Employment</u> Development within existing employment areas (Policy SCLP4.1) Development of employment uses appropriate to the scale of the settlement (Policy SCLP4.2 and Policy SCLP4.5)</p> <p><u>Retail</u> Protection of local shops (SCLP4.13)</p> <p><u>Housing</u> New housing allocations (Section 12) Small groups of new housing and infill within Settlement Boundaries (SCLP5.2)</p>
<b>Countryside</b>	<p><u>Employment</u> Conversion and replacement of rural buildings for employment uses (Policy SCLP4.6) Farm diversification (Policy SCLP4.7) Development within existing employment areas (Policy SCLP4.1) New employment uses where need is demonstrated (Policy SCLP4.2)</p> <p><u>Retail</u> Protection of local shops (SCLP4.13)</p> <p><u>Housing</u> New housing within clusters of existing dwellings (SCLP5.4) Affordable housing on exception sites (SCLP5.11) Conversions of agricultural buildings / replacement dwellings (SCLP5.3) Rural workers' dwellings (SCLP5.6)</p>

- 3.43 The Settlement Hierarchy has informed the identification of land for allocation for housing in the Local Plan. Strategies for Major Centres and Market Towns are based upon the circumstances and opportunities relevant to each, as detailed in Section 12 of this Plan. The starting point is that Large Villages and Small Villages are, in principle, suitable places to accommodate new housing. Consideration has been given to other factors in determining whether a settlement is a suitable location for additional housing growth, including infrastructure capacity, the existence of suitable sites and consultation responses.
- 3.44 Table 3.5 below shows the anticipated level of housing delivery in each Town and Parish (for settlements in the Settlement Hierarchy). Note these figures do not include an allowance for windfall which it is



anticipated will come forward across the District at a rate of 50 dwellings per year. It is anticipated that, with the greater development opportunities provided by the 'Housing in Clusters in the Countryside' policy (Policy SCLP5.4), windfall development in the countryside will increase above previous levels. Therefore the 1.5% indicative level of growth for countryside locations based on completions and commitments is presented as a minimum. A Housing Trajectory which indicates delivery on a timescale over the lifetime of the Local Plan is contained in Appendix A.

Table 3.5 Anticipated housing growth by Town / Parish 2016 - 2036

Area/Parish	Contribution (by parish) 1/4/2016 – 31/3/2018				(C) New housing allocation <sup>13</sup>	(D) Indicative contribution 2016 – 2036 (A+B+C) <sup>14</sup>
	(A) Completions 1/4/2016 – 31/3/2018	(B) Permissions & resolution to grant permission as at 31/3/2018	(C) Existing Allocations without permission or resolution to grant as at 31/3/2018	Total to date (A) + (B) + (C)		
Major Centres						
Felixstowe	92	1,720	209	2,021	1,520 <sup>15</sup>	3,541 (29%)
East Ipswich						
Kesgrave	7	20	0	27	20	47 (<0.5%)
Martlesham Heath <sup>16</sup>	5	0	0	5	10	15 (<0.5%)
Brightwell Lakes	0	2,000	0	2,000	-	2,000 (16.5%)
Purdis Farm	10	307	0	317	-	317 (2.5%)
Rushmere St Andrew (excluding village)	12	71	0	83	-	83 (0.5%)
Market Towns						
Aldeburgh	22	39	10	71	-	71 (0.5%)
Framlingham	123	349	37	509	50	559 (5%)
Leiston	91	507	0	598	50	648 (5%)
Saxmundham	113	115	65	293	800	1,093 (9%)
Woodbridge (incl part of	66	337	0	403	-	403 (3.5%)

<sup>13</sup> In italics are numbers provided to designated Neighbourhood Plan areas (Policy SCLP12.1)

<sup>14</sup> Note that percentages have been rounded to the nearest 0.5%, and therefore may not sum

<sup>15</sup> Note that a small part of the North Felixstowe Garden Neighbourhood is within Trimley St Mary parish however is included with Felixstowe in the table

<sup>16</sup> Total of 20 for Neighbourhood Plan area, which covers Martlesham Heath and Martlesham village

Melton and Martlesham)						
<b>Large Villages</b>						
Bramfield	0	3	0	3	-	3 (<0.5%)
Earl Soham	5	7	0	12	25	37 (<0.5%)
Grundisburgh	25	11	0	36	55	91 (1%)
Hollesley	6	43	0	49	-	49 (<0.5%)
Knodishall	1	16	0	17	-	17 (<0.5%)
Martlesham (village)	110	56	0	166	10	176 (1.5%)
Melton (village)	15	20	55	90	-	90 (1%)
Nacton	1	5	0	6	-	6 (<0.5%)
Orford	2	1	10	13	-	13 (<0.5%)
Otley	1	38	0	39	55	94 (1%)
Rendlesham	12	10	100	122	-	122 (1%)
Snape	18	0	0	18	-	18 (<0.5%)
Trimley St Martin	66	161	360	587	150	737 (6%)
Trimley St Mary	66	105	0	171	-	171 (1.5%)
Wenhaston	31	6	0	37	25	62 (<0.5%)
Wickham Market (with part of Pettistree)	10	10	0	20	220 <sup>17</sup>	240 (2%)
Yoxford	8	8	0	16	-	16 (<0.5%)
<b>Small Villages</b>						
Alderton	0	10	0	10	-	10 (<0.5%)
Aldringham	0	0	40	40	-	40 (<0.5%)
Badingham	1	16	0	17	-	17 (<0.5%)
Bawdsey	2	14	0	16	-	16 (<0.5%)
Benhall	4	11	0	15	50	65 (5%)
Blythburgh	17	5	0	22	-	22 (<0.5%)
Brandeston	1	0	0	1	30	31 (<0.5%)
Bredfield	0	0	0	0	20	20 (<0.5%)
Bucklesham	2	13	0	15	30	45 (<0.5%)
Campsea Ashe	1	6	0	7	12	19 (<0.5%)
Charsfield	1	21	0	22	20	42 (<0.5%)
Clopton	0	2	0	2	-	2 (<0.5%)
Dallinghoo	0	3	0	3	-	3 (<0.5%)
Darsham	10	22	0	32	145 <sup>18</sup>	177 (1.5%)
Dennington	3	1	10	14	40 <sup>19</sup>	54 (<0.5%)
Easton	0	24	0	24	10	34 (<0.5%)
Eyke	0	1	0	1	45	46 (<0.5%)

<sup>17</sup> 120 through allocation in Pettistree adjoining Wickham Market and 100 as figure for Wickham Market Neighbourhood Plan

<sup>18</sup> Includes allocation for 120 dwellings at Darsham Station

<sup>19</sup> 40 additional dwellings proposed through extension of existing allocated site

Great Glemham	2	2	0	4	-	4 (<0.5%)
Hacheston	2	12	0	14	-	14 (<0.5%)
Hasketon	5	2	0	7	-	7 (<0.5%)
Kelsale	2	12	30	44	20	64 (5%)
Kettleburgh	0	4	0	4	16	20 (<0.5%)
Kirton (with part of Falkenham)	44	2	0	46	12	58 (<0.5%)
Levington	0	1	0	1	20	21 (<0.5%)
Little Bealings	0	2	0	2	-	2 (<0.5%)
Middleton	7	3	0	10	-	10 (<0.5%)
Newbourne	3	7	0	10	-	10 (<0.5%)
Peasenhall (with part of Sibton)	0	13	0	13	-	13 (<0.5%)
Pettistree <sup>20</sup>	0	1	0	1	-	1 (<0.5%)
Rendham	0	1	0	1	-	1 (<0.5%)
Rushmere St Andrew (village)	0	27	0	27	-	27 (<0.5%)
Sutton	0	5	0	5	12	17 (<0.5%)
Sutton Heath	0	0	0	0	-	-
Theberton	3	0	0	3	-	3 (<0.5%)
Thorpeness	1	12	0	13	-	13 (<0.5%)
Tuddenham St Martin	1	1	0	2	35	37 (<0.5%)
Tunstall	0	77	0	77	-	77 (0.5%)
Ufford	1	44	0	45	-	45 (<0.5%)
Walberswick	1	2	0	3	-	3 (<0.5%)
Waldringfield	1	4	0	5	-	5 (<0.5%)
Westerfield	16	55	20	91	-	91 (1%)
Westleton	3	6	0	9	35	44 (<0.5%)
Witnesham	11	24	20	55	20	75 (0.5%)
<b>Shottisham<sup>21</sup></b>						
Shottisham	0	0	10	10	-	10 (<0.5%)
<b>Countryside</b>						
All countryside locations <sup>22</sup>	67	82	0	161	-	161 (1.5%)
<b>TOTAL</b>	<b>1,130</b>	<b>6,517</b>	<b>976</b>	<b>8,623</b>	<b>3,562</b>	<b>12, 195<sup>23</sup></b>

<sup>20</sup> Excluding part adjoining Wickham Market – proposed allocation SCLP12.56

<sup>21</sup> Under the approach to defining the settlement hierarchy Shottisham falls within the countryside category, however it is shown in Table 3.5 as it has an existing allocation which is carried forward into this Local Plan.

<sup>22</sup> Excluding Shottisham

<sup>23</sup> Note that this excludes any contribution from anticipated windfall of 50 units per year from 2020/21 onwards

## Settlement Boundaries

- 3.45 Settlement Boundaries are a policy line on a map which is used to define the built up area(s) of a settlement. The Settlement Boundaries, subject to other policies of this Local Plan, indicate where development for housing, employment and town centre development would be suitable. Inside the Settlement Boundaries, there is a policy presumption that development is acceptable in principle. Outside of these boundaries, opportunities for housing development are considerably more limited as countryside policies of restraint will apply.
- 3.46 These boundaries allow for flexibility in the Local Plan by potentially allocating more development than is planned for by the allocation of specific sites, at the same time as avoiding the loss of further undeveloped land in the countryside and controlling the sprawl of existing settlements.

### Policy SCLP3.4: Settlement Boundaries

Settlement Boundaries are defined on the Policies Map. Land which is outside of Settlement Boundaries in the Local Plan and Neighbourhood Plans is defined as Countryside.

New residential, employment and town centre development will not be permitted in the Countryside except where specific policies in this Local Plan or Neighbourhood Plans indicate otherwise.

Proposals for new residential development outside of the Settlement Boundaries will be strictly controlled in accordance with national planning policy guidance and the strategy for the Countryside.

Neighbourhood Plans can make minor adjustments to Settlement Boundaries and allocate additional land for residential, employment and town centre development providing that the adjustments and allocations do not undermine the overall strategy and distribution as set out in this Local Plan.

## Major Energy Infrastructure

- 3.47 The Suffolk Coast is at the forefront of electricity energy generation across the country both in respect of onshore and offshore energy. It is essential that major energy infrastructure projects are delivered in a planned way which takes into account the potential impact of hosting large and nationally significant infrastructure in the District. The Council is committed to working in a collaborative partnership approach with the scheme promoters, local communities, Government, New Anglia Local Enterprise Partnership, service providers and public bodies to ensure the best outcomes of major energy infrastructure projects can be achieved.
- 3.48 The Government, through the Department for Business, Energy and Industrial Strategy is committed to the increased delivery of Nuclear Energy Provision across the country. A new nuclear power station at Sizewell is a nominated site in the National Policy Statement for Nuclear Power Generation EN6 as part of this



national package. Nuclear Energy has been generated at Sizewell since the 1960's and will continue beyond the plan period as a result of the continued production at Sizewell B and at a new station.

- 3.49 The decisions in respect of the new power station will be taken at a national level as a Nationally Significant Infrastructure Project (NSIP) with various regulators assessing safety, security and other issues through the necessary design and construction. However it is considered that one of the biggest development and construction programmes faced by the Council and its communities in generations should be developed alongside the overall policy framework for the District to enable the impacts and benefits to be managed, including addressing the issues of cumulative impact and outcomes of other large scale projects.
- 3.50 The role of the Local Plan will be to consider the suitability of any specific proposal and the mitigation of local impacts (both positive and negative) on the communities across the District and to realise the economic benefits. The current Sizewell site is a remote rural location in close proximity to the town of Leiston and other nearby settlements such as Aldringham cum Thorpe and Eastbridge. In addition the wider highway and rail network to this location is challenging. As well as the social impacts affecting the communities nearby, the environmental impacts of a site on the coast, within the Area of Outstanding Natural Beauty and close to protected landscapes such as Sizewell Marshes and Minsmere Nature Reserve, will need to be assessed both during construction and beyond. Where a project involves multiple consents, developers will be expected to work collaboratively with authorities to prepare a project wide Habitats Regulations Assessment.
- 3.51 Although the provision of nuclear energy is currently prominent, the Suffolk Coast is increasingly coming under pressure to support developments associated with the off shore energy sector and linking this into the national grid, as well as inter-continental connections to enable the exchange of electricity with other countries. Investment in a variety of major energy infrastructure projects needs to be supported by infrastructure and facilities on shore and these sectors are expected to require land to enable activities over the plan period. Where possible companies and developers will be encouraged to work collaboratively and share infrastructure and facilities that serve other requirements to reduce any potential impacts.
- 3.52 The cumulative impact of hosting a variety of major energy infrastructure facilities in the area is likely to have an impact on existing and future generations. To balance this impact a variety of local economic, environmental and community benefits will need to be delivered to ensure an overall positive balance of outcomes for the local communities and the District.
- 3.53 The timing of the Major Energy Infrastructure Projects across the District is not yet confirmed and the planning, construction, operation and decommissioning of projects are likely to be beyond the Local Plan period. Therefore it is not possible to fully identify all the issues that may arise as a result of individual or cumulative projects for local communities and operators. As such, this will need to be kept under consideration alongside future reviews of the Local Plan.

3.54 A variety of local issues have been identified by the Council, as local planning authority, which need to be addressed in relation to Major Energy Infrastructure Projects. The Council will work with the local community, other local authorities, government agencies, service providers and operators to ensure the most successful outcomes are achieved. Table 3.6 below is intended to inform pre-application and early engagement discussions and provides an early view on potential constraints and opportunities across the District.



*Table 3.6 – Themes relevant to the consideration of energy infrastructure proposals*

Theme	Issue – what do we need to consider as East Suffolk on these aspects?
Community	<ul style="list-style-type: none"> <li>■ Engagement with the local community on the provision of infrastructure</li> <li>■ Housing</li> <li>■ Community facilities</li> <li>■ Health facilities</li> <li>■ Legacy and local community benefits for hosting major significant energy developments</li> </ul>
Economic Opportunities	<ul style="list-style-type: none"> <li>■ Economic strategies recognise importance of the Suffolk Energy Coast</li> <li>■ Need to maximise the economic growth and balance these against economic and social impacts</li> <li>■ Creation of jobs during the construction, operational and decommissioning stages of all projects</li> <li>■ Realisation of local economic opportunities and benefits</li> <li>■ Associated demands on local supply chain and sectors which support projects</li> <li>■ Minimise adverse impacts and effects on the tourist economy in east Suffolk and maximise benefits where possible</li> </ul>
Emergency Planning	<ul style="list-style-type: none"> <li>■ Requirement for a co-ordinated Emergency Plan to be established across all organisations</li> </ul>
Environment	<ul style="list-style-type: none"> <li>■ Sites located within the Area of Outstanding Natural Beauty and Heritage Coast</li> <li>■ Impact on designated and protected landscapes and habitats. Projects to be supported by Habitat Regulations Assessment</li> <li>■ Physical form, scale and appearance of buildings within the landscape</li> <li>■ Impact on built and natural environment arising from development, operation and decommissioning of projects</li> <li>■ Potential impact on designated and non-designated heritage assets and archaeological assets in the areas surrounding Major Energy Infrastructure Projects</li> </ul>

	<ul style="list-style-type: none"> <li>■ Risk of significant dust deposition and damage to vulnerable landscapes including Minsmere Nature Reserve</li> <li>■ Impact of light pollution to nocturnal species</li> <li>■ Appropriate landscaping of sites after the decommissioning phases</li> </ul>
Flood Risk Management and Coastal Change	<ul style="list-style-type: none"> <li>■ Potential sites for Major Energy Infrastructure Projects located on an active coast line</li> <li>■ Coastal management, erosion, adaptation</li> <li>■ Flood risk related to estuaries</li> <li>■ Effect of climate change on the coastline</li> <li>■ Detrimental impact on the sea bed and coastal foreshore environment</li> </ul>
Health	<ul style="list-style-type: none"> <li>■ Construction and transportation noise impact on local communities</li> <li>■ Long term loss of tranquil areas</li> <li>■ Loss of large areas of countryside used for leisure and tourism</li> <li>■ Negative impact on air quality</li> </ul>
Housing and Accommodation	<ul style="list-style-type: none"> <li>■ Provision of campus style accommodation for construction workers</li> <li>■ Influx of construction workers into the area and overwhelming the accommodation opportunities for local people and people visiting the area</li> </ul>
Training and Education Opportunities	<ul style="list-style-type: none"> <li>■ Availability of skills in the local area</li> <li>■ Upskilling of the local workforce through appropriate training programmes and education</li> <li>■ Investment in training opportunities for the local workforce</li> </ul>
Transport Network	<ul style="list-style-type: none"> <li>■ Local roads are not well suited to carrying the number or type of vehicle movements that will be necessary to enable construction and operation of Major Energy Infrastructure Projects</li> <li>■ Agreement of dedicated routes with local community participation</li> <li>■ Need for park and ride facilities to be created</li> <li>■ Inadequate provision of laybys on the road network across Suffolk</li> <li>■ Cumulative impact of other associated growth across and outside of Suffolk</li> <li>■ Utilisation of existing rail networks</li> </ul>

## Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects

In its role either as determining authority for development under the Town and Country Planning Act, or as consultee on Nationally Significant Infrastructure Projects, the Council will take into consideration the nature, scale, extent and potential impact of proposals for Major Energy Infrastructure Projects, including cumulative impacts.

The Council will work in partnership with the scheme promoter, local communities, National Grid, Government, New Anglia Local Enterprise Partnership and relevant local authorities to ensure significant local community benefits and an ongoing legacy of the development is achieved as part of any major infrastructure projects.

- a) Proposals for Major Infrastructure Projects across the District and the need to mitigate the impacts arising from these will be considered against the following policy requirements:
- b) Relevant Neighbourhood Plan policies, strategies and visions;
- c) Appropriate packages of local community benefit to be provided by the developer to offset and compensate the burden and disturbance experienced by the local community for hosting major infrastructure projects;
- d) Requirement for a robust Environmental Impact Assessment and Habitats Regulations Assessment;
- e) Appropriate flood and erosion defences, including the effects of climate change are incorporated into the project to protect the site during the construction, operational and decommissioning stages;
- f) Appropriate road and highway measures are introduced (including diversion routes) for construction, operational and commercial traffic to reduce the pressure on the local communities;
- g) The development and associated infrastructure proposals to deliver positive outcomes for the local community and surrounding environment;
- h) Economic and community benefits where feasible are maximised through agreement of strategies in relation to employment, education and training opportunities for the local community;
- i) Measures to ensure the successful decommissioning and restoration of the site through appropriate landscaping is delivered to minimise and mitigate the environmental and social harm caused during operational stages of projects;
- j) Cumulative impacts of projects are taken into account and do not cause significant adverse impacts; and
- k) Appropriate monitoring measures during construction, operating and decommissioning phases to ensure mitigation measures remain relevant and effective.



## Infrastructure

- 3.56 The provision of new and improved infrastructure is essential to ensure the growth planned in the District is sustainable. Infrastructure includes a wide range of facilities and services including schools, medical facilities, community facilities, open space, roads, railways, cycle paths and flood defences.
- 3.57 The Council has undertaken evidence to support the Local Plan, including:
- Economic Area Needs Assessment (2017) - identifies forecasted economic growth across the District and any ancillary infrastructure that may be required to facilitate such growth.
  - Economic Area Sector Needs Assessment (2017) – identifies the specific needs of economic sectors across the District.
  - Retail & Leisure Study (2017) - assesses the retail and leisure need across the District, identifying projected retail and leisure infrastructure requirements going forward.
  - Level 1 Strategic Flood Risk Assessment (2018) - indicates areas of the District where flood defence infrastructure may be required based on allocated development.
  - Leisure Strategy – the Council’s Leisure Strategy (2014) and supporting assessments identify the needs for open space and built leisure facilities across the District.
  - Transport modelling – analyses the effects of proposed growth on the transport network and identifies areas of the network where transport mitigation measures may be needed to accommodate growth.
- 3.58 The Council has worked closely with Suffolk County Council and other infrastructure providers to ascertain infrastructure requirements related to growth planned in the Local Plan. This engagement will continue throughout the production of the Plan. Over the plan period, the Council will continue to update its evidence base and where necessary engage with service providers, funding partners and the Government to ensure that infrastructure projects are delivered in a timely manner to the benefit of the District, the county of Suffolk and the rest of the country.
- 3.59 Section 14 of this Plan provides a summary of all the infrastructure needed in the District and how and when it is expected to be delivered to support growth.
- 3.60 New development has a responsibility to contribute towards the cost of new infrastructure. Infrastructure is often funded by developers either through section 106 planning obligations or the Community Infrastructure Levy. Section 106 planning obligations are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes money to fund infrastructure to meet the need that development generates. The Community Infrastructure Levy is a standard per sqm charge currently on housing and convenience retail development which the Council pools together to deliver necessary infrastructure.
- 3.61 Suffolk Coastal has had a Community Infrastructure Levy in place since July 2015, and this is currently the main way in which the Council collects funds from development. The rates of the Levy are set out in the Council’s Charging Schedule. The Council intends to retain the Levy for most infrastructure funding. The Council will however, need to review the Levy, particularly with respect to the larger sites allocated in the

Local Plan. This is because these sites will have on-site infrastructure which may be more effectively secured through section 106 planning obligations.

- 3.62 Policy SCLP3.6 sets out the strategic approach to infrastructure delivery across the District. The policy seeks to ensure that developments will be well supported by new and improved infrastructure.
- 3.63 Most needs generated by new development will necessitate improvements to existing infrastructure rather than completely new provision. Therefore, most infrastructure provision will take place outside of development sites. This infrastructure will be funded by the Community Infrastructure Levy and other sources of funding such as the Clinical Commissioning Group
- 3.64 Opportunities may arise for the provision of open space on site as part of new housing sites. This will be assessed on a case by case basis. The provision of new open space on site increases the opportunities and accessibility for play, physical activity and recreation which contributes significantly towards the health and well-being of the population. This will be secured through planning conditions and/or section 106 planning obligations. Provision of open space can also help to mitigate impacts of recreational pressure on protected environments. The necessary infrastructure requirements should form part of the Habitats Regulations Assessment where one is required, and information will be required to be submitted to demonstrate that the infrastructure provision will not impact upon European protected sites.
- 3.65 Other on-site infrastructure is only likely to be necessary as part of much larger developments where a new primary school or community centre for example may be needed. However, there are specific local needs where smaller developments can enable the delivery of infrastructure that satisfies local needs on site. On-site infrastructure will generally be secured through section 106 planning obligations.
- 3.66 Effective telecommunications, including broadband and mobile phone signals are essential for economic development and to support communities. However, coverage remains poor in some areas, particularly outside of the towns. Policy SCLP8.4 is supportive of its facilitation where necessary and appropriately designed.



## Policy SCLP3.6: Infrastructure Provision

The Council will work with partners including, Suffolk County Council, Parish and Town Councils, Highways England, Environment Agency, Anglian Water, Essex and Suffolk Water, UK Power Networks and the Ipswich and East Suffolk Clinical Commissioning Group to ensure that the growth outlined in this Local Plan is supported by necessary infrastructure.

Developers must consider the infrastructure requirements needed to support and service the proposed development. All development will be expected to contribute towards infrastructure provision to meet the needs generated.

Off-site infrastructure will generally be funded by the Community Infrastructure Levy. On-site infrastructure will generally be secured and funded through section 106 planning obligations.

Open space should be provided on new residential development sites to contribute to the provision of open space and recreational facilities to meet identified needs, in accordance with Policy SCLP8.2.

In locations where there is inadequate capacity within local catchment schools development should contribute to the expansion or other measures to increase places available at the school. Where new primary schools are provided these should be in locations which are well located in relation to the catchments they will serve, and which maximise opportunities for walking and cycling to school.

Development will not be permitted where it would have a significant effect on the capacity of existing water infrastructure. Specifically, developers should provide evidence to ensure there is capacity in the water recycling centre and the wastewater network in time to serve the development. Where there is no capacity in the water recycling centre, development may need to be phased in order to allow improvement works to take place.

Development should not be permitted where the electricity supply network cannot accommodate it. Particular regard should be had to large scale employment sites, which are regarded as particularly energy intensive development. The Council will work with UK Power Networks to ensure that development proposed in this Local Plan does not conflict with the electricity supply network.

The Council will work with the digital infrastructure industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses. All new developments must provide the most viable high-speed broadband connection. Infrastructure relating to new developments should be designed so as not to impede or obstruct connection to antennae or masts in the local vicinity. Early engagement with the relevant digital infrastructure provider should be undertaken to avoid such a scenario.

## Enabling Development

- 3.67 The concept of enabling development, whereby an exception to planning policy is permitted in order to allow for development that will provide sufficient public benefit, is one supported by the Council where appropriate. Across the District, a number of successful examples have been delivered through partnerships between landowners, service providers, local communities and the Council.
- 3.68 Enabling development could be required in a number of circumstances such as to retain a heritage asset, enhancement of sports facilities, coastal defence and flood adaptation measures where necessary. The exceptional individual circumstances where enabling development may be supported by the Council in exceptional circumstances needs to be justified, transparent and deliverable as a comprehensive package, with clear community benefits.
- 3.69 Over the plan period the public benefits associated with enabling development are expected to change and the Council will keep this under review through regular monitoring. If considered necessary, the Council may introduce a Supplementary Planning Document to provide further detail and justification in respect of enabling development.

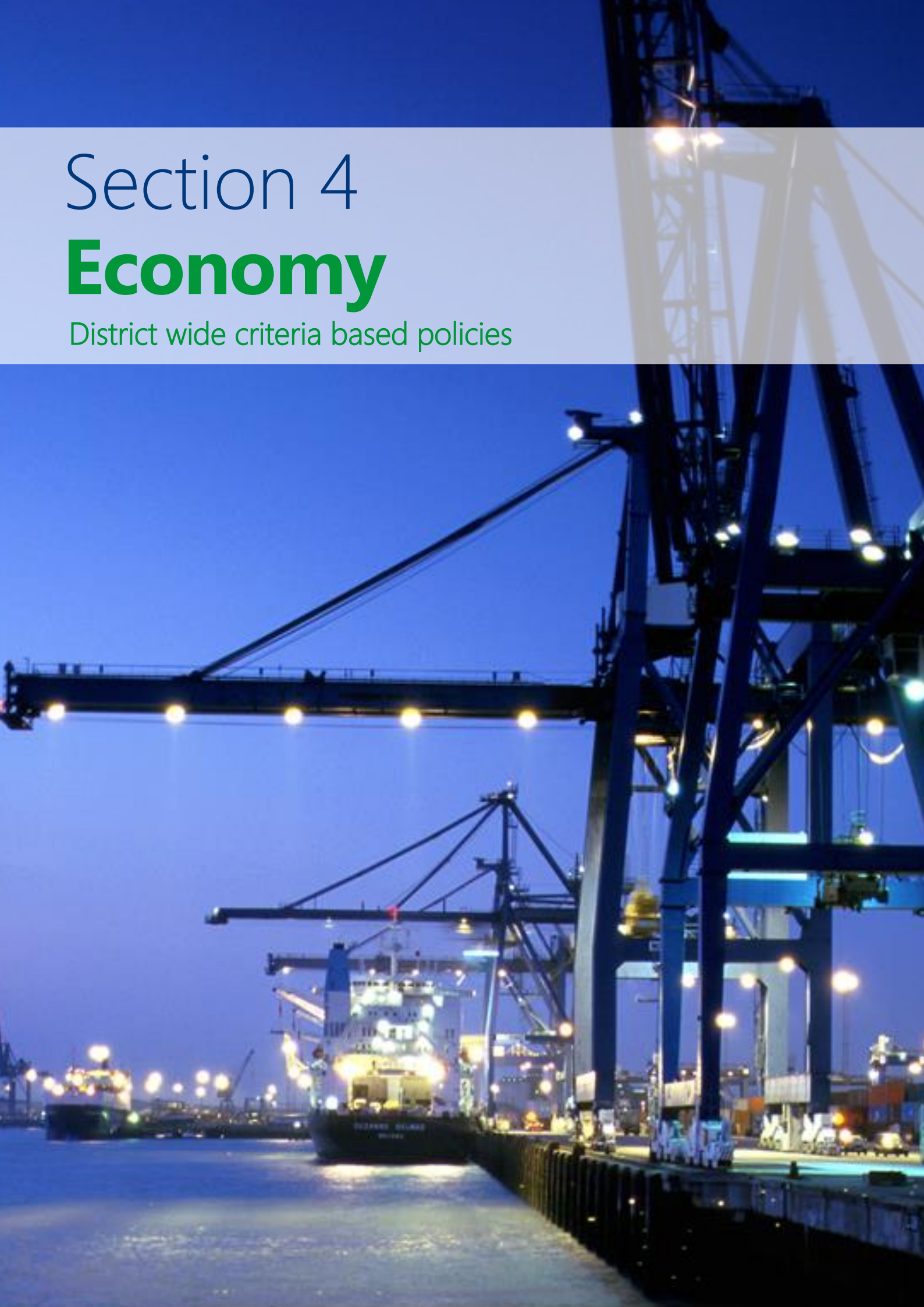




# Section 4

# **Economy**

District wide criteria based policies



# 4 Economy

- 4.1 Suffolk Coastal is a unique District which makes a significant contribution to local, national and international economies. It is important that the framework for land use set out in the Local Plan serves as an impetus to business growth and a strong and resilient District economy. Across the District, the main economic drivers of the Port of Felixstowe, Sizewell Nuclear Power Station and BT are to be supported, alongside opportunities for enterprises which support these sectors over the plan period. Maintaining a strong and prosperous local economy which supports existing enterprises whilst also encouraging new ventures is promoted through this Local Plan.
- 4.2 In September 2017, the Government published a national Industrial Strategy in the context of the UK leaving the European Union. The Industrial Strategy places emphasis on supporting businesses to create better, higher paid employment and self-employment throughout the United Kingdom with investment in the skills, industries and infrastructure of the future. The Industrial Strategy seeks to ensure that every part of the country realises its full potential. The New Anglia Local Enterprise Partnership has an ambitious desire to drive business growth and productivity and build the skills to enable the economies of Norfolk and Suffolk to prosper, with a high performing, productive economy. The Local Plan has a key role in the implementation of the economic visions to enable Suffolk Coastal to realise its potential.
- 4.3 The East Suffolk Economic Growth Plan 2018-23 sets out a vision to *'focus on building business confidence and with it, both the capacity and ambition of our businesses to invest and grow.'* The Local Plan is a key contributor to this vision through the identification of appropriate land, premises and opportunities for economic growth.
- 4.4 Evidence prepared identifies that between 2001 and 2016, employment grew by 13.4% in Suffolk Coastal and the District is expected to see an increase in the number of jobs over the Local Plan period to 2036<sup>24</sup>. Suffolk Coastal has economic ambitions and the Local Plan sets out how the main economic drivers in the District can be supported, as well as providing the opportunities and conditions for small enterprises to start and flourish in the District and create better, higher paid employment.

## Employment Areas

- 4.5 The District is home to a number of large scale strategic businesses such as the Port of Felixstowe, Sizewell Nuclear Power Station and BT Campus at Adastral Park and it is important that the Local Plan responds to their needs. Not only are these businesses large employers but they also have a positive impact on the supply chains and related commercial activities in both Suffolk Coastal and the neighbouring authorities of Babergh, Ipswich, Mid Suffolk and Waveney.

---

<sup>24</sup> Ipswich Economic Area Sector Needs Assessment, September 2017 (Lichfields)

- 4.6 The local economy is also diverse, made up of many small and medium enterprises that collectively provide a variety of economic opportunities, jobs and services. Planning policies reflect that over the Local Plan period new businesses and business sectors will emerge, as experienced in recent years, with the emergence of creative businesses and film technologies at locations like Rendlesham which has boosted the number of enterprises in Suffolk Coastal.
- 4.7 The mixture of large scale strategic businesses alongside small and medium enterprises reflects the economic potential across the District. The Local Plan needs to ensure that the economy is able to prosper and grow with a combination of suitable sites for serviced employment land and supporting infrastructure.
- 4.8 To support the District's economy and realise the economic ambitions for the area as outlined in the Economic Strategy for Norfolk and Suffolk and the East Suffolk Economic Growth Plan, the Local Plan needs to identify and preserve a range of employment sites to achieve these ambitions. Previous Local Plans made a distinction between strategic and general employment areas. This Local Plan seeks to simplify these allocations as Employment Areas. Through simplifying the allocations, the Council believes it can facilitate business opportunities and growth on a variety of sites across the District to deliver the economic vision for the District.
- 4.9 To ensure this happens over the plan period, it is therefore essential that the Local Plan ensures a flexible supply of land for a variety of employment sectors, targeted at the needs of businesses operating across the District including the delivery of start up units. For example, Port related operations in locations well related to the Port of Felixstowe or film and creative industries emerging at Rendlesham. Through appropriate allocations, the Local Plan will encourage employment development on a range of established sites and premises across the District.
- 4.10 A variety of employment areas are identified to cater for the needs of all sectors in the District. Some of these are established sites with buildings and infrastructure already in place and covered by existing planning permissions or established lawful uses. The Local Plan allocates new strategic areas for employment uses close to the A14 at Felixstowe and at the Seven Hills junctions of the A12 and A14, as well as expecting some employment development to come forward alongside the development of the garden neighbourhoods at Saxmundham and Felixstowe. In other locations, the policies support new employment development within Settlement Boundaries, along with appropriate development in the countryside, such as through conversions and farm diversification schemes.

## Policy SCLP4.1: Employment Areas

Employment Areas are identified on the Policies Map.

Within these Employment Areas, proposals involving the redevelopment or change of use of employment premises to other employment uses will be supported and encouraged over the plan period. Appropriate uses within Employment Areas will normally be B1, B2 and B8 unless specifically identified, or are required by exception, for business operation reasons.

Other ancillary uses (including cultural and tourism uses) which fall outside of these B type uses may be appropriate within the Employment Areas where the primary purpose is to provide a service to the businesses and employees operating in that location.

Exceptionally, quasi-retail uses (not falling within use class A1) may be permitted on the main road frontages of Employment Areas which have good access to a range of transport options. Such development should not be detrimental to the efficient and effective use of the remainder of the Employment Area.

New development for employment uses which takes place during the plan period (including sites currently with consent for employment uses) will be treated as Employment Areas for the purpose of this policy.

Outside of the Employment Areas, the redevelopment or change of use of existing employment premises to other employment uses falling within use classes B1, B2 and B8 will be permitted.

Neighbourhood Plans may identify additional premises or clusters of premises outside of Employment Areas within use classes B1, B2 and B8 for protection from redevelopment or change of use if local evidence supports it.

## New Employment Areas

- 4.11 Across the District a number of established Employment Areas provide land and buildings for a variety of economic opportunities as detailed in Policy SCLP4.1 above.
- 4.12 Through the allocation of new land for employment, the Local Plan can provide opportunities for new inward investment to come forward over the plan period which will improve the economic vibrancy and enterprise across the District. The creation of well situated sites which offer flexibility to potential occupiers and users is welcomed by the Council as this type of development can provide job opportunities and further support tourism and cultural attractions. Utilising the main road frontage of sites ensures that a high quality design is brought forward which is in keeping with the surrounding area and raises the economic potential across the area.
- 4.13 Ensuring a range of appropriate sites to facilitate business start ups and incubator units as well as sites for established businesses to grow into, enables commercial activity across the District to be free from



barriers to business and encourages the creation of prosperity across the District. Making provision for new employment areas can encourage new technologies to be introduced and for industries to cluster by sectors which emerge over the plan period. Increasing the economic prosperity across the District enables greater opportunities for job creation, local spend and vibrant communities.

- 4.14 New employment areas will also provide opportunities to be realised for all sectors as and when the economic conditions are right. Another key benefit to the provision of new employment areas is that it will provide opportunities to renew the existing stock of business premises which in some parts of the District are not fit for purpose or are coming to the end of their useable life. Without the allocation of new land, there is very limited flexibility to renew and regenerate the existing sites.
- 4.15 Once implemented, proposals for new development or change of use in the new employment areas will be judged against the requirements in Policy SCLP4.2 below.





## Policy SCLP4.2: New Employment Areas

The Council will support the delivery of new employment areas as identified on the Policies Map to provide greater site choice and economic opportunities across the District. Within these areas the Council will support other community related uses provided these are ancillary to the economic activity on the site.

Proposals for new employment development falling within use classes B1, B2 and B8 outside of the Employment Areas but within Settlement Boundaries will be permitted where it would not have an adverse impact on the surrounding land use and local highway network.

Proposals for new employment development falling within use classes B1, B2 and B8 will be permitted adjacent to Employment Areas and outside of Settlement Boundaries provided that:

- a) It would not have an adverse impact on surrounding land use; and
- b) Additional need for employment development has been demonstrated; or
- c) There is no land available within Employment Areas, existing allocations or within Settlement Boundaries to accommodate the proposal.

New employment areas are shown on the Policies Map in the following locations:

- SCLP12.30 Land at Innocence Farm
- SCLP12.19 Land at Felixstowe Road
- SCLP12.3 North Felixstowe Garden Neighbourhood (as part of masterplanned approach)
- SCLP12.26 South Saxmundham Garden Neighbourhood (as part of masterplanned approach)

## Expansion and Intensification of Employment Sites

- 4.16 The East Suffolk Economic Growth Strategy seeks to support all businesses across the District to ensure a successful and prosperous economy. The successful delivery of this strategy will be assisted by facilitating the expansion and intensification of existing economic activities, whether it is to assist adaptation to changing markets or to support productivity to remain competitive.
- 4.17 In some instances enterprises will have outgrown their established site and future options may include expansion of the current site or relocation to another. These enterprises may be either on allocated Employment Areas or on individual sites with an existing employment use. Opportunities for intensification may also be realised by the co-location of business activities to realise synergies that may boost local prosperity.
- 4.18 Some employment sites by their nature have a greater impact on their local environment and the economic operations anticipated to take place on a site is an important consideration in respect of expansion and intensification. Applicants will be required to demonstrate that their proposals for expansion or intensification do not have a material harm on the environment and that any adverse impacts can be successfully mitigated.

- 4.19 Where sites are located close to residential areas and proposals would have a detrimental impact on residential amenity by virtue of noise, odour or dust for example, the Council will seek to assist in identifying alternative suitable location(s) within Suffolk Coastal for continued economic activity.

### **Policy SCLP4.3: Expansion and Intensification of Employment Sites**

Proposals to expand or intensify existing employment areas will be permitted unless:

- a) The scale of development would cause an adverse impact on the highway network; or
- b) There will be material harm to the environmental sustainability in the area; or
- c) The proposed use is not compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; and
- d) Potential adverse impacts can not be successfully mitigated.

### **Protection of Employment Sites**

- 4.20 Over the plan period, it is anticipated that in exceptional circumstances employment activities will be lost, despite the strong and prosperous local economy. However, it is important to retain these sites to support the economic prosperity of the District. Each employment site provides a contribution to the local economy and the majority of existing sites remain suitable and should be protected.
- 4.21 When employment uses cease to operate from a site, the land and buildings often come under pressure for redevelopment. The Local Plan acknowledges the importance of a vibrant and successful local economy and therefore takes a positive approach to the protection of employment sites.
- 4.22 In April 2016 the Council published the Commercial Property Marketing Best Practice Guide. The document focuses on the information that the Council would expect in support of planning applications for the change of use of commercial premises and sites. The principles of this guide have been included within Appendix B.

## Policy SCLP4.4: Protection of Employment Sites

Employment sites across the District will be protected for B class uses unless:

- a. Marketing evidence is provided which demonstrates that the site and/or premises have been marketed for a sustained period of 12 months in accordance with the requirements set out in Appendix B;

Or

- b. There would be substantial planning benefit in permitting alternative uses; and
- c. The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

Proposals for change of use to residential will only be permitted in exceptional circumstances where there is no current or long term need for the site and it is within the defined Settlement Boundary.

## Economic Development in Rural Areas

- 4.23 Economic activity also takes place outside of the towns and the identified Employment Areas in rural locations. It is important that the Local Plan continues to maximise the potential of these activities to support the rural economy and provide a valuable source of jobs locally.
- 4.24 National Planning Policy seeks to support a prosperous rural economy through the sustainable growth and expansion of businesses in the rural areas. Across the District there are a large number of farms and rural diversification schemes on isolated sites which provide employment opportunities or which through investment, could provide new economic opportunities in the form of traditional B class industries, cultural or tourism activities.
- 4.25 Public consultation responses have highlighted the need to improve digital services such as mobile and broadband signal to support business activity in the rural areas. The Local Plan supports this need and encourages the increased provision of infrastructure to ensure greater coverage and reliability of this type of utility.
- 4.26 It is acknowledged that employment opportunities in the rural areas are generally only accessible via motor vehicle and public transport opportunities are limited. In such locations any development needs to be sensitive to the surrounding landscape and not have an unacceptable impact (such as high volumes of HGV traffic) on the local road network including routes to the main road network. However the benefit of retaining these types of sites for economic activity in the majority of cases is considered to outweigh the negatives that arise from location and access arrangements.
- 4.27 Within the Suffolk Coast and Heaths AONB, the Council will still support economic development in rural areas, but will strive to ensure that higher levels of design and appropriate screening are delivered to reflect their location within the protected landscape.

## Policy SCLP4.5: Economic Development in Rural Areas

Proposals that grow and diversify the rural economy, particularly where this will secure employment locally, will be supported. Proposals will be supported where:

- a) They accord with the vision of any relevant Neighbourhood Plan in the area;
- b) The scale of the enterprises accord with the Settlement Hierarchy;
- c) The design and construction do not have an adverse impact on the character of the surrounding area and landscape or harm the natural environment;
- d) Small scale farm and rural diversification schemes make good use of previously developed land;
- e) The proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns; and
- f) The proposal delivers additional community, cultural or tourism benefits.

## Conversion and Replacement of Rural Buildings for Employment Use

- 4.28 National Planning Policy encourages economic growth in rural areas. The Local Plan seeks to support and enhance the rural areas through enabling farm, forestry and other land-based businesses to build the new and replacement buildings and infrastructure they need to function efficiently. The identification of a variety of employment sites throughout the District ensures that the needs of local communities and their ability to realise economic potential comes forward over the plan period.
- 4.29 When buildings in the countryside are no longer required for their original purpose or become under-used, their re-use and conversion to appropriate uses for employment can represent a sustainable form of development. Buildings in the rural areas can provide opportunities to enhance local prosperity and support the move from lower paid to better paid employment.
- 4.30 Suffolk Coastal has a number of large traditional rural estates which, through co-ordinated land management, can have an impact on the landscape of the District. Over time, these estates have had a major impact on the variety of economic opportunities across the District and tend to have numerous rural buildings on their land. The management of these rural estates has an influence on the nature of the economic opportunities within the rural areas and, the conversion and replacement of the estate buildings needs to be carefully considered, to ensure appropriate uses are retained and facilitated over the plan period.
- 4.31 Rural buildings in the countryside are often also heritage assets which are important to retain and bring back into use. Relevant proposals will also need to be considered carefully against the historic environment policies of the Local Plan as well as national planning policy on the conservation of heritage assets.

## Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use

The conversion of rural buildings to employment use will be permitted where:

- a) The business use is of a scale and character that is appropriate to its location in accordance with the Settlement Hierarchy;
- b) There is good access to the road network or would not generate significant traffic movements that would have a materially adverse effect on highway safety and the amenity of local residents;
- c) The proposal would not conflict with neighbouring uses; and
- d) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings.

The replacement of rural buildings with employment uses will be permitted where:

- a) The proposal is of a similar size and scale to the building that is being replaced;
- b) There is good access to the road network and significant traffic movements would not be generated that would have a materially adverse effect on highway safety and the amenity of local residents;
- c) The proposal would not conflict with neighbouring uses;
- d) The proposal is complementary to the setting of any historic or architecturally important buildings and reflects the form and character of the existing buildings; and
- e) Proposals would not result in a significant adverse environmental impact.





## Farm Diversification

- 4.32 Agriculture and farming are an important part of the District's economy. Traditionally farming provided significant employment opportunities but over recent years the numbers employed has reduced due to increased costs and technological advances as well as the agglomeration of farmsteads. However, farming remains a key sector and the Local Plan seeks to ensure that appropriate farm diversification schemes can help sustain agricultural operations for the wider benefit.



- 4.33 Examples of farm diversification across the District include the introduction of farm shops, post offices, tourism activities and education centres which all provide a valuable contribution to the original farm as well as the wider economy and community. In exceptional circumstances farm diversification can include conversion of buildings to permanent residential use. However the Local Plan has a role to ensure that farm diversification does not have an adverse impact on nearby villages or the local road network through traffic generation and parking arrangements in rural area
- 4.34 As a popular tourist area, many farms have converted buildings to provide tourist accommodation. This is an issue which the Local Plan needs to address to continue to ensure that only appropriate farm diversification schemes involve conversion to tourism accommodation.
- 4.35 It is anticipated that more diversification proposals will come forward over the plan period and it is essential that these are carefully considered to sustain the existing farm activities and do not have a detrimental impact on the wider community. Applicants will be expected to provide information to demonstrate how the diversification will support the vitality of the existing farm. Information required will need to clearly justify the additional benefits that will be brought about through the diversification proposals.

## Policy SCLP4.7: Farm Diversification

Proposals for farm diversification schemes to support the continued viability of the farm will be supported where:

- a. Farming activities remain the predominate use on the site;
- b. The proposal is of a use and scale that relates well to the setting of the existing farm;
- c. The proposal does not compromise highway safety to the local road network or free flow of traffic and there is adequate off road parking;
- d. The diversification is supported by detailed information and justification that demonstrates that the proposals will contribute to the viability of the farm as a whole and its continued operation;
- e. The diversification retains or provides additional employment for the local community;
- f. The proposal supports the retention or creation of jobs associated with the farm;
- g. The conversion of existing farm buildings is undertaken sympathetically to the traditional character of the farm; and
- h. The proposal does not involve permanent residential uses.

Support will be given to farm shops which provide continued employment opportunities and sell a range of produce associated with the farm and the local area. Proposals should be of a scale which is not detrimental to the existing shopping facilities provided in nearby towns and villages.

## Town Centres and Retail

- 4.36 The distinctiveness, historic character and accessibility of resort and market towns in Suffolk Coastal presents an attractive setting for town centres as concentrations for shopping, leisure, employment, business, social and cultural activities. This also makes them popular with tourists and visitors from nearby areas within and beyond Suffolk Coastal. The towns have varying tourism functions that contribute to the scale of the retail offer and the presence of many specialist and artisan shops. The blend of different types of shops is important to the experience of visitors and local quality of life.
- 4.37 Town centres are the most accessible places in Suffolk Coastal for shopping and commercial leisure. Commercial leisure is the business of entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- 4.38 In common with national trends, food shopping growth has moved towards discounters and smaller store formats of large supermarket chains catering for more frequent, smaller shopping trips. High levels of car ownership and use in the District and consumer choice mean people are increasingly prepared to travel further, in order to access a greater choice of shops and leisure facilities available in larger centres.
- 4.39 Government policy and up-to-date evidence highlight that it is important that town centres offer a shopping and social experience that is different to out of town or online shopping. This reflects a broader

change in the economy, population, e-commerce, how town centres are used and in the way the public spends its money and leisure time. More locally, this is in addition to the effects of a significant presence of out of town retail at Martlesham in the District and nearby Ipswich.

- 4.40 A balanced mix of town centre shops and services is important to ensure a strong offer to meet the needs of residents of the towns and their surrounding rural areas. This includes well situated units suitable for modern operator requirements on main routes around and through town centres.
- 4.41 Local and regional projects and strategies (e.g. East Suffolk Business Plan) are consistent in supporting local prosperity, community and cultural life and access to facilities and opportunities.





## The Retail Hierarchy in Suffolk Coastal District

- 4.42 The purpose of the following retail hierarchy for the District and the different levels within the hierarchy is to set out the provision of facilities and scales of shopping development that can be expected of a centre. This recognises retail relationships between centres in the hierarchy, especially in the south of the District between Woodbridge, Felixstowe, the out-of-centre retail destination at Martlesham and the neighbouring county town of Ipswich.
- 4.43 An out of centre location is one that is neither in, nor on the edge of a centre, but is within the urban area. As an out-of-centre location, Martlesham Retail Park is not sequentially preferable for new retail and commercial leisure so it is therefore not included in the retail hierarchy.
- 4.44 Small parades of shops serving only the immediate neighbourhood are not classed as centres in national policy, and therefore are not designated. These include corner shops and other very small parades serving the immediate area.

### Policy SCLP4.8: Retail Hierarchy

The retail hierarchy in Suffolk Coastal is:

- Level 1 – Town Centre – Felixstowe (resort town),
- Level 2 – Town Centres – Aldeburgh, Framlingham, Leiston, Saxmundham, Woodbridge (market towns),
- Level 3 – District Centres,
- Level 4 – Local Centres.

## Opportunities and capacity for retail growth

- 4.45 Opportunities for new retail development can enhance customer choice, convenience and shopping experience but can inevitably compete with existing shops and impact on town centres. Evidence forecasts based on population change and household spending patterns (taking into account online shopping and new forms of retailing) show capacity to grow the amount of shopping floorspace in Suffolk Coastal to be very modest. In line with national trends, capacity for retail growth is concentrated on the large urban centres outside the District. Retail capacity for the towns in the District and for the area between Ipswich, Woodbridge and Felixstowe is identified in the Ipswich and Suffolk Coastal Retail and Commercial Leisure Town Centre Study (2017).
- 4.46 Suffolk Coastal's town centres function within a wider network of retail centres that includes the established retail destination of the retail park and superstore in Martlesham, the neighbouring county town of Ipswich as well as historic cities, towns and shopping centres outside the District.
- 4.47 The Council recognises that each of the town centres within the District is different, not least in terms of its particular shopping character, tourism offer and relationships with nearby places. This reflects links and

relationships between shopping destinations offering choice and differentiation for shoppers' requirements, mobility and lifestyles. For example, Woodbridge is close to Ipswich and Martlesham and has a larger existing retail offer than the other market towns.

- 4.48 Evidence reveals significant shopping relationships between Woodbridge, Felixstowe, Martlesham and Ipswich. It is therefore important to consider provision for accessible retail and commercial leisure in the south of Suffolk Coastal in the context of the neighbouring county town of Ipswich.
- 4.49 The NPPF sets out the principles of the sequential test. Proposals for main town centre uses, which includes retail and commercial leisure uses, should be located in town centres. If no suitable sites are available then edge of centre locations should be considered, and if no suitable town centre or edge of centre locations are available then out of centre may be considered. A retail impact assessment will need to be submitted alongside any applications outside of town centres which exceed the thresholds set out in Policy SCLP4.9, in accordance with the National Planning Policy Framework and the guidance set out in the Planning Practice Guidance.





## Policy SCLP4.9: New Retail Development

Priority will be given to concentrating retail and commercial leisure development within Town Centres as identified in the retail hierarchy. Retail and commercial leisure (falling within Use Classes A1, A2, A3, A4, A5, C1 and D2) will be permitted within Town Centres identified in the hierarchy and as defined on the Policies Maps. This will reinforce and reflect compact town centres.

Retail and commercial leisure development will be permitted on edge of centre sites, only where there are no suitable or available sites within a Town Centre. For retail developments, edge of centre is defined as within 300 metres of the Primary Shopping Area, as defined on the Policies Maps. For commercial leisure, edge of centre sites should be within 300 metres of the Town Centre.

Retail and commercial leisure development will only be permitted on out of centre sites where there are no suitable or available sites within a Town Centre or edge of centre location. Retail and commercial leisure development will only be permitted on out of centre sites where:

- a) The location is accessible by public transport and is accessible to pedestrian and cyclists;
- b) The site has good links to a Town Centre, or links can be improved; and
- c) The site will not impact upon other neighbouring uses, in terms of traffic, parking and amenity issues.

Proposals for retail or commercial leisure uses outside of Town Centres will only be permitted where it can be demonstrated that there will be no significant adverse impact on defined centres. This will be determined through an impact assessment which will be required for proposals greater in size than the thresholds set out below:

<b>Settlement Centre</b>	<b>Floor Space Impact Threshold (gross)</b>
Level 1 (Felixstowe)	750sqm
Level 2 (Woodbridge)	750sqm
Level 2 (Aldeburgh, Framlingham, Leiston, Saxmundham)	350sqm

The impact assessment will need to consider potential impact on all relevant centres (including those outside of the District) depending on the location, scale and nature of the proposal. The scope and nature of an impact assessment will be determined at the time of a planning application. Proposals that would have a significant adverse impact on the vitality and viability of town centres will be refused.

## The Nature of Town Centre Development

- 4.50 Development will improve and develop the town centres incrementally and organically to reflect their distinct historic character and functions having regard to their position in the retail hierarchy and relationships with other shopping and leisure destinations. The policy approach is to support town and District and local centres in the hierarchy to consolidate and enhance their offer to local people and visitors.
- 4.51 Boundaries of town centres guide the use of buildings and land in town centre areas, including primary shopping areas, and primary and secondary shopping frontages. It is recognised that integrated use of town centre ground floor space may combine some commercial leisure or community uses with retail to enhance the retail experience and help sustain the retail use.
- 4.52 The Council undertakes monitoring of town centres annually. This monitoring provides the baseline position for each town centre and it will be the role of the Local Plan to maintain the high proportion of A1 uses in each town centre. Maintaining the high proportion of retail units within town centres is essential and enables the Council to take a positive approach to retail proposals and town centre uses which deliver customer choice and individuality for towns across the District.
- 4.53 The District is fortunate to have many historic shopfronts in the town centres, which are often within designated Conservation Areas. The Local Plan will seek to ensure these are protected to maintain distinct and individual town centres. In partnership with Historic England the Council will encourage the retention and/or restoration of historic shop fronts through planning applications or specific interventions and projects in accordance with policies SCLP11.3, SCLP11.4 and SCLP11.5.



## Policy SCLP4.10: Development in Town Centres

Town centres will improve and develop incrementally and organically to reflect their distinct historic character and functions having regard to their position in the retail hierarchy and relationships with other shopping and leisure destinations.

Town centres will develop in ways that support healthy lifestyles, social interaction, overnight stays, culture and the arts.

Within the Primary Shopping Areas as identified on Local Plan and Neighbourhood Plan Policies Maps, the primarily retail function of these areas will be safeguarded. Non-A1 uses on the ground floor will be supported where they will help to sustain A1 uses and enhance the retail offer.

New retail uses (A1) will be directed to the Primary Shopping Frontage in the first instance. The majority of primary frontages will be in retail use at ground floor level. Proposals that reduce the high proportion of A1 uses and/or result in concentrations of non-A1 uses will be resisted.

The Secondary Shopping frontage, as defined on the Policies Map, will provide a mixture of town centre uses whilst retaining a proportion of A1 uses at ground floor level to ensure a balance and blend of shops and services is maintained.

Outside of the Primary and Secondary frontages the Council will take a flexible approach to future uses and redevelopment opportunities within the town centre which sustain and enhance the vitality and viability of the town.

Proposals for the redevelopment/change of use of existing units should give particular consideration to retaining and/or restoring historic shopfronts.

## Town Centre Environments

- 4.54 All of the town centres are at least partly within designated Conservation Areas. Development should enhance and invest in historic environments and infrastructure including public seating, arts and cultural facilities. Development in the town centre should also provide enhancements for urban biodiversity where possible. This will help promote community interaction and healthy lifestyles. It is recognised that there may be opportunities or advantages for temporary use of historic buildings for buildings for a short and prescribed period of time especially whilst buildings are otherwise vacant.
- 4.55 There are particular opportunities to enhance pedestrian connectivity and legibility related to development and change within the town centres. This includes but is not limited to the following examples:
- Felixstowe – between town centre and seafront;
  - Woodbridge - between town centre and riverside;
  - Aldeburgh - between car parks and town centre;

- Framlingham - highways junctions (identified in the Neighbourhood Plan);
- Leiston - mixed use town centre opportunity site (identified in the Neighbourhood Plan);
- Saxmundham – between railway station and town centre;
- Martlesham – between retail units and employment areas.

## Policy SCLP4.11: Town Centre Environments

Development will encourage people to spend more time, enjoy and participate in town centres. It will do this by:

- a) Supporting social interaction;
- b) Ensuring safe pedestrian access to link up with and enhancing existing pavements, pedestrian spaces, routes and focal points;
- c) Improving access for cyclists, people with limited mobility and people with other disabilities;
- d) Enabling physical linkages so that pedestrians can move easily and safely between parts of the town centre; and
- e) Providing environmental improvements that make the most of historic environments;

The expansion of Shared Space and Dementia Friendly areas will be supported where proposals maintain active town centre frontages without compromising highway access, vehicular and pedestrian movements.

## Martlesham and Kesgrave

4.56 Situated in between Woodbridge and Ipswich are Martlesham and Kesgrave. They are popular places to live, especially for families, having a younger population than the District as a whole. They offer a high quality of life<sup>25</sup> including good employment prospects with a significant presence of diverse business areas at Martlesham. Connected by an extensive network of public open spaces and cycle routes these places can present convenient locations from which to access other parts of the District and surrounding area through a variety of transport opportunities. These parts of the District have experienced economic and housing growth which places particular pressures on highways and local infrastructure.

4.57 The retail park at Martlesham has evolved sporadically into a number of large modern premises comprising retail floorspace selling mostly non-bulky goods. This includes clothing and footwear as well as groceries and toiletries. The Retail Park is not characterised by the wider role or function of a town centre. Capacity for its further expansion is dependent upon adjacent employment areas and impact on centres in the retail hierarchy as well as the vision outlined in the Martlesham Neighbourhood Plan.

---

<sup>25</sup> Royal Mail 2017 update of its 2015 study to find the most desirable places to live and work in England based on postcode.



## Policy SCLP4.12: Retail in Martlesham and Kesgrave

Retail and leisure development will enable these thriving communities to evolve and support community interaction.

Out of centre retail and commercial leisure uses at Martlesham will only be permitted where:

- a) There are no sites that are suitable or available to accommodate the nature and scale of the proposal in or on the edge of a centre in the Retail Hierarchy; and
- b) The principal type of retail provision would not have a significant adverse impact on centres in the retail hierarchy including, but not limited to, the Square, Martlesham Heath. Where development is considered acceptable in terms of the town centre sequential and impact tests proposals, it should make a positive contribution towards improving:
  - i. Non-car circulation and pedestrian / highway conflicts;
  - ii. The physical and visual integration of out of centre retail and commercial leisure;
  - iii. Green infrastructure supporting healthy lifestyles and social interaction;
  - iv. Accessibility for persons with physical or mental disabilities including dementia friendly environments; and
  - v. Accessible local services.

The change of use of existing office, industrial and storage floorspace (use classes B1, B2 and B8) to retail or commercial leisure uses will be resisted. Such changes of use will only be permitted if the site is surplus to requirements for B1, B2 and B8 uses, as satisfactorily demonstrated by marketing in accordance with Appendix B.



## District and Local Centres

- 4.58 A District Centre is a large group of shops anchored by a small supermarket, together with facilities, which collectively form a coherent area. They provide opportunity for local people to meet everyday needs without having to travel.
- 4.59 A Local Centre is the next level down in the retail hierarchy, offering a smaller range of facilities than those present in a District Centre. Nonetheless, they play an equally important role in meeting the day-to-day shopping needs for a community, particularly the less mobile and elderly. Local Centres typically feature a newsagent and/or small convenience store, along with various other small shops serving a small catchment.
- 4.60 Outside of District and Local Centres, small shops within villages play a vital role in serving the day to day needs for convenience goods for residents, and often also provide a focal point for the community.

### Policy SCLP4.13: District and Local Centres and Local Shops

District Centres are defined on the Local Plan Policies Map. District Centres provide shops and some other local services to meet the needs of residents in the local area.

Local shopping opportunities and facilities within District Centres will be supported and safeguarded where possible. Proposals which seek to increase the shopping opportunities and facilities within District Centres will be supported where they complement the existing role of these areas and do not have a detrimental impact on the town centres across the District or on neighbouring residential amenity. Proposals for the redevelopment/change of use of existing retail units should give particular consideration to retaining and/or restoring historic shopfronts in accordance with other policies in the Local Plan.

Local Centres will provide a small range of shops and other local services which help meet the needs of residents. Local shopping opportunities and facilities within Local Centres will be supported and safeguarded where possible. Where appropriate, proposals for the redevelopment/change of use of existing retail units should give particular consideration to retaining and/or restoring historic shopfronts in accordance with other policies in the Local Plan.

Individual and groups of local shops, services and community facilities located outside of the designated centres will be protected where they are important to meet day-to-day needs of local communities.



# Section 5 **Housing**

District wide criteria based policies





# 5 Housing

- 5.1 This Local Plan sets a housing requirement of 545 dwellings per annum over the period 2016 – 2036 (10,900 in total). Around 8,620 are already built, under construction, permitted or allocated, and, with a contingency applied to allow flexibility, the policies and allocations in this plan seek to ensure that this requirement is met.
- 5.2 The strategy for Suffolk Coastal set out in this Local Plan focuses on supporting economic growth and the provision of infrastructure, and alongside this, sets out ambitious plans for increasing the supply of housing. Integral to this is ensuring that the Plan supports existing infrastructure and services particularly in the more rural parts of the District. Addressing the need for more affordable housing and housing to meet the needs of an increasingly elderly population is another key objective. Accordingly, in addition to delivering an ambitious housing requirement, the Local Plan seeks to diversify the supply of housing through delivering a range of different sizes of sites in a variety of locations, and ensuring that the mix of housing types and tenures reflects the needs of the District's population. The East Suffolk Housing Strategy also sets out the ways in which the Council will continue to pursue a range of models for housing delivery, including through working with Housing Associations and providing support to community led housing initiatives.
- 5.3 The amount of housing needed is covered in Section 3 of this Local Plan. Allocations for housing development are contained in the settlement and area specific Sections of this Local Plan, and the approach to housing provision in the Major Centres and Market Towns is set out in Section 12.

## Major centres

- 5.4 Detailed policies for Major Centres are contained in Section 12.
- 5.5 As part of the development of the North Felixstowe Garden Neighbourhood, up to 2,000<sup>26</sup> new homes are planned along with 80 new homes on the existing Brackenbury Sports Centre site once new leisure uses are provided at the Garden Neighbourhood. Elsewhere in the town, it is likely that other sites will come forward within the Settlement Boundary in accordance with Policy SCLP3.4.
- 5.6 For the East of Ipswich, as the Brightwell Lakes development is proposed to come forward during the plan period, no further major growth is planned. Outline planning permission is granted under permission DC/17/1435/OUT. However, it is expected that some small scale housing development will come forward within the Settlement Boundaries in accordance with Policy SCLP3.4.

---

<sup>26</sup> Including 560 already with planning permission at Candlet Road

## Market Towns

- 5.7 Detailed policies for the Market Towns are contained in Section 12.
- 5.8 A new Garden Neighbourhood is planned for the south of Saxmundham, which will deliver 800 dwellings.
- 5.9 Whilst no other new allocations are proposed in the Market Towns, it is envisaged that some small scale development will come forward within the Settlement Boundaries in accordance with Policy SCLP3.4.

## Large Villages

- 5.10 Whilst the Major Centres and Market Towns in the District provide the main focus for a wide range of services and facilities, a number of other settlements across the District nevertheless provide for a range of services meeting the daily needs of their residents and surrounding hinterland.
- 5.11 Development of new housing in such settlements can help to support existing local services as well as contributing towards the mix of housing available in such locations. The National Planning Policy Framework states that housing should be located where it will enhance or maintain the vitality of rural communities and that plans should identify opportunities for villages to grow and thrive, especially where this will support local services. This Local Plan therefore allocates some sites for housing in these settlements. Alongside these, it is also necessary to consider the contribution that will come forward from 'windfall' (i.e. not allocated) sites in Large Villages.
- 5.12 Settlement Boundaries, formerly known as 'physical limits boundaries' are defined around Large Villages. The Settlement Boundaries define the area within which the principle of development is supported and where policies would support residential development outside of allocations, of a scale appropriate to that settlement.

### Policy SCLP5.1: Housing Development in Large Villages

Residential development will be permitted within defined Settlement Boundaries where this is:

- a) Development of a scale appropriate to the size, location and character of the village; or
- b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with Policy SCLP5.11.

## Small Villages

- 5.13 Small Villages are identified due to their modest range of service provision, which will generally serve the needs of residents within the village but will cater for a smaller catchment than the Large Villages. As with the Large Villages, development of new housing in such settlements can help to support existing local services as well as contributing towards the mix of housing available in these villages. The form and



character of Small Villages varies across the District and the impact upon these will be a key consideration in determining planning applications.

- 5.14 Settlement Boundaries have been defined for Small Villages which identify the area within which the principle of development will be supported in accordance with Policy SCLP5.2 below.

### **Policy SCLP5.2: Housing Development in Small Villages**

Residential development will be permitted within defined Settlement Boundaries where it is:

- a) A small group of dwellings of a scale appropriate to the size, location and character of the village;  
or
- b) Infill development (in accordance with Policy SCLP5.7).

Residential development will be permitted on Exception Sites adjacent or well related to defined Settlement Boundaries in accordance with policy SCP5.11.

## **Countryside**

- 5.15 Areas outside of the defined Settlement Boundaries of the Major Centres, Market Towns, Large Villages and Small Villages are defined as Countryside. The countryside includes a number of small settlements, which have none or very few, services and facilities and are therefore not considered to be suitable locations as a focus for new development.
- 5.16 However, consistent with policy in the National Planning Policy Framework the Council recognises that there is a need for housing in the countryside in certain circumstances and where this can help to sustain thriving rural communities. The East Suffolk Housing Strategy (2017 – 2023) contains five ‘areas of focus’, including ‘Increasing the Supply of New Housing to meet a Range of Needs – a more proactive role for East Suffolk supporting the development of affordable homes’, within which there is a specific action around delivering housing tailored to meet the needs of rural communities. The Housing Strategy identifies that housing in rural areas can support the sustainability of those places, by enabling younger working families to remain and older residents to move to more suitable housing while continuing to live within their community.
- 5.17 Whilst providing social benefits, housing in the countryside can have impacts upon the landscape and natural environment, and does not present the same opportunities in relation to encouraging sustainable transport as less remote locations would. It is therefore important that the Local Plan achieves the correct balance between supporting some development that can help to sustain rural communities whilst not resulting in harm to the environment and undermining the reasons for which people choose to live in and visit the District.

- 5.18 Isolated dwellings in the countryside in particular have the potential for harming the landscape and environment. Reflecting this, the National Planning Policy Framework states that isolated new homes in the countryside should be avoided other than in a limited number of specific circumstances.
- 5.19 Policy SCLP5.3 below sets out the circumstances where new housing in the countryside would be supported.
- 5.20 In relation to replacement dwellings, the impact of the new dwelling on the landscape when compared to the existing dwelling will be a key consideration. In this respect, particular consideration will be given to height, screening, footprint, design and materials. Opportunities to enhance the appearance of the dwelling in the landscape should be taken where feasible.

### **Policy SCLP5.3: Housing Development in the Countryside**

Outside of the defined Settlement Boundaries, new residential development will be limited to:

- a) Affordable housing to meet identified local needs on exception sites adjacent to, or well related to, Settlement Boundaries or clusters of housing in the countryside (in accordance with Policy SCLP5.11 and Policy SCLP5.4);
- b) Limited development within existing clusters (in accordance with Policy SCLP5.4);
- c) Replacement dwellings on a one to one basis where these are no more visually intrusive in the countryside than the building to be replaced;
- d) Subdivision of an existing larger dwelling where this would meet an identified local need;
- e) Conversion of an existing building (in accordance with Policy SCLP5.5);
- f) Rural workers dwellings, where there is an essential need for a rural worker to live permanently at or near their place of work (in accordance with Policy SCLP5.6);
- g) Other residential development consistent with policy on residential development in the countryside contained in the National Planning Policy Framework.

### **Housing in Clusters in the Countryside**

- 5.21 The geography of Suffolk Coastal District is such that there are many small, dispersed communities and clusters of houses outside of the Towns, Large Villages and Small Villages. Whilst they do not have the level of services and facilities to support larger scale new housing development, some locations where there are existing clusters of five or more dwellings may be suitable for a small amount of development. Such an approach will help to meet local housing needs by enabling people to stay within their communities, reflecting the aims of the Council's Housing Strategy as well as helping to sustain rural communities and the services within them. The policy therefore would support up to three new dwellings in clusters of at least five existing dwellings, or up to five new dwellings in clusters of at least ten existing dwellings which are well related to services and facilities.

- 5.22 The policy does not intend to support development which would have an adverse impact upon the natural or historic environment or the landscape, but that can integrate with an existing cluster of houses, and the scale and design of schemes will be expected to not cause harm to the character of the cluster or the surrounding landscape.
- 5.23 Alongside seeking to maintain and enhance the vitality of rural areas there is a need to protect sensitive environments and landscapes and to seek to minimise the need to travel and reliance on the private car as far as is possible. The National Planning Policy Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, whilst also seeking to avoid isolated dwellings in the countryside except in special circumstances. The National Planning Policy Framework also states that in preparing Local Plans, local planning authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
- 5.24 Whilst it is acknowledged that within these more rural locations, there is likely to be dependency on the private car for transport, it is considered appropriate to recognise that this may be reduced in some locations which are closer to settlements with services and facilities. Therefore, in locations which are more accessible to services and facilities up to five dwellings would be supported. Consideration will be given to proximity to a Major Centre, Town, Large Village or Small Village and the accessibility to that location, for example through the existence of a continuous footpath.
- 5.25 Criterion (c) in Policy SCLP5.4 sets out policy regarding the characteristics of the location of sites in relation to surrounding development. In considering whether a proposal would be acceptable under criterion (c), adjacent development on two sides can include circumstances where the site is separated from existing development by the highway. The adjacent development on two sides must extend along the entirety of the proposed site.
- 5.26 For development of four or five dwellings the Council would require applicants to demonstrate that meaningful and effective engagement has taken place with the community, including with the Parish Council, and that the submitted scheme addresses any planning issues raised and reflects needs identified by the community. Applicants should submit a statement describing the consultation and engagement undertaken, the outcomes of the consultation and engagement and how this is reflected in the proposal.
- 5.27 In contributing to the provision of a mix of dwelling types across the District, proposals that are suitable under this policy may provide opportunities for custom and self build dwellings.
- 5.28 As the policy is intended to support limited new development in clusters, it is important that consideration is given to cumulative impacts. In this respect, consideration will be given to whether there is an extant permission or completed development permitted under this policy, and the cumulative impact on the character.

## Policy SCLP5.4: Housing in Clusters in the Countryside

Proposals for new dwellings within 'clusters' in the countryside will be supported where:

- a) The proposal is for up to three dwellings within a cluster of five or more dwellings;
- Or
- b) The proposal is for up to five dwellings within a cluster of at least ten existing dwellings which is well related to a Major Centre, Town, Large Village or Small Village;
- And
- c) The development consists of infilling within a continuous built up frontage, is in a clearly identifiable gap within an existing cluster, or is otherwise located adjacent to existing development on two sides;
- d) The development does not represent an extension of the built up area into the surrounding countryside beyond the existing extent of the built up area surrounding, or adjacent to, the site; and
- e) It would not cause undue harm to the character and appearance of the cluster or, result in any harmful visual intrusion into the surrounding landscape.

Where more than three dwellings are proposed, applicants must be able to demonstrate that the scheme has the support of the local community and that the mix of dwellings proposed would meet locally identified needs.

Particular care will be exercised in sensitive locations such as within or in the setting of Conservation Areas, the Area of Outstanding Natural Beauty and the special qualities and features of Landscape Character Areas in accordance with Policy SCLP10.3.

The cumulative impact of proposals will be a consideration in relation to the criteria above.

A 'cluster' in the context of this policy:

- Consists of a continuous line of existing dwellings or a close group of existing dwellings adjacent to an existing highway; and
- Contains 5 or more dwellings.



## Conversion of Rural Buildings in the Countryside for Housing

- 5.29 Rural buildings outside of settlements should ideally be used for the purposes for which they were constructed; however there are instances where commercial uses are no longer viable and a residential use may be appropriate. The National Planning Policy Framework supports the re-use of redundant or disused buildings in the countryside for residential purposes where this would enhance the immediate setting. Permitted Development rights now also allow for some conversions of agricultural buildings to residential use.
- 5.30 A key consideration in relation to proposals for conversions is the extent to which the immediate setting is enhanced through conversion. In this respect, the conversion should not result in the creation of residential curtilages or other features that would detract from the rural nature of the area and the building, such as porches and openings. Only extensions and alterations that are essential to enable the building to be converted for residential use should be made. It is also recognised that in some cases conversion of buildings in the countryside can help to safeguard heritage assets.

### Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing

The conversion of agricultural buildings in the countryside for residential use will be permitted where:

- a) The building is redundant;
- b) The building provides a positive contribution to the landscape;
- c) The conversion does not require significant alteration;
- d) The design maintains or enhances the structure, form and character of the rural building;
- e) The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape;
- f) Any impacts on the natural environment are adequately mitigated for;
- g) The conversion enhances the immediate setting of the area; and
- h) The site is served by an appropriate existing access.



Source – Christopher Rawlings/Mr and Mrs G Watson (Chillesford Lodge Estate)

## Rural Workers Dwellings

- 5.31 Policy on rural workers dwellings is well established in the planning system. There are a number of rural activities which require full time workers to be accommodated on site or nearby. In particular there are agricultural, horticultural and forestry practices which may require a worker to attend at short notice or to be available during night and day. The affordability and relatively short supply of accommodation in the countryside can mean that there is no suitable housing for such rural workers. Whilst it is important to provide accommodation to meet these needs, it is also important to ensure that this does not result in a proliferation of new dwellings in the countryside. The provision of a rural workers dwelling should therefore only be supported where it is essential to meet the needs of the business.
- 5.32 Applications will be assessed taking account of the history of the enterprise. Evidence will need to demonstrate whether there are existing dwellings within the site/holding or nearby which could fulfil the need. If any dwellings or buildings on the holding suitable for conversion have been sold on the open housing market this is likely to constitute lack of evidence of essential need. To assess whether the existing business is viable, financial information from the last three years prior to the planning application will be required which show that the business was profitable for at least one of those years.
- 5.33 Where planning permission is granted for a rural workers dwelling, occupancy restriction conditions will be imposed to ensure the dwelling is used for that purpose and remains available for that purpose in the future. To avoid new isolated market housing in the countryside proposals to remove occupancy restriction conditions will rarely be approved. Where applications are made for the removal of an occupancy condition, evidence will be required to demonstrate that there is no longer a need for the accommodation for either the business or for the wider local area, or to meet needs for affordable housing. Evidence of marketing should be provided.

## Policy SCLP5.6: Rural Workers Dwellings

Proposals for permanent dwellings in the countryside for rural workers will only be permitted where:

- a) There is a clearly established existing functional need for a worker to be accommodated;
- b) The need could not be fulfilled by another existing dwelling or accommodation in the area which is suitable and available for the occupied workers or, could be converted to do so;
- c) The need relates to a full time worker, or one who is primarily employed in the rural sector, and does not relate to a part time requirement;
- d) The unit and the rural activity concerned has been established for at least three years, has been profitable for at least one of them, is financially sound and has a clear prospect of remaining so; and
- e) The proposed dwelling is sensitively designed, landscaped and located to fit in with its surroundings and of a scale that reflects its functional role to support the agricultural activity.

Where a rural dwelling is permitted, the occupancy will be restricted by condition to ensure that it is occupied by a person, or persons, currently or last employed in local rural employment. Applications for the removal of an occupancy condition related to rural workers will only be permitted where it can be demonstrated that:

- f) There is no longer a need for accommodation on the holding/business and in the local area;
- g) The property has been marketed to ensure proper coverage within the relevant sector for at least one year at a price which reflects the existence of the occupancy condition; and
- h) The dwelling has been made available to a minimum of three Registered Providers operating locally on terms that would prioritise its occupation by a rural worker as an affordable dwelling, and that option has been refused.

## Infill and Garden Development

- 5.34 Infill development is that which takes place in a gap between existing buildings. Garden development is that which takes place in the garden of an existing dwelling, often to the rear. The housing policies provide for infill development in certain circumstances, and these infill developments provide a valuable contribution to housing supply and the mix and type of housing delivered. This policy relates to the details of the design and siting of infill development, rather than to the principle.
- 5.35 Infill development can have the potential to harm the character of a streetscape if not carefully designed or if it takes place on unsuitable sites such as those which are too small. In addition, development of backland or garden plots can impact on the landscape if they encroach into the countryside, or can raise amenity issues within built up areas. This issue is recognised in the National Planning Policy Framework which states that Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

## Policy SCLP5.7: Infill and Garden Development

Proposals for infill development or residential development within existing gardens will be supported where:

- a) The scale, design and materials would not result in harm to the street scene or character of the area;
- b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access;
- c) There would not be harm to residential amenity of occupants of either the existing or proposed dwellings;
- d) Existing and proposed dwellings have sufficient curtilage space; and
- e) The proposals are otherwise in accordance with the housing policies of the Local Plan.

Neighbourhood Plans are able to set their own policies on this type of development in response to local circumstances.





## Housing Mix

- 5.36 In addition to ensuring a supply of housing land, it is also necessary to ensure that the right size, type and tenure mix of housing built is delivered. The National Planning Policy Framework requires planning authorities to identify the size, type and range of housing required and, furthermore, the National Planning Practice Guidance states that once identified, the housing need should be broken down by household size and type. Specifically, the National Planning Policy Framework requires planning authorities to plan for a mix of housing based on the needs of families with children, older people, people with disabilities, service families and people wishing to build their own homes.
- 5.37 The Strategic Housing Market Assessment for Ipswich and Waveney Housing Market Areas (2017) (SHMA) is a key piece of evidence which identifies the needs for mix and type of housing across the District to 2036.
- 5.38 The SHMA provides conclusions on the size of property needed in each tenure for the District as a whole. Evidence shows that this varies between tenure, but that overall there is a need for all sizes of property and that across all tenures there is a need for at least 40% to be 1 or 2 bedroom properties. At present, around 30% of all properties in the District are 1 or 2 bedrooms. To ensure that a mix of sizes is delivered, and in particular recognising the issues around affordability and the potential demand for properties for downsizing due to the ageing population, Policy SCLP5.8 includes a requirement for new development to provide for a mix which reflects the conclusions of the SHMA. It is acknowledged that, depending on the character of the surrounding area, some sites may present a greater opportunity to secure smaller properties and consideration will therefore be given to surrounding densities and character in this respect.

*Table 5.1 Housing need by size, source: Strategic Housing Market Assessment Part 2 (May 2017)*

Number of bedrooms	Percentage of District wide need
1	13%
2	29%
3	30%
4	28%

- 5.39 In Suffolk Coastal District the number of households in private rented accommodation has increased by 35% between 2001 and 2011. Whilst this increase is lower than that of surrounding authorities, it nevertheless highlights a growing need for rental properties. The SHMA concludes that 16% of housing need to 2036 is for private rented properties.
- 5.40 Other evidence of local housing needs may include the Housing Register or a housing needs survey carried out by a Town or Parish Council or Neighbourhood Plan group, however this would be considered alongside the conclusions of the SHMA which sets out the need at the District level. Any alternative assessment of local need would need to be viewed in the context that new housing development is

contributing to the District wide need and not just to the needs of the Town or Parish where the development is proposed.

- 5.41 The SHMA highlights that within the Ipswich Housing Market Area the population of those aged over 65 is projected to increase by 57.8% between 2014 and 2036. The East Suffolk Housing Strategy recognises that there are an increasing number of older people living in housing that is too large or is not suited to their mobility needs. It states that there is a need for more housing to be adapted to make it accessible and for more specialist housing for older people, including higher level support for people with severe mobility problems, chronic physical health conditions and dementia. The development of new housing provides an opportunity to design-in such considerations. Provision of smaller, more suitable, accommodation may result in more of the existing larger properties becoming available.
- 5.42 The SHMA includes an assessment of the needs for specialist accommodation (sheltered housing, enhanced sheltered housing and extra care housing) and identifies a need for a total of 1,287 units by 2036. The SHMA also identifies a need for a further 1,118 spaces in Registered Care (nursing and residential care homes) over the plan period. However traditional forms of provision will not always match modern demands and it is considered that some of this need will be met through the provision of housing, and therefore it is important that the mix of housing helps to address these needs. Provision for sheltered and extra care housing and registered care will be secured through larger residential allocations where feasible, as part of a mix of housing types.
- 5.43 In 2015, the Government introduced two new 'optional' Building Regulations standards relating to accessible dwellings, which set standards in relation to accessible and adaptable dwellings (Part M4(2)) and wheelchair accessible dwellings (Part M4(3)) which are over and above the minimum requirements<sup>27</sup>. Local authorities can apply these optional standards by incorporating a requirement within their planning policies. The SHMA identifies that there will be an increase of 3,120 people over 65 in Suffolk Coastal with a limiting long term illness by 2030. Considered alongside the number of adaptations made annually to the existing stock and the scale of projected growth in population aged over 65, it is considered that there is a clear need for a significant proportion of new dwelling stock to be built to higher accessible and adaptable standards. The policy therefore requires 50% of dwellings in developments of 10 dwellings or more to meet the requirements of Part M4(2). Whilst the Council will support the development of dwellings built to the wheelchair accessible standard, a requirement for these will not be set as the needs for them will be specific to individual circumstances. This approach also supports the Joint Health and Wellbeing Strategy for Suffolk which identifies the provision of greater choice and innovation in housing for those with disabilities as one of its priorities, and the East Suffolk Housing Strategy which identifies a need for more accessible accommodation.
- 5.44 There is a range of types of housing that may be well suited to the older population. The Council will support innovative schemes which seek to create integrated communities and will expect developers to

---

<sup>27</sup> Part M4(2) and Part M4(3) are references to the relevant Building Regulations Approved Documents.

consider whether such types of housing would be feasible depending on the site size and location. Examples of housing types and design which may contribute to providing a mix of housing choices for older people could include:

- Almshouses – housing provided by charities at a low rent, usually for older people;
- Cohousing – community led schemes whereby residents share some spaces / facilities;
- Bungalows, including dormer bungalows provided there is adequate living accommodation (i.e. bedroom(s) and bathroom(s)) on the ground floor;
- Smaller properties, but which have larger than standard living and storage space;
- Provision of shared or smaller garden/outdoor spaces.

- 5.45 Opportunities should be taken to integrate older persons housing into the community, in order to address potential issues of isolation and to promote inclusivity. For example older persons housing on sites that are well related to schools, community centres or other focal points can help to create integrated communities.
- 5.46 To achieve a greater mix of housing types, the starting point will be that all developments of 5 or more residential units will be expected to provide a mix of house types and sizes. The Council will expect applicants to relate needs to the SHMA and/or to an assessment of local need where the methodology and scope for this is agreed with the Council.
- 5.47 To ensure that the size of dwellings appropriately reflects the needs identified, the Council will consider the number of rooms and layout of dwellings proposed in determining the size of dwelling by bedroom numbers.
- 5.48 Neighbourhood Plans may wish to identify specific localised needs for certain types of dwellings where supported by evidence gathered through a local housing needs assessment which is supported by the Council.

## Policy SCLP5.8: Housing Mix

Proposals for new housing development will be expected to reflect the mix and type of housing needs identified in the Strategic Housing Market Assessment or other evidence of local needs as supported by the Council.

Proposals for 5 or more units should provide for a mix of sizes and types based upon table 5.1, and should provide for at least 40% of 1 or 2 bed properties.

On proposals of 10 units or more at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, and will be required to demonstrate how the proposal contributes to increasing the choice and mix of housing available for the older population.

Sheltered and extra-care housing will be supported where there is an identified need and where the scheme incorporates a mix of tenures.

Neighbourhood Plans may set out an approach to housing type and mix specific to the local area where this is supported by evidence.

## Self Build and Custom Build Housing

- 5.49 From 1 April 2016, the Self Build and Custom Housebuilding Act 2015 requires Local Planning Authorities to keep a register of people who are interested in building their own homes. As part of meeting the needs for a mix of housing types, the National Planning Policy Framework states that planning authorities should plan for the needs of those wishing to build their own homes.
- 5.50 Self build projects are defined as those where someone directly organises the design and construction of their own home. This covers a wide range of projects including a traditional DIY self build home, to projects where the self builder employs someone to build their home for them. Community-led projects can also be defined as self build. Custom build homes are where a person works with a developer as an individual or a group to help provide their own home. The developer may help to find a plot, manage the construction and arrange the finance for the new home. This is more of a hands-off approach but the home is tailored to match the individual's requirements. Modular construction may be an appropriate form of self-build or custom-build, where this is acceptable in design terms.
- 5.51 There are presently over 250 people on the Suffolk Coastal Self-build and Custom Build Register, and analysis of the Register indicates that a large proportion of the demand is in the area around the east of Ipswich and Woodbridge. The SHMA identified that across the Ipswich HMA, 94.7% of those on the Register are interested in a single plot of land to build a home for themselves to live in (or employ someone else to build this home), 28.1% are interested in a group self-build project (where a group of people come together to design and develop a custom build housing development which they then live in) and 19.3% in a developer led custom build (where a developer divides a larger site into individual plots and



provides a design and build service to purchasers enabling people to customise existing house designs). Those on the Self-build Register were also asked about the minimum number of bedrooms they would require in their new home. Some 46.9% of respondents indicated they require three bedrooms, 35.9% require four bedrooms, 15.9% two bedrooms and 1.3% five or more bedrooms.

- 5.52 Policy SCLP5.9 below sets out the Council’s approach to delivering serviced plots across the District. As well as requiring all developments of 100 or more dwellings to provide a proportion of serviced plots for self and custom build units, the policy also supports the delivery of solely self build and custom build developments where they are in conformity with the other relevant policies of this plan.
- 5.53 A key element of self and custom build schemes is the flexibility to design and build homes to individual requirements however it is important that an element of coherence in the design and appearance of the overall site is maintained. As such, where groups of plots are concerned, a design code should be agreed as part of an outline planning permission which establishes design principles to which each plot should adhere. This will also provide greater certainty for self and custom builders that their individual designs will be granted permission. Design codes can address matters such as building heights; massing; position on plot; plot coverage; materials palette; landscaping; parking; and waste management amongst others.
- 5.54 Where serviced self build or custom build plots are made available (i.e. the required highways and services are in place) but are not taken up after 12 months, permission may be granted for the plots to be developed by a developer. In such instances, the Council will require evidence to demonstrate that the plots have been actively promoted as self build and custom build plots, in accordance with the marketing guidance contained in Appendix B. The Self Build Register will provide a source of information in relation to potential interest.

### Policy SCLP5.9: Self Build and Custom Build Housing

Proposals for self build or custom build plots, or proposals that make a proportion of serviced dwelling plots available for sale to self builders or custom builders, will be supported where in compliance with all other relevant policies of this Local Plan.

Developments of 100 or more dwellings will be expected to provide a minimum of 5% self or custom build properties on site through the provision of serviced plots. Once completed and available for development, the serviced plots should be marketed for a period of not less than 12 months. If, following this period, any of the serviced plots remain unsold; they may be built out by the developer.

Proposals for 5 or more self build or custom build dwellings in a single site location should be developed in accordance with a set of design principles to be submitted with planning applications and agreed by the Local Planning Authority.

## Affordable Housing on Residential Sites

- 5.55 High house prices across Suffolk Coastal District mean that many people cannot afford to purchase or rent a house on the open market. The Strategic Housing Market Assessment identifies that within Suffolk Coastal median property prices are higher than in the other parts of the Ipswich Housing Market Area.
- 5.56 The East Suffolk Housing Strategy (2017 – 2023) identifies the affordability of housing as a key challenge and includes an area of focus around having a more proactive role towards supporting the delivery of affordable housing in East Suffolk. The provision of affordable housing through the development of market housing is an integral part of the delivery of the East Suffolk Housing Strategy, including through investing commuted sums into additional affordable homes and achieving on-site affordable homes which provide the right mix of sizes and tenures to meet local need.
- 5.57 Affordable housing is currently defined in the National Planning Policy Framework as social rented, affordable rented and intermediate housing (including shared ownership, shared equity and intermediate rent), provided to eligible households whose needs are not met by the market. Draft revisions to the National Planning Policy Framework also propose to introduce Starter Homes and discounted market sales housing into the definition of affordable housing.
- 5.58 The National Planning policy Framework expects the need for affordable housing to be met on-site unless off-site provision or a financial contribution can be justified and where the agreed approach contributes to creating mixed and balanced communities. Following the Ministerial Statement of November 2014, the draft revisions to the National Planning Policy Framework (March 2018) state that affordable housing contributions should only be sought for major housing development (defined as sites of ten dwellings or more in the draft revised National Planning Policy Framework), other than in designated rural areas.
- 5.59 The draft revised National Planning Policy Framework introduces a new requirement for major development (defined as that of ten or more dwellings) whereby at least 10% of the homes should be available for affordable home ownership unless this would exceed the level of affordable housing required in the area or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. The National Planning Policy Framework states that exemptions should be made where the development is for solely Build to Rent homes, is specialist accommodation for a group of people with specific needs, is self build or custom build, is exclusively for affordable housing or is a rural exception site.
- 5.60 The Strategic Housing Market Assessment identifies that of the total housing need across the District 12.3% should be for social rent / affordable rent, 6.3% should be for shared ownership and 6.9% should be for Starter Homes / discounted home ownership. The requirement in the proposed revisions to the National Planning Policy Framework for 10% of homes on major development to be for affordable home ownership will be considered alongside the conclusions of the Strategic Housing Market Assessment and other evidence of local need on a case by case basis.
- 5.61 The proposed revisions to the National Planning Policy Framework include amending the definition of affordable housing to include Starter Homes and discounted market sales housing. These tenures were excluded from assessment of need for affordable housing in the Strategic Housing Market Assessment,

however some analysis was undertaken to identify their potential role in meeting housing needs. The Strategic Housing Market Assessment concluded that these tenures would most likely be suitable for those who currently reside in the private rental sector and concluded that there would be an indicative demand for 642 dwellings in these tenures. The provision of Starter Homes and discount home ownership should not therefore be made at the expense of shared ownership and social / affordable rent. Further, as Starter Homes are not required to remain as such in perpetuity, policy needs to consider the longer term appropriateness of market housing in locations where Starter Homes are supported.

- 5.62 In exceptional circumstances where proposals are not able to meet the requirements for affordable housing for viability reasons, and to ensure that development can still come forward and overall housing delivery is not compromised, the Council may agree to alter the requirements subject to this being demonstrated through a comprehensive viability assessment, to the Council's satisfaction. Before reducing the overall provision of affordable housing, the tenure and type of affordable housing should be first adjusted to secure viability. In line with the draft revised National Planning Policy Framework, viability assessments will be made publicly available. Guidance on viability assessments is contained in Appendix D.

### **Policy SCLP5.10: Affordable Housing on Residential Developments**

Proposals for residential development with capacity for more than ten units and which have a combined gross floorspace of 1,000sqm or more (gross internal area) will be expected to make provision for 1 in 3 units to be affordable dwellings, and to be made available to meet an identified local need.

Of these affordable dwellings, 50% should be for affordable rent / social rent, 25% should be for shared ownership and 25% should be for discounted home ownership.

Provision is expected to be made on-site, unless it can be demonstrated in exceptional circumstances that it is not feasible or practical to provide the units on site in which case it may be agreed that a commuted sum could be paid towards provision of affordable housing elsewhere.

In exceptional circumstances, where the Council is satisfied that the provision of affordable housing is not viable, as demonstrated through a viability assessment the Council may agree to vary the requirement for affordable housing.

Neighbourhood Plans may set requirements for a greater proportion of affordable housing where this is supported by evidence of need and viability assessment.

## Affordable housing in the countryside

- 5.63 Limiting development beyond Settlement Boundaries lowers land values in these locations by removing the 'hope value' for high value developments such as market housing. This allows the Council to develop 'exception site' policies which allow for certain types of development such as 100% affordable housing schemes or schemes for the relocation of homes at risk from coastal erosion which wouldn't otherwise be viable if they were competing for land with market housing. This approach is supported by national planning policy.
- 5.64 Consideration should first be given to whether the need can be met within the Settlement Boundary or on allocated sites. To be supported, the housing proposed on exception sites should relate to an identified local need. The need may be identified through, for example, a community planning exercise or a local housing needs assessment. Developers are encouraged to work closely with the Council's Housing team to ensure appropriate evidence is provided with any planning application. Affordable housing provision on exception sites should have a tenure mix which is reflective of local housing needs identified in the local housing needs assessment.
- 5.65 In recognition of the fact that Starter Homes are not required to remain as such in perpetuity, they are not considered appropriate on their own on exception sites but may form part of a mix of affordable housing where they would meet an identified local need.



## Policy SCLP5.11: Affordable Housing on Exception Sites

Proposals for the development of affordable housing in the countryside will be permitted where:

- It is demonstrated there is an identified local need for affordable housing and this cannot be met through existing housing allocations in the Local Plan or relevant Neighbourhood Plan, or through development within the Settlement Boundary;
- The scheme is adjacent to an identified Settlement Boundary or a cluster of houses in the countryside (as defined in Policy SCLP5.4);
- The scheme incorporates a range of dwelling sizes, types and tenures appropriate to the identified local need; and
- The location, scale and design standard of a scheme will retain or enhance the character and setting of the settlement or cluster and not lead to settlement coalescence.

A limited amount of market housing will be permitted as part of affordable housing development in the countryside where it is required to cross-subsidise the affordable housing. Where market housing is to be provided on site this will be subsidiary to the affordable housing element of the proposal and the amount of market housing required will need to be demonstrated through a viability assessment. The amount of market housing on the site should be no more than one third of the dwellings on the site.

Where Starter Homes are proposed, these should form part of a mix of tenures on the site.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

## Houses in Multiple Occupation

- 5.66 Houses in Multiple Occupation (HMOs) fall within Use Class C4 and are defined as ‘small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.’ Change of use between Use Class C3 and C4 is ‘permitted development’, although permission may be required for related works so the advice of the Council should be sought. Larger HMOs are classed as ‘sui generis’ and will require planning permission for change of use. Licenses are also required for HMOs and from 1<sup>st</sup> October 2018 a licence will be required for all HMOs of 5 or more individuals comprising 2 or more households.
- 5.67 Proposals for conversion to HMOs usually occur within residential areas in the more urban parts of the District. HMOs present issues that distinguish them from residential dwellings (Use Class C3) through the need for additional features including parking areas, bin storage, accesses and windows. Due to the nature of use of such properties, they are usually most suited to locations where there are a good range of services and access to public transport. This is particularly important in relation to parking provision and



opportunities to access jobs and services by public transport or by walking or cycling. These will be key considerations where there is insufficient scope for appropriate on-site parking.

### **Policy SCLP5.12: Houses in Multiple Occupation**

Proposals for Houses in Multiple Occupation will be supported within Settlement Boundaries where:

- a) There is no adverse impact on the character of the dwelling or the surrounding area;
- b) Provision can be made for sufficient parking, or the dwelling is served by good public transport or walking/cycling links which connect the dwelling to main employment and service centres; and
- c) Any extensions necessary are in accordance with the Council's design policies.

### **Residential Annexes**

- 5.68 Residential annexes can be important in enabling families to live close to one another but maintain a degree of independent living. In view of the ageing population in Suffolk Coastal, it is expected that the demand for annexes is likely to grow.
- 5.69 However, in situations where policy would prevent the development of an independent dwelling, it is important that annexes are designed and used in a way which ensures that they are ancillary to the host dwelling and are not able to be used as an independent dwelling. In this respect, annexes should be smaller in scale than the host dwelling and should not have their own separate curtilage or access. Proposals will be expected to demonstrate the way in which the annex has been designed to prevent it being used as an independent dwelling in the future.
- 5.70 In order to ensure that annexes remain as such and are not sold, let or used as independent dwellings, occupation will be limited by way of a condition or planning obligation.

### **Policy SCLP5.13: Residential Annexes**

An annex to an existing dwelling will be supported where:

- a) The annex is smaller in scale and clearly ancillary to the host dwelling;
- b) The proposal does not involve the physical separation of the residential curtilage;
- c) No separate access is required;
- d) The annex is either an extension or is well related to the host dwelling;
- e) In the case of a new build annex, it is not feasible to create the annex through an extension or the conversion of an outbuilding; and
- f) There is no significant adverse effect on the landscape or visual amenity.

Where an annex is proposed as an extension, it should be designed in a way which will enable it to be incorporated into the host dwelling when no longer required.

## Extensions to Residential Curtilages

- 5.71 In some cases, areas of land which it is intended to incorporate into the gardens of dwellings do not raise any concerns. In other cases, particularly where the proposed extension is into areas of open landscape or agricultural land, this can lead to considerable harm to the landscape and visual amenity, particularly within the Area of Outstanding Natural Beauty. The loss of hedgerows in particular can have a harmful impact.
- 5.72 The size and scale of the proposed extension should reflect the character of the property and the local area. Permitted Development rights may be withdrawn for the extended area where it is considered that the addition of swimming pools, greenhouses and garden sheds for example could potentially detract from the openness of the landscape or character of the area. Consideration will also be given to the landscape character of the area in terms of Policy SCLP10.3.

### Policy SCLP5.14: Extensions to Residential Curtilages

Extensions to residential curtilages will be permitted where:

- a) The resulting size of the curtilage reflects the scale and location of the dwelling;
- b) They do not result in the removal of an existing hedgerow of native species unless replaced by a similar hedgerow;
- c) They do not have a harmful impact on the landscape or character of the area, including as a result of developments ancillary to the residential use; and
- d) The proposed boundary feature of the extended curtilage is of a form which reflects its location and the character of the area.

In granting planning consent for the extension of residential curtilages, the Council will consider the removal of Permitted Development rights.

## Houseboats

- 5.73 Houseboats contribute to the overall housing stock of Suffolk Coastal District and have grown in numbers over the course of time. There currently exists no standard definition for houseboats and no specific overarching planning guidance for houseboats, although they are considered as a housing group by national planning policy. A houseboat is, forthwith, locally defined as a floating decked structure without a permanent foundation which is designed or adapted for use as a residence and not primarily used for navigation.
- 5.74 In 2017 a Boat Dwellers Accommodation Needs Assessment was undertaken on behalf of the Council, as part of the Strategic Housing Market Assessment, to estimate the need for additional houseboat moorings in the District for the period 2016-2036. The assessment indicated that there are a total of 16 permanent houseboats located in Suffolk Coastal, but it was recognised that this may be an underestimation. The

assessment concluded that there is a need for 17 additional moorings in the District for the period 2016-2036.



- 5.75 However, the estuaries where houseboats are located are sensitive environments and are nationally and internationally protected. Saltmarsh intrusion and poor pump-out facilities are issues that have been highlighted in recent times which could potentially adversely affect the protected European sites in the Deben Estuary. Increased recreational activity can also have an impact upon European sites through disturbance, and the Council is producing a Recreation Avoidance and Mitigation Strategy to set out measures for securing appropriate mitigation. Slipways, jetties and river access points can also create similar issues to that of the actual houseboat, for example by covering of saltmarshes.
- 5.76 Planning consent must be obtained for:
- A residential boat moored to a new site on land that has not previously been used as a berth for a residential boat;
  - Alterations to a residential boat that may materially change its external appearance;
  - A replacement residential boat on an existing mooring which is substantially different in size and form from the original;
  - Construction of, jetties, platforms and sheds (including alterations materially changing the size of such structures).
- 5.77 Due to the prevalence of houseboats on the Deben Estuary, the Deben Estuary Plan (produced by the Deben Estuary Partnership) provides guidelines for residential boats including in relation to their design and siting and ancillary features. The Plan was endorsed by the District Council in 2015 and proposals on the Deben Estuary will therefore be expected to demonstrate that they are consistent with the Deben Estuary Plan.
- 5.78 In addition to planning permission, some works may also require consent from the Marine Management Organisation and/or the Crown Estate. The advice of the Environment Agency in relation to potential risk from flooding will be considered.
- 5.79 Some 'made' Neighbourhood Plans on the Deben Estuary specify policy for houseboats within their Neighbourhood Plan areas, namely Martlesham and Melton. The Council will assist Neighbourhood Plan groups in developing policy for houseboats specific to their area.
- 5.80 The Council, in consultation with the Deben Estuary Partnership, identified a number of areas of existing houseboats along the Deben Estuary. Maps of the areas of existing houseboats are shown on the Policies Maps. Areas of existing houseboats are identified at Felixstowe Ferry, Martlesham Creek, Woodbridge and Melton.

### Policy SCLP5.15: Residential Moorings, Jetties and Slipways

Proposals for new residential moorings, jetties and slipways, and proposals for alterations to and/or replacement of existing residential moorings, jetties and slipways, will only be supported where:

- a) They are within an area of existing houseboats identified in the Local Plan, as shown on the Policies Map, and do not result in an expansion of the overall area within which houseboats are located;
- b) They will not cause harm to the integrity of a Special Protection Area either on their own or in combination with other uses; and
- c) They will not result in harm to the visual amenity and/or tranquillity of the estuary.

Neighbourhood Plans may include local policies relating to residential moorings.

### Residential Caravans and Mobile Homes

- 5.81 Residential caravans and mobile homes for permanent residential use are acknowledged as a form of housing which contributes to the overall mix of housing, and does make up part of the housing stock within Suffolk Coastal District. However, due to their construction and materials they have the potential to have a more harmful impact on the landscape and character of the surrounding area than traditional homes. Careful siting and screening may help to reduce such an impact.
- 5.82 It is acknowledged that temporary caravans are often required in the countryside for seasonal agricultural workers.
- 5.83 In addition to planning permission, a licence is also required in relation to residential caravan or mobile homes sites.

### Policy SCLP5.16: Residential Caravans and Mobile Homes

As a residential use, the principal of development of permanent residential caravans and mobile homes will be considered under the relevant policies for housing.

Proposals for residential caravan and mobile home sites will be supported where:

- a) They are designed and sited in a way which does not result in a harmful impact on the landscape or on the character of a settlement;
- b) Amenity space is provided on site; and
- c) Safe access and space for vehicle manoeuvring can be achieved within the site.

## Gypsies and Travellers

- 5.84 National planning policy for Gypsies and Travellers is set out in Planning Policy for Traveller Sites (2015) and requires planning authorities to use their evidence to plan positively to meet the needs of Gypsies and Travellers and Travelling Showpeople. Gypsies and Travellers are defined for planning purposes within the Planning Policy for Travellers Sites (2015) as:

*‘Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.*

*In determining whether persons are ‘gypsies and travellers’ for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:*

- a) whether they previously led a nomadic habit of life*
- b) the reasons for ceasing their nomadic habit of life*
- c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.’*

- 5.85 Travelling Showpeople are defined within the Planning Policy for Travellers Sites (2015) as:

*‘Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.’*

- 5.86 The Gypsy, Traveller, Travelling Showpeople and Boat Dwellers Accommodation Needs Assessment for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney (2017) identifies Suffolk Coastal as ‘unique’ in the eastern region in that it has a relatively stable population of New Age Travellers and concludes that there is a need for 15 permanent Gypsy and Traveller pitches<sup>28</sup> over the period 2016 – 2036. The Accommodation Needs Assessment also concludes that there is a need for 2 to 3 short stay stopping sites across the study area.
- 5.87 The District also has one, long-established Travelling Showpersons site. The Accommodation Needs Assessment identifies a need for 4 plots for Travelling Showpeople in Suffolk Coastal over the period 2016 - 2036.
- 5.88 Proposals for accommodation for those who do not meet the current definition of Gypsies and Travellers or Travelling Showpeople would be considered under the other relevant housing policies, including Policy SCLP5.16 Residential Caravans and Mobile Homes.

---

<sup>28</sup> Area on a site developed for a family unit to live



## Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople

Sites for Gypsies and Travellers and Travelling Showpeople will be permitted where:

- a) The proposed occupants meet the definition of 'Gypsies and Travellers' or 'Travelling showpeople' as set out in 'Planning Policy for Traveller Sites' (2015) (or subsequent revisions);
- b) The site is within, adjacent to or well related to a Major Centre, Town, Large Village or Small Village. Where the requirement for a site is linked to the education or health needs of the occupants the site must be well related to locations where these services are provided;
- c) The site is capable of being provided with mains water and adequate sewage/waste disposal provision (including the storage of waste prior to disposal);
- d) The site is acceptable in terms of highway safety;
- e) The site is designed so as to minimise visual impact on the surrounding area, and does not dominate the nearest settled community;
- f) The site is not located in flood zone 2 or flood zone 3;
- g) Any industrial, retail, commercial, or commercial storage activities to take place on the site must be ancillary to the primary use of the site for residential purposes and must not harm the amenity of occupants of the site or surrounding areas;
- h) The scale and range of uses proposed within the site are acceptable in terms of their impact on any existing neighbouring uses; and
- i) Where it is intended that a site should be self managed by the occupants, the capacity of the site should not normally exceed 8 pitches.

Where the proposal is for a Travelling Showpersons site (or extension to an existing site) sufficient space for storage of vehicles and equipment will be provided.

Neighbourhood Plans may allocate sites for Gypsy and Traveller use.

# Section 6

# **Tourism**

District wide criteria based policies





## 6 Tourism

- 6.1 Visitors to Suffolk Coastal are attracted by the character, culture, festivals, music, art, film, food, drink, clean beaches and spectacular coastline, river valleys, and the outstanding countryside and wildlife found across the District. Capitalising on these strengths will enable the District to continue to attract year round tourism trade.
- 6.2 Tourism is an important part of the economy of Suffolk Coastal, contributing 11% to total employment across the District in 2016 as stated in the Suffolk Coastal Economic Impact of Tourism Report 2016. The Ipswich Economic Area Sector Needs Assessment (2017) identifies that growth is expected to be seen within the 'Hospitality and Leisure' sector of the District's economy. Tourism is an important part of this reflecting both the cultural and natural environment across the District.
- 6.3 Suffolk Coastal offers a diverse range of tourism experiences to satisfy all tastes, with strengths including beaches, family attractions, landscapes, culture and heritage. Weaknesses include low pay and productivity in the sector along with gaps and inconsistencies in the overall offer made to visitors alongside strong competition from other local, national and international locations. The strength of the tourism offering in the peak summer months has created a seasonal tourism environment and it is important to exploit opportunities which support the tourism offer throughout the off season and winter months.
- 6.4 The East Suffolk Business Plan, the East Suffolk Tourism Strategy and the East Suffolk Economic Growth Plan 2018 strive to build on the strength of the tourism economy and set out aims for increasing visitor numbers outside of the main tourist season including delivering and supporting cultural and sporting events. Supporting the industry is of great importance but it must not be at the expense of the sensitive natural and historic assets and attractions that draw people in to the area.
- 6.5 Locations to the east of the A12 are popular areas for tourists with the Area of Outstanding Natural Beauty (AONB), Heritage Coast, forests, estuaries, seaside towns and villages. This could result in some places and communities experiencing potential significant adverse impacts such as loss of natural habitats or overcrowding. The Local Plan seeks to reduce these impacts whilst increasing the volume and value of tourism trade and extending the tourist season to create compelling destinations and visitor experiences. Locations elsewhere in the District have the capacity to absorb further tourism development and provide a range of complementary attractions and experiences.
- 6.6 The Local Plan recognises the AONB as vitally important to the tourism industry across Suffolk Coastal. The Suffolk Coast and Heaths AONB Management Plan 2013 and Draft AONB Management Plan 2018 both state a key quality of the AONB is its ability to link economic well being and the landscape, with a flourishing tourism industry, which draws on the natural beauty, tranquillity and historic assets within the AONB.
- 6.7 The National Planning Policy Framework encourages development of tourism initiatives in urban and rural locations, provided the character of the countryside is considered, and pollution and other adverse effects

on the local and natural environments are minimised. Sustainable tourism, as advocated in the adopted and draft AONB Management Plans, is strongly supported in the implementation of tourism development throughout Suffolk Coastal, but with particular regard to the AONB and Heritage Coast.

- 6.8 The Suffolk Coast Tourism Strategy 2013-2023 further advocates support for sustainable tourism, with a strong reputation for its positive environmental values which attract visitors throughout the year, and encourage effective partnership working to balance the environmental, heritage, economic, and community priorities. The Suffolk Coast Destination Management Organisation (DMO) is the organisation established to manage the improved delivery, co-ordination, facilitation, and monitoring of the key elements of the tourism strategy across the Suffolk Coast, through the development and marketing of the Suffolk Coast area as a visitor destination.

### **Policy SCLP6.1: Tourism**

Tourism is an important element of the District's economy. The Council will seek to manage tourism across the District in a way that protects the features that make the District attractive to visitors, and supports local facilities where the local road network has the capacity to accommodate the traffic generated from proposals.

The Local Plan will seek to improve the visitor experience by developing the tourist opportunities both in and out of season, as well as those less sensitive areas of the District where increased tourism uses can be accommodated.

Proposals for tourist related development will be determined by the area's capacity for further growth in the following locations:

- a) The resorts of Felixstowe and Aldeburgh;
- b) Market towns of Woodbridge, Framlingham, Saxmundham and Leiston;
- c) The Heritage Coast environment which is of national significance;
- d) The Suffolk Coast and Heaths Area of Outstanding Natural Beauty; and
- e) Rural areas across the rest of the District.

Applicants will be expected to undertake biodiversity and habitat assessments to ensure that any development of tourism related facilities does not conflict with environmental policies. Where appropriate the Council will support the introduction of local management solutions to address any issues caused by tourism.

## Tourism Attractions

- 6.9 As well as the natural environment, seaside towns and villages in Suffolk Coastal, there are a number of tourist attractions which are popular places for visitors and local residents, including beaches, family attractions, special landscapes, and cultural and heritage assets. Locations such as Snape Maltings, Trinity Park, Sutton Hoo, Minsmere Nature Reserve, Felixstowe Seafront Gardens, and Landguard Fort are popular attractions to visit and need to be retained for the benefit of the wider economy.
- 6.10 Within these established sites and attractions, there are likely to be opportunities for further development or intensification of use over the plan period and it is important that these are realised in a sympathetic way which works for the site as a whole and surrounding area. In this regard, the addition of new buildings, car parking areas, bus routes, cycle facilities, rail infrastructure and pedestrian links will be supported when related to the continued operation of the attraction.
- 6.11 Across the District there is a comprehensive range of tourism activities provided by organisations, stakeholders and businesses. Some have the benefit of tourist road signage which are coordinated by Suffolk County Council as local Highways Authority, however many more do not benefit from such dedicated signage. Many of these take place within Suffolk Coastal but the area also benefits from attractions outside of the District such as Latitude Festival and the County Town of Ipswich, which result in additional visitors to the area and demand on accommodation in the District.
- 6.12 Attractions or facilities which broaden the tourist opportunities across the District and extend the tourist season will be welcomed where they accord with other policies in the Local Plan. The Suffolk Coast Tourism Strategy 2013-2023 emphasises the need to maximise the appeal, quality and popularity of the countryside, and the market and coastal towns to encourage more off and shoulder season visits for a range of activities.





## Policy SCLP6.2: Existing and New Tourism Attractions

The Council will support proposals for tourist attractions across the District for recreational, cultural and leisure uses.

All proposals should be of the highest standard of design and seek to protect and enhance the special character and interest of the attractions and the distinctiveness of the area with particular regard to sensitive landscapes and heritage assets.

Tourism attractions that attract visitors throughout the year are strongly encouraged.

Where necessary, applications for new attractions or the redevelopment or extension/intensification of attractions will need to be subject to screening under the Habitats Regulations Assessment. Any attractions which would result in significant adverse effects which could not be appropriately mitigated will not be permitted. A Landscape and Visual Impact Assessment will also be required where the attraction is in an area of landscape sensitivity in accordance with the Landscape policies.

## Tourism in the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and Heritage Coast

- 6.13 The scenic beauty and special landscape qualities that justify the 155 square miles of designated Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) make a significant contribution to the attractiveness of the area to visitors. In this regard it is vitally important that the sensitive landscapes of the AONB are conserved for the future success and public enjoyment of the area, as supported by national planning policy.
- 6.14 The importance of conserving the Heritage Coast is also outlined in national planning policy. The Council recognises the wider economic benefits that can be brought about through the conservation of the historic environment, bringing significant benefit to local economies and communities.
- 6.15 National planning policy is clear that major development in designated areas (such as the Suffolk Coast and Heaths AONB and Heritage Coast) should be restricted except in exceptional circumstances and where it can be demonstrated that proposals are in the public interest.
- 6.16 It is acknowledged in both the Suffolk Coast and Heaths AONB Management Plan of 2013 and of 2018 that development of sustainable tourism and Heritage Coast conservation is vitally important to the success of the tourism industry across the AONB. The value of the tourism economy to the AONB was nearly £200m in 2016 and supported over 4,000 jobs. The Management Plans encourage new tourism development in the AONB, provided it is inclusive, sustainable and supports the conservation of the area.
- 6.17 Tourism can take many forms but within the AONB, the Local Plan will seek small scale developments which are of a higher standard of design, and proposals that reduce impact on the environment, by making

reuse of existing buildings to ensure that special qualities of the area are retained. Opportunities for innovative contemporary design are welcomed in appropriate locations within the AONB. The success of the tourism industry and the conservation of the AONB are not mutually exclusive. In this regard a supportive tourism strategy must acknowledge the importance of the scenic beauty and special landscape qualities of the AONB and the synergistic benefits associated with open collaboration and communication between tourism businesses, visitors, local communities, and the AONB Partnership.

- 6.18 The Suffolk Coast Tourism Strategy 2013 emphasises the need for continued uptake of the Community and Conservation Fund, operated by the Suffolk Coast and Heaths AONB Partnership, in aiding the conservation of the sensitive landscapes of the AONB through monetary contributions. In this regard, the Local Plan encourages businesses that benefit from the special character of the AONB for attracting visitors, to contribute financially to the Community and Conservation Fund.
- 6.19 Sustainable tourism is strongly encouraged throughout Suffolk Coastal, and to a greater extent within the AONB and Heritage Coast. Sustainable tourism is defined as tourism development that actively enables the wider environmental objectives of the AONB Partnership. These objectives, as stated in the Suffolk Coast and Heaths AONB Management Plan, are as follows:
- Special wildlife, landscape, seascape and heritage qualities are conserved and meet the needs of people who live, work and visit the AONB;
  - Local communities are fully engaged in the care of the area;
  - A high-quality landscape and infrastructure exist to support sustainable access of the AONB as a whole.
- 6.20 Extending opportunities for tourist activities that draw on and are consistent with, the conservation of their heritage features is encouraged.



## Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast

Applicants are encouraged to engage with local communities and the Suffolk Coast and Heaths AONB Management Unit in evolving development proposals, with the aim of delivering development that takes an active role in the management of the local area.

Tourism development in the AONB and Heritage Coast will be supported where it:

- a) Enhances the long term sustainability of the area;
- b) Is small scale (10 pitches/units or fewer in relation to proposals for holiday accommodation);
- c) Is well related to existing settlements;
- d) Avoids or mitigates for adverse impacts on the natural environment;
- e) Supports the conservation of the AONB;
- f) Is of the highest design standards and where appropriate reuses existing buildings;
- g) Promotes innovative, contemporary design in appropriate locations;
- h) Minimises light pollution from artificial light sources;
- i) Avoids locations sensitive to the exposed nature of the AONB and Heritage Coast; and
- j) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.

## Tourism outside the AONB

- 6.21 Outside of the AONB, the Council is welcoming of tourist enterprises and activities which can complement the tourism industry established in the 'hotspots' across the District. The areas outside of the AONB receive less attention and the Local Plan can play a key role in facilitating the increase of attractions and accommodation in the less popular tourist areas of the District.
- 6.22 The East Suffolk Business Plan and the East Suffolk Tourism Strategy both support the focus of tourism across the entire District and to establish strong links with neighbouring areas. Encouraging increased tourism opportunities in the less sensitive parts of the District will ensure that the overall tourism capacity is increased and tourism spend increases across the District and throughout the year.
- 6.23 Tourism development outside of the AONB should be directed to locations which are well related to the existing settlements and will need to demonstrate good connectivity with existing amenities, services and facilities, and promote walking and cycling opportunities where appropriate.

## Policy SCLP6.4: Tourism Development outside of the AONB

Tourism development outside of the AONB will be supported where it:

- a) Enhances the long term sustainability of the area;
- b) Is well related to existing settlements;
- c) Avoids or minimises adverse impacts on the natural environment;
- d) Is of a scale that reflects the surrounding area;
- e) Is of the highest design standards;
- f) Minimises light pollution from artificial light sources; and
- g) Demonstrates sustainable aspects of the development during construction and throughout the life of the development. Renewable energy provision is strongly encouraged.

## New Self Catering Tourist Accommodation

- 6.24 Across Suffolk Coastal, there is a broad range of tourist accommodation available including camp sites, chalets, log cabins, caravan sites and glamping sites for all year round and seasonal uses. These sites provide a range of permanent and temporary buildings as well as differing in size and location and collectively create a rich and diverse choice of places for tourists to stay.
- 6.25 Providing a diverse range of tourist accommodation across the District is desirable and the Council is generally supportive of opportunities that come forward subject to compliance with other policies in the Local Plan. Tourists visiting the area for short or longer periods of time have a positive impact on the viability of local shops and services and support the vitality of local and rural economies. The Local Plan recognises the importance of maintaining vibrant and active local communities particularly during off peak tourism months, as emphasised in the Local Plan consultation responses.
- 6.26 National Planning Policy supports tourism opportunities in the rural areas and as a predominately rural District these areas can provide a valuable economic and social contribution through increased spend in the local area and the provision of jobs and associated employment. In order to promote the reuse/redevelopment of existing buildings, the Council will be supportive of proposals which bring these back into use.
- 6.27 In the interests of sustainable travel, proposals for new tourist accommodation will need to demonstrate good connectivity with tourist destinations, local amenities and promote walking and cycling opportunities.
- 6.28 The Local Plan seeks to provide a diverse range of accommodation across the District to cater for the tourist demand. Tourist accommodation particularly that which is in permanent buildings can sometimes come under pressure to be occupied for full time residential use. New tourism accommodation should therefore be restricted by planning conditions and/or legal agreements so that it is retained for the benefit of the tourism economy and not lost to residential use. Planning conditions will limit the occupation of new self-catering tourist accommodation units to a continuous period of 56 days by one person or persons

within one calendar year. The owners/operators of the accommodation will be required to maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the units during each individual letting. The Register will be required to be made available at all reasonable times to the Local Planning Authority.

### **Policy SCLP6.5: New Self Catering Tourist Accommodation**

Proposals for new self catering tourist accommodation will be acceptable where:

- a) The demand or need for tourist accommodation is clearly demonstrated;
- b) They are of a high standard of design;
- c) They are of a scale appropriate to the nature of the site and its setting;
- d) They do not have a material adverse impact on the AONB, Heritage Coast or estuaries;
- e) Covered cycle storage, proportionate to the size of the site is provided on site;
- f) The road network is able to accommodate the volume of traffic generated without having a significant adverse impact on the free flow of traffic and highway safety;
- g) Ancillary facilities to support the tourist uses are provided on the site where required; and
- h) Flood adaptation and mitigation measures are included where required.

Self catering tourist accommodation comprising permanent buildings will only be permitted within the Settlement Boundaries through the conversion of rural buildings of permanent structure; or on medium and large scale sites where commercial, recreational or entertainment facilities are provided on site.

New self catering tourist accommodation will be restricted by means of planning conditions which permits holiday use only, restricts the period the accommodation can be occupied plus requires a register of all lettings, to be made available at all times.

### **Protection of Existing Tourist Accommodation**

- 6.29 The existing stock of hotels, guest houses, bed and breakfast businesses and self catering accommodation can provide an important role in support of the District's economy. However, this diverse range of accommodation can sometimes come under pressure for conversion into residential properties, particularly in the countryside where new residential development is more strictly controlled. In recent times the rise of more flexible tourist accommodation provided through websites such as Airbnb has seen a more diverse range of accommodation being available which supplements the more established provision.
- 6.30 The Local Plan recognises the importance of maintaining vibrant and active local communities particularly during off peak tourism months, as emphasised in the Local Plan consultation responses. A balance must be made between the need to provide permanent housing for local people and provide tourist



accommodation to support the local economy. As such, regard will be given, where the lack of demand for tourist accommodation can be demonstrated, to the vitality of local communities throughout the year.

- 6.31 The Local Plan therefore needs to set out an approach to protect existing tourist accommodation from conversion to residential use where tourist use may continue to be viable. The policy resists the change of use apart from exceptional cases where an identified lack of demand for tourist accommodation is clearly and satisfactorily demonstrated. As a minimum, planning applications for a change of use will need to provide marketing evidence demonstrating the accommodation has been marketed for a sustained period in accordance with the requirements set out in the Commercial Property Marketing Guidance, endorsed by the Council.

### Policy SCLP6.6: Existing Tourist Accommodation

Existing tourist accommodation will be protected. Change of use will only be considered in exceptional circumstances where it can be fully and satisfactorily demonstrated that there is no current or future demand for the tourist accommodation.

Marketing evidence must be provided which demonstrates the premises has been marketed for a sustained period of a minimum of 12 months in accordance with the requirements set out in the Commercial Property Marketing information as seen in Appendix B.



Source – [www.thesuffolkcoast.co.uk](http://www.thesuffolkcoast.co.uk)





# Section 7

# **Transport**

District wide criteria based policies



# 7 Transport

- 7.1 Suffolk Coastal is a predominately rural area with limited public transport opportunities in certain parts and therefore has a certain reliance on the private motor car as a form of transport to conduct day-to-day business. Many local roads are single track and unsuitable for conventional public transport and the lack of alternatives increases the use of the private motor car across the District. For those residents and visitors close to a range of facilities a bicycle may offer an alternative or additional transport option but this is limited.
- 7.2 As a result of this, the Local Plan seeks to acknowledge that sustainable transport opportunities are limited and appropriate provision for vehicle parking is required alongside developments and to maintain the viability and vibrancy of the District's town centres, visitor locations and wider communities.
- 7.3 The Council has prepared a parking strategy and policies as part of Civil Parking Enforcement to be introduced across the District in April 2019. The Parking Plan details the Council's approach to parking management and enforcement, and the Local Plan helps to deliver the objectives through appropriate parking provision and sustainable transport as part of new developments.

## Sustainable Transport

- 7.4 Suffolk Coastal is a predominantly rural area and therefore has a high reliance on the car as a form of transport to conduct day-to-day business. Many areas do not have access to convenient public transport and many local roads are single track and unsuitable for conventional public transport. This is reflected by the level of household vehicle ownership in Suffolk Coastal which amounts to 86% compared to a national average of 74% (Census, 2011). Furthermore, approximately 44% of people in the District use a car as their primary mode of travel to work compared to a national average of 37% (Census, 2011). Census data also suggests that town and district centres across Suffolk Coastal experience a similar level of vehicle ownership and modal share compared to the District average.
- 7.5 The Suffolk Local Transport Plan 2011-2031 sets out a priority to support the growth of businesses, reducing the demand for car travel, making efficient use of transport networks and improving infrastructure. In consideration of this, Policy SCLP7.1 below encourages and facilitates the use of sustainable transport options where possible, and supports the efficient use of existing transport networks.
- 7.6 Travel Plans are currently required by the National Planning Policy Framework for all new developments that create significant amounts of movement. The purpose of a Travel Plan is to set out measures to facilitate sustainable forms of travel and reduce the use of the private car. This will help to leave a lighter footprint on the environment by enhancing sustainability and will ultimately create better places to live; an action of the Government's 25 year Environment Plan. It is not necessarily the size of the development that triggers the need for such a plan but more the nature of the use.

- 7.7 Suffolk County Council are currently drafting new guidance for Travel Plans, and given that the National Planning Policy Framework is also under review, there presently exists an opportunity to shape policy in this area. The Council will engage with the Government and Suffolk County Council as guidance is subject to review. When published the new document will be considered by the Council and adopted for use as a material planning consideration if appropriate.

### **Policy SCLP7.1: Sustainable Transport**

Development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities.

Development will be supported where:

- a) It is proportionate in scale to the existing transport network;
- b) It is located close to, and provides safe pedestrian and cycle access to services and facilities;
- c) It is well integrated into and enhances the existing cycle network including the safe design and layout of new routes and provision of covered, secure cycle parking;
- d) It is well integrated into and enhances the existing pedestrian routes and the public rights of way network;
- e) It reduces conflict between users of the transport network including pedestrians, cyclists, users of mobility vehicles and drivers and does not reduce road safety;
- f) It will improve public transport in the rural areas of the District; and
- g) The cumulative impact of new development will not create significant adverse impacts on the existing transport network.

Proposals for new development that would have significant transport implications should be accompanied by a Travel Plan. A Travel Plan will be required for proposals for:

- a) New large scale employment sites;
- b) Residential development of 80 or more dwellings; and
- c) A development that when considered cumulatively with other developments, is likely to have an adverse impact on the local community or local road network.

In order to identify potential transport impacts and mitigation measures, a Transport Statement will be required for development of 50 -80 dwellings and a Transport Assessment will be required for developments of over 80 dwellings.

## **Vehicle Parking**

- 7.8 The reliance on the car as a primary form of transport in this District necessitates the need for provision of adequate, reasonably priced car parking to maintain the viability and vibrancy of our town and district centres, as well as resorts and other areas popular with tourists across the District.

7.9 Transport and logistics form a very significant part of the local economy. To support the specific needs of this sector, the Council will work with relevant organisations such as Highways England and Suffolk County Council to ensure that needs such as stopping places are provided. Vehicle parking is an important tool for visitor management particularly in relation to tourism across the District. The provision of off-street visitor parking, particularly where it applies to tourism and town centres, will be supported in appropriate locations.

7.10 Some people, either self employed, or as a condition of their employment, are required to take their work vehicle (such as a van or recovery vehicle) home with them. Modern vehicles tend to be bigger than the size of residential garages which means that these garages are not always suitable or available for parking. Where possible, the Council will encourage larger residential garages in new and renovated residential development to help facilitate this.



7.11 Many modern vehicles are being manufactured with the aim of decreasing carbon emissions. This has led to the increase of low-emission vehicles as a usable and reliable form of transport. Although the concept of low-emission vehicles has been promoted and embraced in urban areas (such as town centre locations, supermarkets or places of work), rural areas have not seen a similar level of uptake. Notwithstanding this, the National Planning Policy Framework promotes the facilitation of low-emission vehicles. Over the plan period, it is anticipated that technological advances could lead to a wider uptake of such vehicles and the Council will support and encourage the facilitation of low-emission vehicles and their ancillary infrastructure needs, such as:

- Passive electric charging (capacity in the connection to the local electricity distribution network and electricity distribution board, as well as cabling to parking spaces).
- Active electric charging (fully installed and ready-to-use charging points):
  - Rapid charging hubs (22-50kw charging power)
  - On-street electric charging (7kw charging power)
  - Off-street electric charging (3kw charging power).

7.12 The level of charging supplied should be commensurate with the number of vehicle parking spaces included in the development. However, higher levels of charging power will be supported, if considered appropriate and desirable. Technological advances throughout the lifetime of the plan may require a flexible approach to be taken when considering low-emission vehicles and charging points in developments.



## Parking Proposals and Standards

- 7.13 The level of parking provision required can be influenced by the location of new development, accessibility to public transport, provision for cyclists and the availability of public and on-street parking. The Local Plan recognises that improvements to public transport can reduce the requirement for parking provision, and have a beneficial impact on ‘anti-social’ parking, particularly with respect to commuters’ vehicles. The Local Plan will therefore support all improvements in public transport that have a positive impact on existing problems of parking provision and congestion at key ‘pinch points’.
- 7.14 When considering proposals for parking, in order to reduce potential for surface water flooding and for the protection of water quality, sustainable drainage systems should be implemented (SUDS) with permeable surface materials<sup>29</sup>.
- 7.15 As local highways authority, Suffolk County Council published ‘Suffolk Guidance for parking’ in 2015. The document provides details in respect of vehicle parking standards to be implemented across the county subject to local considerations. Residential standards in the County Council’s document are presented as minimums and the Local Plan will seek to ensure appropriate parking does not proliferate the parking issues faced by many communities. The visual impact of parking will be considered against relevant policies of this Local Plan including SCLP11.1 and SCLP10.3.



<sup>29</sup> Examples of such can be found in the CIRIA SUDS Manual which details examples of best practice in this regard.

## Policy SCLP7.2: Parking Proposals and Standards

The Council will work with partners to ensure that vehicle parking provision is managed to support the economy and sustainable communities. The level of parking provision required will depend on the location, type and intensity of use. Proposals that minimise congestion, encourage sustainable transport modes and reduce conflict between road users across the District will be supported.

Proposals involving vehicle parking will be supported where they include:

- a) The provision of safe, secure, and convenient off-street parking of an appropriate size and quantity including addressing the need for parking or secure storage for cars, cycles and motorcycles, and where relevant, coaches and lorries;
- b) Opportunities to reduce the recognised problem of anti-social parking or potential problems that may arise which impacts the quality of life or vitality of an area for residents and visitors;
- c) Appropriate provision for vehicle charging points and ancillary infrastructure associated with the increased use of low emission vehicles; and
- d) The incorporation of sustainable drainage systems (SuDS), permeable surfacing materials and means of protecting water quality in drainage schemes should be ensured.

Where proposals involve public transport improvements or re-developments, the Council will encourage the provision of Park & Ride facilities, if appropriate.

Proposals will be expected to meet the parking standards contained in the 2015 Suffolk Guidance for Parking (or subsequent revisions) where they do not relate to 'Residential Parking Design' unless other local planning considerations indicate otherwise. Proposals should also accord with both the East Suffolk Area Parking Plan and the Suffolk Parking Management Strategy, or Neighbourhood Plans for the area where applicable.



# Section 8

# Community Facilities and Assets

District wide criteria based policies





# 8 Community Facilities and Assets

- 8.1 Community facilities and assets are an important part of the social fabric of neighbourhoods and communities. Facilities can include shops, post offices, public houses, medical facilities, sports venues, cultural buildings and places of worship. Individually and collectively these provide places for people to meet and socialise as well as valuable services which encourages active communities and fosters a sense of identity and well-being for those who live in and visit the area.
- 8.2 The National Planning Policy Framework reflects the need to plan positively for and promote the retention and development of local services and facilities which is supported by the Council. Protecting community facilities and assets reduces social exclusion which can be disproportionately influenced by limited access to facilities. The loss of facilities across the District could lead to a significant number of residents being socially excluded and have a detrimental impact on community cohesion and the creation of successful communities across Suffolk Coastal.

## Protection of Community Facilities

- 8.3 The Council considers it is important to retain community facilities across the District to both serve the local community and support tourism activities in the area.
- 8.4 The Localism Act 2011 introduced 'assets of community value', providing community groups with the ability to nominate non-residential buildings or land which is important to their community. Once an asset is listed, if the owner decides to sell, within five years of listing, they must inform the local authority of their intention to do so. The community has up to six weeks to express an interest in becoming potential bidders to buy the asset. Once an expression of interest has been received, a further four and a half month pause in the sale process is triggered. This gives potential bidders a total of six months to raise the funds required to purchase the asset. At the end of the period, the owner may sell the asset to whomever and at whatever price they choose. However, the listing of an asset does not provide protection against a change of use or redevelopment. This can mean the value of the asset is greater due to its potential to be converted to non-community uses. This can frustrate the ability of the community to raise sufficient funds to purchase the asset.
- 8.5 The Local Plan also has a role to provide protection to community facilities which have not been identified as assets of community value. These facilities are still important to the local community and help enhance the level of services across the District. Consultation responses have highlighted that there is strong support for investigating all potential options before the redevelopment for a non-community use is allowed. The consultation responses also highlighted that the rural areas of the District lack adequate facilities which places a greater emphasis on the facilities in the market towns and larger villages in the area.



- 8.6 However, there is a need for flexibility to allow the change of use or redevelopment in certain circumstances such as lack of community need, lack of viability or re-provision of the building in an equally or more accessible location. In demonstrating that there is no community need for the facility or an alternative community use, evidence should be submitted with a planning application which provides details of consultation with the local community and an analysis of service provision in the locality which demonstrates that accessibility to similar services and facilities will not be adversely affected. Evidence will need to demonstrate that the premises have been marketed in a manner agreed with the Council for at least 12 months for the current use or alternative community facility in line with the requirements of the Commercial Property and Marketing Guidance as detailed in Appendix B.
- 8.7 The government periodically amend the General Permitted Development Order which in some circumstances allows some changes of use to take place without the need for planning permission.

### **Policy SCLP8.1: Community Facilities and Assets**

Proposals for new community facilities and assets will be supported if the proposal meets the needs of the local community, is of a proportionate scale, well related to the settlement which it serves and would not adversely affect existing facilities that are easily accessible and available to the local community.

Proposals to change the use, or redevelop for a non-community use, a facility registered as an asset of community value, will not be permitted.

Proposals to change the use, or redevelop for a different use, a community facility which is not registered as an asset of community value, will only be permitted if:

- a) It can be demonstrated that there is no community need for the facility and the building or the site is not needed for an alternative community use;
  - b) It can be demonstrated that the current, or alternative community uses are not viable and marketing evidence is provided which demonstrates the premises have been marketed for a sustained period of 12 months in accordance with the Commercial Property Marketing Guidance;
- Or
- c) Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of the local population.

## Open Space and Recreational Facilities

- 8.8 The open space and recreational facilities across the District are vital for the promotion of healthy communities and active lifestyles for all as well as mitigating the impact of development, and has been emphasised by consultation responses. Open space can be provided through formal facilities such as playing pitches and courts, but also through informal spaces such as village greens, woodlands, beaches, and public rights of way which collectively contribute to healthy communities and active lifestyles.
- 8.9 Ensuring the appropriate provision and retention of a wide variety of open spaces and recreational facilities is an important role for the Local Plan, and providing access to these areas is important for people's mental and physical well-being. Open spaces also have a role in helping to support biodiversity networks, the aesthetic quality of the public realm and built environment and to mitigate flood risk.
- 8.10 Suffolk Coastal is committed to improving the health and well-being of people in the District and published a Leisure Strategy in 2014. The Leisure Strategy and the supporting assessments<sup>30</sup> identify existing provision of open space and recreational facilities across the District and identify areas of deficiencies.
- 8.11 The Council supports the provision of open space and recreational facilities (or expansion of existing facilities) across the District to encourage active lifestyles and community well-being and this should be delivered alongside new development. The National Planning Policy Framework acknowledges the need for open space and recreational facilities and how these contribute to social interaction and the creation of healthy, inclusive communities. National standards recommended by Fields in Trust promotes a requirement for 2.4 hectares of open space (play areas and playing fields) per 1,000 people which enables residents of all ages to participate in sport and play. Suffolk Coastal uses this calculation as a standard and this is to be continued over this plan period when considering applications for new open space and recreational facilities.
- 8.12 Given the age structure of the District, proposals which support more specific provision for recreational facilities which are designed to meet the needs of the ageing population will be encouraged alongside those targeted at the wider community.
- 8.13 As well as the provision of open space and recreational facilities over the plan period, the Local Plan also seeks to protect these spaces from redevelopment unless exceptional circumstances can be



<sup>30</sup> Suffolk Coastal District Council Playing pitch/non pitch assessment (2014), Open space assessment (2014), Built facilities assessment (2014)

demonstrated. This has been strongly encouraged throughout consultation responses regarding the provision and protection of new and existing community facilities.

- 8.14 To demonstrate whether an open space proposed for development is surplus to requirements, applicants are expected to undertake an open space needs assessment. This should follow the approach taken in the Suffolk Coastal Open Space Needs Assessment and consider the provision of open space with the same use within the site catchment area, alternative open space uses and how the site relates to existing provision for each respective type of open space use in the locality. The contribution an open space makes towards local amenity, public realm, biodiversity and the wider green infrastructure network should be considered as part of an open space needs assessment.
- 8.15 The National Planning Policy Framework allows local communities through Local Plans and Neighbourhood Plans to identify green areas of particular importance to them for special protection. By designating land as Local Green Space local communities are able to rule out new development other than in very special circumstances which is a stronger test than the Local Plan policy. The Council does not have enough evidence to designate Local Green Spaces across the District in the Local Plan but local communities can consider designating areas important to them in Neighbourhood Plans.



## Policy SCLP8.2: Open Space

The Council supports the provision of open space and recreational facilities across the District to encourage active lifestyles and to increase participation in formal and informal recreation for all sectors of the community. New residential development will be required to contribute to the provision of open space and recreational facilities in order to benefit community health and well-being.

There will be a presumption against any development that involves the loss of open space or community sport and recreation facilities.

Proposals for development that results in the loss of open spaces will only be permitted in exceptional circumstances where:

- a) The proposal is ancillary to the open nature of the area and will enhance local character, increase local amenity and be of greater community or wildlife benefit,
- b) An open space assessment demonstrates the site is surplus to requirements including its ability to be used for alternative open space uses;

Or

- c) The loss resulting from the proposed development will be replaced by equivalent or better provision in terms of quantity, quality and in a location that is equally or more accessible to the community.

Neighbourhood Plans may identify areas of Local Green Space and include policies relating to their protection.

## Allotments

- 8.16 Allotments are valuable community spaces that provide people with the opportunity to enjoy an active and healthy lifestyle and benefit the quality of life of residents across the District. They have been strongly supported as a key community facility throughout the Local Plan consultation responses. Allotments provide opportunities for food production, exercise and community interaction as well as being valuable green spaces which provide habitats for many forms of wildlife alongside the built environment.
- 8.17 The Council have transferred ownership of land used as allotments to Town or Parish Councils with a legal requirement that these are retained for use as allotments as statutory allotment land. The statutory designation requires these to be retained for use as allotments. Allotments are also provided by community groups and private landowners but in respect of the Local Plan the land use and community benefit are treated equally. Across the District, many settlements benefit from the provision of allotments, although some settlements do not have the same provision.



- 8.18 Proposals for new allotments will be preferred alongside residential allocations or through Neighbourhood Plans which emerge over the plan period. Alongside the provision of the land for allotments, it is also necessary to ensure that infrastructure associated with this community facility is provided, such as vehicle parking and water supply.

### **Policy SCLP8.3: Allotments**

The Council will encourage the provision of new allotments in order to meet a locally identified demand. Allotments and associated infrastructure should be located in locations well related to the existing community.

The loss of existing allotments to alternative uses will be resisted unless:

- a) Evidence shows that there is unlikely to be any future demand for the allotments;
- b) Other allotments exist and have the necessary capacity to meet demand;

Or

- c) Alternative provision is made on an alternative site within the settlement which ensures an increase in the overall level and standard of allotments across the District.

## **Digital Infrastructure**

- 8.19 Public consultation responses have highlighted the importance of appropriate digital infrastructure for modern life. With more facilities being accessed on-line (such as personal banking and shopping) the need for modern digital infrastructure including mobile and broadband services which are reliable and meet the demands of both residents and businesses is fundamental to sustaining local communities.
- 8.20 Currently demands for mobile phone services and broadband are increasing, and across Suffolk Coastal there is a variety of provision with some rural areas experiencing poor service and signal. National programmes supported by the government are continually being expanded and updated across the District. These are expected to continue and increase provision over the plan period as digital technology evolves.
- 8.21 The East Suffolk Business Plan demonstrates that the Council is committed to supporting the improved delivery of telecommunications across the District. Improving the telecommunications across the District has the potential to boost the economy as well as transforming the lives of local residents.
- 8.22 Service providers are currently rolling out the 4G network supported by the government across the country. In Suffolk, service providers are working with government agencies, New Anglia Local Enterprise Partnership and Suffolk County Council to improve provision across the District. A 5G network is currently being trialled in pilot areas nationwide and will provide better coverage in a more concentrated area.

Although widespread rollout of the 5G network is not expected in the immediate future, developments that come about in the future should be cognisant of this.

- 8.23 The Council as local planning authority has a role to play in supporting the provision of digital infrastructure through the consideration of equipment such as masts to improve the overall network. The location and setting of equipment associated with digital infrastructure will need to balance the technical requirements of providing the services against the design and location of such facilities.
- 8.24 Across the District a number of sensitive locations and landscapes are identified and designated. Within these areas the Local Plan requires sympathetic design standards to be achieved and this principal will also apply to the provision of digital infrastructure. For the purposes of this policy, sensitive locations include the Area of Outstanding Natural Beauty, Heritage Coast, Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Historic Parklands or features identified in the Landscape Character and Sensitivity Study.

### **Policy SCLP8.4: Digital Infrastructure**

Proposals to improve the provision of digital infrastructure across the District will be supported, provided:

- a) The siting and external appearance of all equipment does not have a significant detrimental impact on the surrounding area and is sympathetically located while respecting the operational needs of the digital infrastructure network;
- b) Equipment installed on buildings is sited and designed to minimise the impact on the external appearance of the building; and
- c) Applications are supported by evidence which demonstrates early engagement with relevant digital infrastructure providers and the need for the equipment to be located within that area.



An aerial photograph of a coastal area. In the foreground, there's a sandy beach and the ocean with some waves. A road runs along the coast. In the background, there's a large body of water, possibly a reservoir or a bay, with a road and a small building on a hill. The text "Section 9" is overlaid on the top left of the image.

## Section 9

# Climate Change

District wide criteria based policies

## 9 Climate Change

- 9.1 The National Planning Policy Framework sets out strong measures to address climate change as well as encouraging local planning authorities to set target contributions and promote the uptake of decentralised renewable or low-carbon energy in developments. Transitioning to a low carbon future, encouraging the reuse of existing resources (including conversion of existing buildings), and encouraging the use of renewable resources are measures which are promoted by the National Planning Policy Framework. The Government's recently published 25 year Environment Plan outlines a broader commitment to reduce emissions from 1990 levels by 80% by 2050. The Council will aim to contribute to this wider national commitment to address climate change.

### Renewable Energy

- 9.2 Suffolk Coastal is part of the Norfolk & Suffolk Energy Coast which is part of the wider East of England Energy Zone. The New Anglia Local Enterprise Partnership intends to maximise the energy opportunities in this area. This is an intention that the Council will endeavour to support, where possible. The Suffolk Coastal area can contribute towards the generation of renewable energy, most notably through biomass and anaerobic digestion schemes, solar panel schemes and wind power, including turbines and landing points to serve off-shore provision.
- 9.3 The National Planning Policy Framework promotes and encourages schemes that utilise renewable energy resources. This should be in tandem with energy efficiency measures, particularly in any new development, and should be consistent with the need to safeguard residential amenity, the environment and the landscape.
- 9.4 National planning policy states that Local Plans should consider identifying suitable areas for renewable and low carbon energy development. Local planning authorities should also support community-led initiatives for renewable and low carbon energy taken forward through Neighbourhood Planning. The Government have stated that wind farm developments should only be granted planning permission if the site is identified as a 'suitable area' and the proposal has the backing of the local community. The level of local community support for low carbon and renewable energy proposals will be evaluated in terms of engagement related to planning applications and through the neighbourhood planning processes where applicable.
- 9.5 Proposals for wind energy and energy from biomass or waste of more than 50MW installed capacity are defined as nationally significant infrastructure projects and are determined by the Secretary of State. Policy relating to such proposals is contained in the National Policy Statement for Renewable Energy Infrastructure. Proposals for energy from waste schemes of less than 50MW will be determined by Suffolk County Council as Waste Planning Authority and policy for such schemes is currently contained in the Suffolk County Council Waste Core Strategy (2011).



- 9.6 Biomass and anaerobic digestion schemes can provide an important contribution to energy generation, in particular in areas not served by the national gas grid. Proposals for energy generation from biomass will be supported in principle but particular consideration will be given to air quality impacts, transport impacts, proposals for associated buildings and, where relevant, grid connections.
- 9.7 Solar panel developments can range in scale from installations on individual buildings to solar farms, and can range in type, from in-built solar panels to mounted solar panels. Notwithstanding this, solar panel schemes will generally be supported, however careful consideration will be given to the visual impact in sensitive locations including through design, siting and, where possible, natural screening.
- 9.8 In respect of wind power, much of the District's environment is a sensitive one and needs protection. Given the national and local recognition of the need to transition to a low carbon future, the option of resisting wind power generation entirely is not appropriate. The Local Plan will encourage onshore wind within the mix of the generation of renewable energy, most notably to serve local communities. Although generally encouraged, proposals will need to ensure they do not adversely affect the high quality landscape, wildlife populations or habitats and avoid noise pollution across the District.
- 9.9 Reflecting the policy in the National Planning Policy Framework, applicants for wind energy development will be expected to demonstrate how the local community has been involved in developing proposals and that the submitted scheme has the support of the local community. Where Neighbourhood Plans are produced, the opportunity exists to obtain local community support in the identification of suitable areas for renewable energy as part of the Neighbourhood Plan process. The Council aims to undertake a Supplementary Planning Document related to low carbon and renewable energy development, following completion of this Local Plan, to support this process.
- 9.10 Due to the potential for impacts on the landscape, the Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018), and any subsequent iterations, should be consulted when evaluating the landscape and visual impact of low carbon and renewable energy development. The cumulative impact of energy proposals could have potentially significant impacts on the Suffolk Coastal countryside and the Council will be working closely with government and other agencies to ensure issues related to the National Grid are considered comprehensively and not incrementally.
- 9.11 As not all renewable and low carbon energy installations require planning permission it is not always possible to monitor renewable energy capacity accurately. Therefore, actual installed capacity is likely to be higher than reported in the Authority Monitoring Reports.



## Policy SCLP9.1: Low Carbon & Renewable Energy

Council will support low carbon and renewable energy developments where they are within an area identified as suitable for renewable or low carbon energy or satisfy the following criteria:

- a) They can evidence a sustainable and, ideally, local source of fuel;
- b) They can facilitate the necessary infrastructure and power connections required for functional purposes;
- c) Provide benefits to the surrounding community; and
- d) Are complementary of the existing environment without causing any significant adverse impacts, particularly relating to the residential amenity, landscape and visual impact, transport, flora and fauna, noise and air quality, unless those impacts can be appropriately mitigated.

For wind energy the proposed development must also have the backing of the local community.

The Council will support Neighbourhood Plans in identifying suitable areas for renewable and low carbon energy development, particularly where they relate to developments that are community-led. In identifying suitable areas, consideration should be given to the criteria listed above.

When the technology is no longer operational there is a requirement to decommission, remove the facility and complete a restoration of the site to its original condition.

## Sustainable Construction

- 9.12 Buildings are no longer viewed as products of construction and engineering, but as products of place-making and design that reflect the environment in which they're situated. This is proven by the fact that sustainable construction does not solely relate to the physical structure of a building, it also relates to other aspects such as transport, waste and water management and in some cases, ecological value. Therefore, comprehensive sustainable construction that appropriately encapsulates the values of sustainability will be strongly supported by the Council. This will help to achieve the concept of 'environmental net gain' promoted in the Government's 25 year Environment Plan. Sustainable construction methods can also help to reduce the running costs of housing, helping to contribute towards objectives of improving the affordability of housing.
- 9.13 Sustainable construction methods, water efficiency standards and the energy consumption of buildings are largely controlled by Building Regulations. However, the Council is still able to require lower energy and water usage in new developments.
- 9.14 From October 2015, local planning authorities can require higher 'optional' Building Regulations standards to be met. For water efficiency the Government has introduced an optional technical standard that requires new housing to go further than Building Regulations and be designed to consume 110 litres/person/day, as opposed to 125 litres/person/day. Anglian Water have identified East Anglia as an area of 'severe water stress' and the Anglian Water Resources Management Plan (2015) identifies lowering

demand as one way in which this can be addressed. Requiring the optional standard to be met will contribute towards lowering demand for water use.

- 9.15 In the interests of mitigating against climate change and to help achieve the objectives of the Suffolk Climate Action Plan, the Council will also implement higher energy efficiency standards and will expect all new developments of more than 10 dwellings to achieve a 20% improvement in CO2 emissions performance above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations. Higher energy efficiency standards need not be met if they amount to maladaptation, for example, designing buildings to maximise solar gain in winter without thinking through the implications for overheating in summer.
- 9.16 For all non-residential development, the Council will expect compliance with BREEAM standards. BREEAM is a tool that allows the owners, users and designers of buildings to review and improve environmental performance throughout the life of a building. The Council expects all non-residential development to comply with these standards, as detailed in Policy SCLP9.2, to mitigate further against climate change.
- 9.17 The Council is mindful that local sustainable construction requirements lead to increased costs and may impact upon development viability (viability is defined in this context as what is practical and affordable). On this basis and in exceptional circumstances where the additional costs attributed to achieving sustainable construction standards represent the overriding factor in preventing the site from going to market, the Council will be prepared to consider detailed information on the viability of a particular scheme, where justified, to alter the sustainable construction requirements. The viability information must be compiled in line with viability assessment guidance set out in the National Planning Policy Framework.
- 9.18 In order to allow for higher energy efficiency standards to be achieved, a meaningful proportion of the energy consumed by new builds or conversions should be provided from an on-site renewable source. The meaningful proportion should be considered on a case-by-case basis. Locally sourced, reused and recycled materials should also be used in the construction of new builds or conversions, where practicable. Where possible, circularity should be considered – that is the materials used in construction and the ability to deconstruct and reuse post use.
- 9.19 Major developments in particular, will have greater opportunities to incorporate high build standards due to economies of scale. Provision should also be made for ‘environmental net gain’ from new or conversion development, including infrastructure developments. Considering the fact that the principle of ‘environmental net gain’ is strongly promoted in the Government’s 25 year Environmental Plan, this should be considered an imperative provision in new or conversion development, including infrastructure developments.
- 9.20 In recognition of the potential for conflicts between achieving sustainable methods of construction and conserving and enhancing the historic environment, Historic England’s guidance relating to the application of the Building Regulations should be consulted when evaluating the energy efficiency of historic and traditionally constructed buildings.

- 9.21 As evidence of sustainable construction compliance for all new dwellings, the Council will require the submission of an interim compliance report prior to development commencement. A final compliance report will be required to be submitted upon development completion. This should be compiled in line with advice provided in the Building Regulations.
- 9.22 In order to demonstrate compliance with BREEAM standards, developers will be required to submit Design Stage Assessments and Post Construction Reviews, carried out by a qualified BREEAM assessor (as appropriate), for all planning applications for qualifying development.

### Policy SCLP9.2: Sustainable Construction

All new developments of more than 10 dwellings should achieve higher energy efficiency standards that result in a 20% reduction in CO2 emissions below the Target CO2 Emission Rate (TER) set out in the Building Regulations. Exceptions should only apply where they are expressed in the Building Regulations or where applicants can demonstrate, to the satisfaction of the Council, that it is not viable or feasible to meet the standards.

All new residential development in the District should achieve the optional technical standard in terms of water efficiency of 110 litres/person/day.

The use of locally sourced, reused and recycled materials, along with on-site renewable energy generation are encouraged in order to achieve environmental net gain in new build or conversion developments.

All new non-residential developments of equal or greater than 1,000sqm gross floorspace are required to achieve the British Research Establishment Environmental Assessment Method 'Very Good' standard or equivalent unless it can be demonstrated that it is not viable or feasible to do so.

## Coastal Management policies

- 9.23 The coastal zone is a distinct part of the Suffolk Coastal District containing a diverse range of interests such as Areas of Outstanding Natural Beauty, internationally and nationally important environmental areas, tourism destinations, Sizewell nuclear power plants, Felixstowe Port - the largest container port in the UK, and some of the most productive arable land in the UK; playing a vital role in creating economic growth and tourism opportunities across the District. However, this diverse and dynamic coast has the ever present threat of both coastal erosion and coastal flooding.
- 9.24 The Suffolk coast is known to be one of the fastest eroding areas in Europe and is vulnerable to major storm surges. These factors make it necessary to actively manage the coastal zone to ensure it is resilient<sup>31</sup>

---

<sup>31</sup> Resilience accepts, and as a result works with, rather than against, natural processes.



in the face of coastal change, by incorporating the holistic principles of Integrated Coastal Zone Management into coastal policies. In this respect, the Council will work closely with coastal communities and other Risk Management Authorities such as the Environment Agency, the Marine Management Organisation, and Natural England etc. The Council also recognises the importance of partnership working and will continue to work with coastal and estuary partnerships in the District going forward.

## **Coastal Change Management**

- 9.25 Land affected by physical change to the shoreline through coastal erosion, coastal landslip or permanent inundation is defined in the National Planning Policy Framework as a Coastal Change Management Area. The boundaries are based on coastal erosion estimates and assumptions, with information taken from the current Shoreline Management Plans. The Shoreline Management Plans are integral to the formulation of planning policy and act as the primary evidence base for the policy in this area. Shoreline Management Plans reflect the long term intent of management towards coastal change in the form of epochs or time periods up to 2025, 2055 and 2105.
- 9.26 The current Shoreline Management Plan for the Suffolk coast was prepared between 2007 and 2010. However, it is recognised by all Risk Management Authorities that there is a need to regularly review and update key information within the Shoreline Management Plan on erosion and flood risk. The approach to defence management may change, which may change the delineation of the Coastal Change Management Areas. Planning policy in this area will be afforded a level of flexibility to allow for consideration of changes in the evidence base over the plan period. To help inform responses to coastal management proposals on the Areas of Outstanding Natural Beauty, specialist advice is available and should be consulted.
- 9.27 Infrastructure such as access roads and pipelines need to be fully considered when delineating Coastal Change Management Areas. This can lead to properties that are not within a Coastal Change Management Area becoming inaccessible when an access road, for example, is lost to coastal erosion. It is the aim of the Council, going forward, to fully consider the existing infrastructure and topography of an area when delineating a Coastal Change Management Area and evaluating sites for rollback.
- 9.28 National planning guidance suggests that new permanent residential structures are not permitted in a Coastal Change Management Area. Therefore, the Council will continue to implement this policy.
- 9.29 Although Coastal Change Management Areas exist to highlight where rates of shoreline change are significant over the next 100 years and new residential development is generally avoided in these areas, there are some cases where development exceptions are permitted. Temporary or seasonal developments or extensions to properties are often considered as exceptions, subject to certain assessments. The Council will aim to facilitate appropriate development in the Coastal Change Management Area and to divert inappropriate development away from the Coastal Change Management Area. Policy SCLP9.3 details development considered appropriate in the Coastal Change Management Area.
- 9.30 Coastal Erosion Vulnerability Assessments are the primary means of assessing the coastal erosion impacts of proposed developments in and within a specified distance landward of the Coastal Change Management Area. The Coastal Erosion Vulnerability Assessment should consider the management

proposals for the coastline and the likelihood of investments being made and the risk of erosion impacting upon the development in light of these factors. The assessment should be undertaken by the developer to demonstrate that the development will not be at risk from coastal change for the lifetime of the development. In this regard, the assessment should comply with policy CC1 of the East Inshore and Offshore Marine Plans. The assessment will also need to demonstrate that the proposed development will not increase the risk of erosion (e.g. from surface water run-off). It is considered essential to liaise with the Council's Coastal Management team in carrying out this assessment.

- 9.31 There currently exists a 30 metre risk zone landward of areas identified as Coastal Change Management Areas in order to ensure that developments take account of the coastal erosion risk in the general vicinity. Added to this, the Council will implement a 30 metre risk zone landward of areas where the intent of management is to Hold the Line (HTL) and where, consequently, no Coastal Change Management Area has been identified. This is to ensure that access to coastal defences is not inhibited by new and/or replacement development. However, this measure should not be used in such a manner that precludes development from coming forward.
- 9.32 Where known geological information demonstrates that soft cliffs<sup>32</sup> located behind coastal defences are likely to adversely affect the capacity of said defences, a Coastal Erosion Vulnerability Assessment should be considered. As a starting point, development up to 60 metres landward of coastal defences should consult the Council's Coastal Management team as to whether or not a Coastal Erosion Vulnerability Assessment is required. This will allow for greater consideration of both coastal erosion and the threat of soil degradation when considering proposed developments in defended areas.
- 9.33 The National Planning Policy Framework requires the delineation of the Coastal Change Management Area to be informed by, amongst many other things, Estuary Plans. It is the intention of the Council to expand the boundary and principles of Coastal Change Management Areas to the estuaries of the District in order to fully address coastal change along the Suffolk Coastal coastline which, by law, extends to the mean low water mark in the estuaries. This will involve consideration of both the Deben and Alde & Ore Estuary Plans and will be undertaken as part of any review to the Shoreline Management Plan which ultimately identifies the Coastal Change Management Areas.

---

<sup>32</sup> Soft cliffs are formed in less resistant rocks such as shales or in unconsolidated materials such as boulder clay; being unstable they often form less steep slopes and are therefore more easily colonised by vegetation. Soft cliffs are subject to frequent slumping and landslips, particularly where water percolates into the rock and reduces its effective shear strength (JNCC, UK Biodiversity Action Plan Priority Habitat Descriptions, 2016).

### **Policy SCLP9.3: Coastal Change Management Area**

The Coastal Change Management Area is identified on the Policies Map. Reputable and scientifically robust evidence that emerges over the lifetime of this plan which effects the delineation of the Coastal Change Management Area should be considered when applying this policy.

Planning applications for all development within and 30 metres landward of the Coastal Change Management Area and within and 30 metres landward of areas where the intent of management is to Hold the Line, identified on the Policies Map must be accompanied by a Coastal Erosion Vulnerability Assessment.

In areas of soft cliff located up to 60 metres landward of coastal defences where known geological information indicates that the capacity of coastal defences are likely to be adversely affected by development, a Coastal Erosion Vulnerability Assessment should be considered.

In parts of the Coastal Change Management Area expected to be at risk from change within a 20 year time horizon, only temporary development directly related to the coast, for example beach huts, cafes, car parks and sites used for touring caravan and camping will be permitted.

In parts of the Coastal Change Management Area expected to be at risk from change beyond a 20 year time horizon, other commercial and community uses will be permitted providing they require a coastal location and provide economic and social benefits to the local community.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and/or endorsed Coastal Strategy, and there will be no material adverse impact on the environment.

Proposals for new or replacement estuary defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the endorsed estuary plans/strategies, and there will be no material adverse impact on the environment.

Essential infrastructure, including transport infrastructure, utility infrastructure and wind turbines will only be permitted in the Coastal Change Management Area where no other sites outside of the Area are feasible and there is a management plan in place to manage the impact of coastal change including their future removal and replacement.

Planning permission for all development within the Coastal Change Management Area will be time-limited according to the risk identified in the Coastal Erosion Vulnerability Assessment.

## Adapting to a Changing Coast

- 9.34 The Council recognises that the coast will change and there are both properties and infrastructure at risk. Coastal adaptation is generally considered as a response to coastal change, and can be defined as *‘making changes to prepare for and negate the effects of climate change, thereby reducing the vulnerability of communities and ecosystems. By adapting to cope with the effects of climate change, communities, enterprises and institutions can build up their climate change resilience’* (Action on Climate Today).
- 9.35 This approach is being pursued in coastal locations worldwide, and it is through the initiative of both coastal stakeholders and communities that the Council aims to achieve effective coastal adaptation in Suffolk Coastal.
- 9.36 Facilitating coastal relocation<sup>33</sup> or rollback<sup>34</sup> has been one of the main approaches undertaken to implement coastal adaptation in the East Suffolk area in recent years. The Council will continue with the exception policy of facilitating rollback or relocation for sites under threat from coastal erosion which demonstrates that Suffolk Coastal is able and willing to adapt to coastal change. In doing so, the Council will aspire to long term thinking in affecting this approach in order to properly and effectively prepare for coastal adaptation, and to allow communities to thrive in their coastal locations.

## What is Currently Anticipated to be at Risk?

- 9.37 Suffolk Coastal has some of the fastest eroding coastline in Europe. Over the next 20 to 100 years there is the potential for properties, agricultural land and conservation land in some of our more vulnerable areas to be considered ‘at risk’ or lost to increased coastal erosion.

## Taking a Proactive Approach

- 9.38 The Council aims to take a proactive approach in dealing with loss of land and/or property to coastal erosion by encouraging rollback or relocation before the land or property is lost.
- 9.39 The National Planning Policy Framework states that Local Plans should make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas. The National Planning Practice Guidance advises that either formally allocating land in a Local Plan or allowing for relocation where planning permission would normally be refused are two ways in which this can be achieved. The Council considers it feasible, in this respect, to relocate and replace agricultural buildings that are required to meet the essential needs of an agricultural development.
- 9.40 In order to benefit from the exception rollback or relocation policy, properties must be at risk from erosion within a 20 year period. This enables property owners to take a pro-active approach to relocate to an

---

<sup>33</sup> An approach of allowing relocation to areas where development would normally be refused planning permission (NPPF).

<sup>34</sup> Rollback of assets inland away from the risks posed by coastal change (Coastal Change Pathfinder).



alternative location well before erosion becomes an imminent threat. In order to maintain the sustainability of coastal settlements, relocation should take place close to the existing community, where possible. Relocation of residential properties should also be to land which is outside of the Coastal Change Management Area. Alternative land uses within Coastal Change Management Areas that contribute to the sustainability of coastal communities and also reduce the risk of the development being adversely impacted by coastal erosion are encouraged. Such uses will be evaluated on a case by case basis.

9.41 It is important to ensure decisions with long-lasting consequences do not create obstacles for future adaptation, known as avoiding 'lock-in'. As an example, siting new buildings and infrastructure in low flood risk areas where possible, will have a long term benefit. Therefore, it is important to consider both flood risk and coastal adaptation policies concurrently when evaluating development on the coast.

9.42 Coastal Squeeze is the term used to describe habitats on the coast that are 'squeezed' between man-made barriers, such as river walls, sea walls and farmland, and an eroding coast. In a natural system, areas of saltmarsh or shingle 'move' inland as sea levels rise, and the animals and plants that depend on them migrate with the habitat.

9.43 Realignment is one answer to the problems caused by coastal squeeze because it gives the coast room to evolve. This can be done in both a managed and unmanaged way. An example of this being the construction of walls inland of historic defences to protect land and property behind them, while in front, natural processes take over and saltmarsh, for example, is allowed to develop. Innovative approaches such as this that are in keeping with the natural processes of the coastline will be supported, where appropriate, by the Council.



## Policy SCLP9.4: Coastal Change Rollback or Relocation

Proposals for the relocation and replacement of community facilities, commercial, agricultural and business uses affected by coastal erosion will be permitted in the Countryside, provided that:

- a) The proposed development replaces that which is within the Coastal Change Management Area as identified on the Policies Map and is forecast to be affected by erosion within 20 years of the date of the proposal;
- b) The new development is located at an appropriate distance inland with regard to Policy SCLP9.3 on the Coastal Change Management Area;
- c) The new development is in a location that is accessible to the coastal community from which it was displaced; and
- d) The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

Proposals for the relocation and replacement of dwellings affected by coastal erosion will be permitted in the Countryside where:

- a) The development replaces a permanent building which is within the Coastal Change Management Area as identified on the Policies Map and is forecasted to be affected by erosion within 20 years of the date of the proposal;
- b) The relocated dwelling should be in an location which exhibits a similar or improved level of sustainability with respect to access to services and facilities as the original dwelling;
- c) The relocated dwelling is outside of the Coastal Change Management Area as identified on the Policies Map; and
- d) The existing site is either cleared and made safe or put to a temporary use beneficial to the local community.

## Flood Risk & Holistic Water Management

- 9.44 The Council, in its capacity as a Flood Risk Management Authority, is responsible for flood risk management works on minor watercourses and works on coastal defences. Other Flood Risk Management Authorities include Suffolk County Council, the Environment Agency, Internal Drainage Boards and Water and Sewerage Companies. The responsibilities of each Flood Risk Management Authority can be seen here: <https://www.gov.uk/guidance/flood-risk-management-information-for-flood-risk-management-authorities-asset-owners-and-local-authorities#managing-flood-risks-who-is-responsible>
- 9.45 The low-lying nature of the coastline means that Suffolk Coastal is no stranger to flooding – flood events over the last few generations have resulted in infrastructural damage and, in some cases, loss of life. Flash flooding, estuarine and coastal flooding, partly induced by climate change, have been the main cause of this. The Council will work with flood risk stakeholders to lessen the impacts of flooding going forward by recognising and assessing the flood risk, mitigating against it and providing resilience measures to alleviate

it. Working together with communities and stakeholders, the Council will look to help combat flood risk, particularly in coastal areas where national funding for flood protection is limited.

- 9.46 Government guidance advocates various flood risk assessments and approaches to guide new development to areas with the lowest probability of flooding. Notwithstanding this, it is appreciated that development in areas at some risk of flooding is sometimes unavoidable, as many of the towns in the District such as Aldeburgh, Woodbridge and Felixstowe are located in high risk areas. To address this, mitigation will be required to ensure no net increase in the risk of flooding.

### **Addressing Flood Risk across the District**

- 9.47 The National Planning Policy Framework requires Local Planning Authorities to prepare a Strategic Flood Risk Assessment to inform the Local Plan. A Strategic Flood Risk Assessment has recently been completed for East Suffolk and has identified areas at risk from flooding both now and in the future after taking climate change into account. This includes flooding models prepared by the Environment Agency as well as modelling from other Risk Management Authorities, which helps to attain the most up to date understanding of risk.
- 9.48 The Strategic Flood Risk Assessment should be used in assessing the flood risk of new development proposals. All sources of flooding should be considered including surface water flooding and flooding from sewers.
- 9.49 National planning policy seeks to mitigate the risk of flooding by restricting vulnerable new development within areas at risk from flooding. It does this by requiring development proposals in areas at risk from flooding to be subject to a sequential test where it has to be proven there are no suitable areas of land with a lesser risk of flooding and an exception test which identifies sustainability benefits of development and ensures the development is safe for its lifetime.
- 9.50 A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving:
- Sites of 1 hectare or more;
  - Land which has been identified by the Environment Agency as having critical drainage problems;
  - Land identified in a Strategic Flood Risk Assessment as being at increased flood risk in future;
- Or
- Land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- 9.51 If development is to be constructed with less vulnerable uses on the ground level, covenants need to be put in place to prevent future alteration of these areas to 'more vulnerable' uses without further consideration of the associated flood risk.



- 9.52 The Shoreline Management Plan proposes various management approaches such as ‘managed realignment’ and adaptation measures. This method of actively managing the shoreline allows for, or creates, conditions for the coast to move. An example of this would be to relocate a linear flood defence back from the active coastal zone to a more secure long term position and, therefore, allow the shoreline to re-adjust naturally. It can bring benefits including the creation or recreation of valuable and threatened inter-tidal habitats as well as more robust flood defence for the community, but may result in the loss of some agricultural land and, in a number of limited cases, property. If it is not carefully managed it could have a major impact on the economic and social infrastructure, as well as the everyday operation of communities.
- 9.53 The Local Plan will need to take account of any review of the Shoreline Management Plan. It may be necessary to ensure that development to be permitted in areas at risk from coastal erosion or flooding by the sea is proportionate to the level of risk.
- 9.54 Developments should be designed to incorporate natural flood management measures that sustainably utilise natural capital, in line with the Natural Capital Committee’s advice. By working with natural processes, we can better protect ourselves from hazards such as flooding. Natural flood management involves the use of a variety of measures including tree planting, river bank restoration, building small-scale woody dams, reconnecting rivers with their flood plains and storing water temporarily on open land. Of course, such measures should be complementary of traditional flood defences in the interests of integrated flood management. However, where flood risk measures result in significant depreciation of natural capital, the creation of compensatory natural capital will be required.





## Policy SCLP9.5: Flood Risk

The Strategic Flood Risk Assessment should be the starting point in assessing whether a proposal is at risk from flooding.

Proposals for new development, or the intensification of existing development, will not be permitted in areas at high risk from flooding, i.e. Flood Zones 2 and 3, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor). These include the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment that addresses the characteristics of flooding and has tested an appropriate range of flood event scenarios (taking climate change into consideration). This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere.

Developments should exhibit the three main principles of flood risk, in that, they should be safe, resilient and should not increase flood risk elsewhere. In this respect, single storey residential developments will not be permitted in areas of high risk of flooding within or outside Settlement Boundaries.

Developments are encouraged to include natural flood management measures that complement existing flood defences if pre-existing flood defences are in place, in the interests of integrated flood management.

Any new flood risk measures that result in significant depreciation of natural capital will be required to create compensatory natural capital.

Neighbourhood Plans can allocate land for development, including residential development, in areas at risk of flooding providing it can be demonstrated:

- a) There are no alternative available sites appropriate for the proposed use within the Neighbourhood Area;
- b) The development provides sustainability benefits which outweigh flood risk; and
- c) Evidence is provided that it is possible for flood risk to be mitigated to ensure development is safe for its lifetime.

## Sustainable Drainage Systems

- 9.55 It is important to ensure that new development does not impede flood flows, reduce flood storage capacity, or exacerbate problems of flooding in areas downstream through an increase in run-off from impermeable surfaces such as roofs and paved areas. A common way of achieving this is through use of sustainable drainage systems. Sustainable drainage systems (SuDs) can take up large areas of land on development sites and therefore significantly influence the layout. However, this should not be to the detriment of good design.

- 9.56 Sustainable drainage systems should be integrated into the green infrastructure provision on the site and complement the overall landscaping scheme of the site. They should not be surrounded by palisade fencing and where restrictions to access are required due to safety considerations, these should be innovatively designed by low impact barriers such as landscaping or planting. Sustainable drainage systems should also incorporate 'Blue Corridors', where possible, to create a network of corridors designed to facilitate natural hydrological processes that help to minimise flooding.
- 9.57 Well designed drainage systems can deliver environmental improvements including water quality, biodiversity and reduced flood risk. Discharges of surface water should be designed to deliver water quality improvements to help meet the objectives of the Water Framework Directive. Surface water should be discharged as high up the drainage hierarchy as possible in line with the concept of the SuDS management train. Presently, there is a tendency for required attenuation volumes to be accommodated below ground. In order to discourage this, preference should be given to the installation of blue-green surface infrastructure wherever possible, as opposed to hardscape or underground solutions, due to the wider benefits attained through ecosystem services provided by natural capital. This includes habitat provision, recreational benefits and mitigation against the urban heat island effect, where relevant.
- 9.58 The latest advice from the Lead Local Flood Authority at Suffolk County Council, the CIRIA SuDS Manual and the latest Suffolk Flood Risk Management Strategy should be consulted when considering SuDS planning and design.

## Policy SCLP9.6: Sustainable Drainage Systems

Developments should use sustainable drainage systems to drain surface water, where possible.

Developments of 10 dwellings or more, or non-residential development with upwards of 1,000 sq. m of floorspace or that equates to 1 hectare or more, will be required to utilise sustainable drainage systems, where possible. Sustainable drainage systems should:

- a) Be integrated into the landscaping scheme and green infrastructure provision of the development;
- b) Not detract from the design quality of the scheme; and
- c) Deliver water quality and aquatic biodiversity improvements, wherever possible.

Runoff rates from new development must be restricted to greenfield runoff rates wherever possible. Where a site is previously developed, the proposed runoff rates should be restricted as close to the greenfield rates, or at the very minimum a betterment of at least 30% should be considered over the brownfield runoff rates.

No surface water connections should be made to the foul system and connections to the combined or surface water system should only be made in exceptional circumstances where there are no feasible alternatives. Foul and surface water flows should also be separated.

## Holistic Water Management

- 9.59 In recognition that water does not respect physical boundaries, the Council will work with neighbouring authorities and other relevant stakeholders to devise a catchment-based approach to holistic water management. In respect of implementing holistic water management, new developments will be required to be phased to allow water and wastewater infrastructure to be in place when needed. This includes grey water recycling, rainwater harvesting, water use minimisation technologies and other more traditional forms of water and wastewater infrastructure.
- 9.60 Infrastructure that leads to a reduction in the amount of water released to the sewer system will be favoured in this instance.

### Policy SCLP 9.7: Holistic Water Management

Developments of 10 dwellings or more or non-residential developments upwards of 1,000 sqm or that equates to 1 hectare or more will be required to be phased to allow water and wastewater infrastructure to be in place when needed. This includes:

- a) Grey water recycling;
- b) Rainwater harvesting;
- c) Water use minimisation technologies; or
- d) Other more traditional forms of water and wastewater infrastructure.

Infrastructure that leads to a reduction in the amount of water released to the sewer system will be favoured.



# Section 10

# **Natural Environment**

District wide criteria based policies



# 10 Natural Environment

- 10.1 Suffolk Coastal is a District with a high quality natural environment which is enjoyed by residents, visitors, businesses and wildlife. The natural environment is primarily rural with coastline, river valleys, undulating countryside interspersed with market towns and villages.
- 10.2 The Local Plan seeks to protect and retain the high quality natural environment and designated landscapes and sites found across the District which contribute to the overall success of the District and provides economic and social benefits for all.

## Biodiversity & Geodiversity

- 10.3 Biodiversity<sup>35</sup> and geodiversity<sup>36</sup> are of great significance across Suffolk Coastal due to the extent and range of sites and habitats identified. Many of these areas are spread across the District but the coastal areas are of particular importance due to international, national and local designations. Across the District there are a variety of land based and marine based designations as seen in Table 10.1 below.
- 10.4 Both biodiversity and geodiversity represent elements of natural capital. A natural capital approach is an integral aspect of the Government's recently published 25 year Environment Plan. The Council aims to incorporate this approach into this Local Plan.



www.tomandrewsphotography.com

---

<sup>35</sup> Biodiversity means the variety of life forms, the ecological roles they play, and the genetic diversity they contain.

<sup>36</sup> Geodiversity may be defined as the natural range of geological features (rocks, minerals, fossils, and structures), geomorphologic features (landforms and processes) and soil features that make up the landscape. It includes their assemblages, relationships, properties, interpretations and systems.

Table 10.1 Nature Conservation Sites – change in area

Designation	2016/17	2015/16	2014/15
Ramsar	9,221 ha (4 sites)	9,221 ha (4 sites)	8,861 ha (4 sites)
Special Protection Areas	12,477 ha (5 sites)	12,477 ha (5 sites)	12,483 ha (5 sites)
Special Areas of Conservation	3,868 ha (5 sites)	3,868 ha (5 sites)	3,816 ha (5 sites)
Sites of Special Scientific Interest	11,207 ha (46 sites)	11,132 ha (45 sites)	11,201 ha (45 sites)
County Wildlife Sites	5,709 ha (221 sites)	5,668 ha (216 sites)	5,644 ha (218 sites)
Local Nature Reserves	85 ha (6 sites)	85 ha (6 sites)	85 ha (6 sites)

- 10.5 By their nature, areas of biodiversity and geodiversity importance are particularly sensitive to development and, therefore, careful consideration should be given when assessing new proposals. Consideration should be given to the European Birds or Habitats Directives as to whether ‘screening’ of impacts and/or an Appropriate Assessment is required. In accordance with national policy guidance, the strongest level of protection is given to these areas and the presumption in favour of sustainable development therefore does not apply to development proposals requiring Appropriate Assessment under European Birds or Habitats Directives.
- 10.6 Sites of European importance, which include Special Areas of Conservation (SAC’s) and Special Protection Areas (SPA’s) are statutorily protected under the Conservation of Habitats and Species Regulations 2012 (based on EU directives), and wetlands of global importance (Ramsar sites) are protected by Government policy to apply the same level of protection as to European sites. Sites of Special Scientific Interest (SSSI’s), of national importance, are protected under the Wildlife and Countryside Act 1981 (as amended). The District also contains sites of local importance including County Wildlife Sites (CWS’s) designated by the Suffolk County Wildlife Sites panel, Local Nature Reserves (LNR’s) designated by Local Authorities, and Regionally Important Geological Sites (RIG’s) designated by GeoSuffolk. Considerable weight is given to protecting these designated sites. However, the level of protection should be commensurate with the level at which the site is designated (i.e. international, national and local).

- 10.7 Whilst these designated areas are provided with protection, the potential exists nonetheless for all new developments to look at ways of increasing or improving areas of biodiversity and/or geodiversity importance, providing a net gain of biodiversity and/or geodiversity and enhancing the green infrastructure network. Any increase or improvement to areas of biodiversity and/or geodiversity importance and to the green infrastructure network should be accurately evidenced at an early stage in the planning process. Creation of ecological corridors, connections to existing habitats and habitat 'stepping stones' represent examples of how this can be achieved. This will simultaneously help contribute to the establishment of a wider Nature Recovery Network; an action outlined in the Government's 25 year Environment Plan.
- 10.8 Strategic, flexible and locally tailored approaches that recognise the relationship between the quality of the environment and development should be pursued. Brownfield sites and/or previously developed sites will be considered favourably when evaluating development proposals in order to increase the likelihood of achieving biodiversity and/or geodiversity net gain, unless the site has been proven to be of high biodiversity value. The Brownfield Register should be consulted in this respect.
- 10.9 The opportunity exists for development proposals involving SuDS schemes to facilitate enhancement of the green infrastructure network and to provide a net gain for biodiversity and/or geodiversity by incorporating such principles into the proposal. It is therefore expected that all development proposals involving SuDS schemes will complement the green infrastructure network in the interests of achieving wider sustainability benefits and a net gain for biodiversity and/or geodiversity.
- 10.10 Development proposals located in coastal, riverine and estuarine areas should have regard for the cumulative impact of development on biodiversity and the ecosystem services it provides, particularly in relation to coastal and marine protected areas. This will help to contribute to an ecosystem based approach; a common approach taken in the marine planning sphere.
- 10.11 Development proposals should be accompanied by sufficient information to assess the effects of development on protected sites, protected species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures. The Suffolk Biodiversity Information Service can provide general species distribution data for development sites and further information is also available from the Suffolk Wildlife Trust. Natural England can provide detailed information regarding sites of geological importance.
- 10.12 Plans or projects which may have a likely significant effect on a European site will require Appropriate Assessment under Reg. 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). Accordingly, local authorities can only consent plans or projects where it can be ascertained that they will have no adverse effect on the integrity of a European site. In exceptional circumstances, where there are no alternative solutions, a plan or project may meet the tests of Imperative Reasons of Overriding Public Interest (IROPI), which then requires demonstration that appropriate compensation will be provided to ensure that the integrity of the Natura 2000 network is not compromised. Given the rigour of these tests, the presumption is that plans or projects that could adversely affect Natura 2000 sites will not be approved. In practice, schemes which qualify for IROPI are extremely rare and are very unlikely to fall under the Council's remit for decision making.

## Conserving and Enhancing our Natural Areas

- 10.13 In order to protect nature conservation, it will also be important to protect habitats outside designated sites and to protect particular species, such as those which are rare or protected. Suffolk Biodiversity Action Plan priority species and habitats and other species protected by law will be protected from harmful development. Where there is reason to suspect the presence of nature conservation interests, applications for development should be accompanied by a survey and assessment of their value, in accordance with local biodiversity validation requirements. If present, the proposal must be sensitive to, and make provision for, their needs. For example, through the provision of nest sites for swifts in developments and renovations.
- 10.14 The high quality natural environment is important to many local communities as it adds to the overall quality of life and quality of place, particularly regarding mental health. The Council recognises that issues relating to biodiversity and geodiversity need to be considered collaboratively with businesses and other stakeholders to ensure that the natural assets are protected. To address the impact of development on the European Sites across the District, Suffolk Coastal has been working in partnership with Waveney District Council, Ipswich Borough Council, Babergh and Mid Suffolk District Councils, Suffolk County Council and Natural England to develop a Recreational Avoidance and Mitigation Strategy (RAMS). The strategy provides the practical basis and evidence to identify projects to mitigate the impact of new development on the protected sites.
- 10.15 With respect to the effect of increased recreational use of Special Protection Areas (SPAs) in large scale developments throughout the District, the approach adopted has been to provide Suitable Alternative Natural Greenspaces (SANGs) as part of development proposals. Such an approach has been successfully implemented in developments such as the 'Brightwell Lakes' development of approximately 2,000 dwellings in the south of the District. Likewise, compensatory areas have been provided at Sizewell Nuclear Power plants to mitigate the effects of development on SSSIs. In the interests of ensuring the continued conservation of mitigation measures such as SANGs and compensatory areas, considerable weight should be afforded to the conservation of such measures where they are included as part of large scale development proposals.





## Policy SCLP10.1: Biodiversity and Geodiversity

Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat ‘stepping stones’.

Proposals that will have a direct or indirect adverse impact (along or combined with other plans or projects) on locally recognised sites of biodiversity or geodiversity importance, including County Wildlife Sites, priority habitats and species, will not be supported unless it can be demonstrated that new opportunities to enhance the green infrastructure network will be provided as part of the development that will mitigate or compensate for this loss.

Where compensatory habitat is created, it should be of equal or greater size than the area lost as a result of the development, be well located to positively contribute towards the green infrastructure network, and biodiversity and/or geodiversity and be supported with a management plan.

Where there is reason to suspect the presence of protected species or habitat, applications should be supported by an ecological survey undertaken by a suitably qualified person. If present, the proposal must be sensitive to, and make provision for their needs.

Any development with the potential to impact on a Special Protection Area or Special Area for Conservation within or outside of the District will need to be supported by information to inform a Habitat Regulations Assessment.

A Supplementary Planning Document will be prepared to implement a Recreational Avoidance and Mitigation Strategy in order to mitigate any potential significant adverse effects on Special Protection Areas and Special Areas for Conservation. The Council will work with neighbouring authorities and Natural England to develop this strategy. The strategy will include a requirement for developers to make financial contributions towards the provision of strategic mitigation within defined zones.

## Visitor Access to the Special Protection Areas

- 10.16 The Council in partnership with Natural England and neighbouring authorities is committed to the need to mitigate the recreational impact on sites designated as being of international importance for their nature conservation interest (European Sites) from increased housing provision.
- 10.17 Across Suffolk Coastal the following sites are designated as being of international importance for their nature conservation interest:
- Alde-Ore Estuary SPA/Ramsar;
  - Alde-Ore and Butley Estuaries SAC;
  - Deben Estuary SPA / Ramsar;
  - Minsmere – Walberswick SPA/Ramsar;

- Minsmere to Walberswick Heaths and Marshes SAC;
- Orford Ness – Shingle Street SAC;
- Sandlings SPA;
- Staverton Park and Thicks SAC;
- Stour and Orwell Estuaries SPA / Ramsar.

- 10.18 The Council is aware that the distribution of growth proposed by the Local Plan along with developments that come forward over the plan period can have an impact on European Sites. The impact is primarily in relation to an increase in disturbance to wildlife linked to people walking dogs along with increased recreational use of estuaries from water based activities.
- 10.19 The previous Local Plan supported by an Appropriate Assessment required specific mitigation measures in respect of strategic housing growth in the southern part of the District. The Appropriate Assessment identified a 1km buffer from the boundary of a designated area as an appropriate distance to apply when determining impact. This is because studies have shown that people are reluctant to walk 1km to get to the start of their main walk. Beyond this distance they tend to drive.
- 10.20 The Council is preparing a 'Recreational Avoidance and Mitigation Strategy' (RAMS) with Babergh and Mid Suffolk District Councils, Ipswich Borough Council and Waveney District Council. The strategy will review and monitor effectiveness and amend the approach as deemed necessary.
- 10.21 Estuary management plans that have been endorsed / adopted by the Council as well as the AONB management plan are material planning considerations along with the RAMS in the determination of planning applications which are considered to have an impact on designated sites.

### Policy SCLP10.2: Visitor Management of European Sites

The Council has a duty to ensure that development proposals will not result in an increase in activity likely to have a significant effect upon sites designated as being of international importance for their nature conservation interest.

Applications for new car parking provision (public or privately owned which are available for wider public use) located within 1km boundary of a designated site or new access points direct into the estuary such as slipways or jetties will need to demonstrate that they will not result in an increase in activity likely to have a significant effect upon a European site whether on their own, or in combination with other uses. Such proposals need to be subject to a project level Habitats Regulation Assessment.

## Landscape

- 10.22 Countryside – its land and scenery – and the quality of its landscapes are defining features of the District and the identity of local communities. The diverse landscapes of Suffolk Coastal have been influenced and defined by natural and human activity, including a long tradition of farming. The District includes large

areas of farmland, much of which is the most productive in the country i.e. grades 1, 2, and 3a under the Agricultural Land Classification.

- 10.23 Since human and natural activity evolves over time, landscape character also changes over time. Positive and beneficial management of that change, including restoration and protection where necessary, is essential to maintaining the quality, distinctiveness and vitality of the local environment.
- 10.24 The landscape of the District is varied but characterised by areas which have important landscape designations such as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Heritage Coast, Historic Parks and Gardens, River Valleys and Estuaries. Previous Local Plan documents included a county wide approach in the form of Special Landscape Areas (SLA) which originated from the Suffolk Structure Plan. The SLA designations primarily identified the river valleys and tributaries as areas with special landscape attributes that are particularly vulnerable to change.
- 10.25 Government guidance and best practice advise that a landscape character assessment approach should be taken to inform policy making and planning decisions, rather than locally defined area specific landscape designations. To accord with government guidance, the Council has commissioned a Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) of the District and the fringes of Ipswich<sup>37</sup>. The evidence provides a tool to help understand the character and local distinctiveness of the landscape and identifies the special qualities and features that give it a sense of place, as well as providing guidance on how to manage change. Landscape character is the distinct, recognisable and consistent pattern of elements that make one landscape different from another. The assessment recognises all landscapes, not just those that are designated, and considers sensitivity to change including in relation to recognised features.
- 10.26 The Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) analyse the sensitivity of settlement fringes, their capacity to accommodate future development and priorities for the enhancement, protection, management and conservation of these landscape areas.

#### **Suffolk Coast & Heaths Area of Outstanding Natural Beauty**

- 10.27 Areas of Outstanding Natural Beauty (AONB) are national landscape designations afforded the highest protection for their landscape and scenic quality. Protection of the Suffolk Coast and Heaths relates not only to the land within this AONB, but also to its setting.
- 10.28 The protection of the landscape and setting of the Suffolk Coast and Heaths AONB is also an important influence within the plan area. Incorporating extensive landscapes in the District from the River Blyth Estuary in the north to landscapes around the River Orwell and River Deben Estuaries in the south, the AONB also extends beyond the District to the north and south.

---

<sup>37</sup> The Settlement Sensitivity Assessment (2018) covers Suffolk Coastal District and the area around Ipswich within Ipswich Borough and Babergh and Mid Suffolk Districts.

- 10.29 The Suffolk Coast and Heaths Management Plan (2013-18) sets out the management objectives for the AONB. The Management Plan has a key role in supporting and co-ordinating the role of management of the AONB as required by the Countryside and Rights of Way Act 2000. A key objective of the Management Plan is to conserve and enhance the AONB's natural beauty and improve its special qualities. Working with local communities, farmers, businesses, non-government organisations, local authorities, statutory agencies and individuals the AONB Management Plan reflects the co-ordinated activity of the partnership. The Management Plan is currently being revised and will consider the period 2018-23, and is an important part of the Local Plan evidence base.

### **Landscape Character and Assessment**

- 10.30 Landscape character is the distinct, recognisable and consistent pattern of elements that makes one landscape different from another. Landscape assessment helps to describe the important features and characteristics of different areas of landscape. This helps to make recommendations for future protection, management and planning. An up to date Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018) are important tools in proposing, shaping and determining proposals for new development, analysing and identifying landscape features and characteristics in particular parts of the District. This kind of information and guidance is helpful in the conservation of features that give places their unique character, in identifying opportunities for enhancement and positive change, and in providing evidence to support local action.
- 10.31 Landscape assessment is not limited to designated landscapes. It recognises particular qualities and features of landscapes to provide an understanding of distinct sense of place and sensitivities to development and change. Types of landscapes with broadly similar combinations of geology, landform, vegetation, land use, field and settlement patterns repeat around the District. Landscapes belonging to a particular type, such as Valley Meadowlands, may be found in different places. Particularly valued landscape types within Suffolk Coastal of the greatest sensitivity to change are rural river valleys, historic park and garden, coastal, estuary and heathland areas. The AONB is characterised by the combination and proximity of such very sensitive and valued landscapes.
- 10.32 The Settlement Sensitivity Assessment analyses the sensitivity of settlement fringes, their capacity to accommodate future development and priorities for the enhancement, protection, management and conservation of landscape areas.
- 10.33 Proposals for development should be informed by, and be sympathetic to, the special qualities and features, strategy objectives and considerations identified in the Suffolk Coastal Landscape Character Assessment (2018) and Settlement Sensitivity Assessment (2018). This evidence may be updated during the plan period in which case successor documents will be used in decision making.
- 10.34 The Council acknowledges that the landscape of the District is important to healthy and active communities across the District. The Public Rights of Way network and areas of green infrastructure associated with developments support social interaction, well being and ease disturbance on protected wildlife sites, for example, by providing alternative outdoor recreation places.



- 10.35 The Deben Estuary Plan as well as the Suffolk Coast and Heaths AONB Unit both acknowledge the defining feature of tranquillity in parts of the District. Tranquillity is categorised by areas of semi-natural habitat, a general absence of developments and apparent lack of human activity. Tranquillity is further enhanced by natural sounds and the areas of darkest skies. Evidence indicates that the areas of the District with greatest tranquillity are the estuaries, river valleys and heaths. Extensive areas of estuary, river valley and heaths are characterised by relatively little artificial light helping to keep the sky dark at night and supporting quality of light and space, wild bird migration and feeding behaviour and sounds like bird calls, the wind through reeds in estuaries and waves on shingle.
- 10.36 Neighbourhood Plan groups may choose to produce local landscape character assessments, which reflect the conclusions of the District-wide assessments at the Town or Parish level.



## Policy SCLP10.3: Landscape Character

Proposals for development should be informed by, and sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018), the Settlement Sensitivity Assessment (2018), or successor and updated landscape evidence.

Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and where possible enhance:

- a) The special qualities and features of the area;
- b) The visual relationship and environment around settlements and their landscape settings;
- c) Distinctive landscape elements including but not limited to watercourses, commons, woodland trees, hedgerows and field boundaries, and their function as ecological corridors;
- d) Visually sensitive skylines, seascapes, river valleys and significant views towards key landscapes and cultural features; and
- e) The growing network of green infrastructure supporting health, wellbeing and social interaction.

Development will not be permitted where it will have a significant adverse impact on rural river valleys, historic park and gardens, coastal, estuary, heathland, AONB and other very sensitive landscapes.

Proposals for development will be required to secure the preservation and appropriate restoration or enhancement of natural, historic or man made features across the District as identified in the Landscape Character Assessment, Settlement Sensitivity Assessment and successor landscape evidence.

Proposals should include measures that enable a scheme to be well integrated into the landscape and enhance connectivity to the surrounding green infrastructure and Public Rights of Way network.

Proposals for development should protect and enhance the tranquillity and dark skies across the District. Exterior lighting in development should be appropriate and sensitive to protecting the intrinsic darkness of rural and tranquil estuary, heathland and river valley landscape character.

Neighbourhood Plans may include local policies related to protecting and enhancing landscape character and protecting and enhancing tranquillity and dark skies.

## Settlement Coalescence

10.37 Landscapes are a unique combination of features that make a place distinctive. There are a number of locations throughout the District where important undeveloped areas of land exist between settlements. These gaps help protect the identity and character of separate settlements.

10.38 Gaps between settlements help give the sense of leaving one place and arriving at another. Feedback from community engagement and public consultation used to help shape this Local Plan document stresses the

importance of communities retaining their individual identity. Many distinct villages in Suffolk Coastal are near to other villages and towns. In places such as Rushmere St Andrew and Martlesham landscapes characterise village character as distinct from nearby suburban areas. The presence of buildings, signs and other development along roads prevents the sense of leaving a settlement and passing through the countryside. At night, various forms of artificial lighting can also lead to a sense of continuous urbanisation.

#### **Policy SCLP10.4: Settlement Coalescence**

Development of undeveloped land and intensification of developed land between settlements will only be permitted where it does not lead to the coalescence of settlements through a reduction in openness and space or the creation of urbanising effects between settlements.

Neighbourhood plans may include policies addressing local issues related to settlement coalescence.

# Section 11

# **Built Environment**

District wide criteria based policies





# 11 Built Environment

- 11.1 Suffolk Coastal is fortunate to have a rich and varied built environment with significant heritage assets alongside contemporary developments which provide a significant boost to the local economy. The District contains over 2,500 Listed Buildings and 35 Conservation Areas.
- 11.2 High quality design is a critical part of good planning and sustainable development. Good design is concerned not only with how development looks, but also how it feels and functions. The Local Plan seeks to plan positively for high quality and inclusive design by creating places that function well, and establish a strong sense of place with comfortable places to live, work and visit.

## Design Quality

- 11.3 Design is a key principle in the creation of sustainable development and should contribute positively to making communities better for everyone. Good design is concerned not only with how development looks but how it feels and functions. Incorporating both the enhancement of local character and distinctiveness that encourages innovative and creative solutions is encouraged. As stated in the National Planning Policy Framework 'Good design is indivisible from good planning'.
- 11.4 The National Planning Policy Framework also emphasises high quality design and good amenity standards as a core planning principle. It is therefore, of great importance that design principles are understood and appropriately considered by the Local Plan and planning applications. Creating well designed places that incorporate all aspects of design in an inclusive manner can help to deliver a high quality of life. The Council is committed to providing a framework for good design that contributes to improvements in crime prevention, access and inclusion, safe and connected streets, cohesive neighbourhoods, well connected green spaces, and provision of services. The Local Plan seeks to ensure these principles are brought forward over the plan period.



- 11.5 Local distinctiveness plays an important role in enhancing local character and site specific qualities, the importance of which was highlighted through consultation feedback. The Local Plan encourages design that creates a sense of place and acknowledges local form and character. The aim of development should be to create new and exciting places where people want to live, work and visit. In this regard, design should be of its time and site specific. The National Planning Policy Framework establishes the importance of supporting innovative and outstanding design. The Council encourages this across the District where it is respectful of its setting.
- 11.6 The introduction of Neighbourhood Plans in the Localism Act 2011 has encouraged local communities to take an active role in the plan-making process and prepare plans and policies that, in gaining statutory weight, have a real impact on the development of localities. In this regard, Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.
- 11.7 The Suffolk Design Guide was adopted as Supplementary Planning Guidance by the Council in 1993, and revised in 2000 to acknowledge changes in national planning policy guidance. Although an ageing document, it is comprised of fundamental design principles that will continue to be important considerations. The Suffolk Local Authorities are in the early stages of reviewing the Suffolk Design Guide which will supersede the current guide, and which will be an important reference in relation to design considerations.
- 11.8 Local Plan consultation representations support the use of Building for Life 12 (BFL 12). Building for Life 12<sup>38</sup> is advocated in the Draft National Planning Policy Framework as a tool to deliver well designed development proposals and to assess development proposals. In this regard, the Local Plan encourages development proposals to use BFL 12 in demonstrating how the scheme meets the criteria for delivering high quality design. BFL 12 will be used as a tool to assist with design discussions during the pre-application and planning application stages, not as a proscriptive set of inflexible rules.
- 11.9 The Built for Life accreditation reflects high quality design and gives consumers the confidence that appropriate consideration has been given to all aspects of design. BFL 12 operates a traffic light scoring system when assessing developments against the 12 criteria. Developments that achieve at least 9 'green' scores are eligible for the Built for Life quality mark, which indicates a high quality of design has been achieved. Developments that achieve a 'green' score for all 12 criteria are awarded the Built for Life 'Outstanding' accreditation, with the best developments recognised at BFL 12 organised events. Residential development proposals will be supported where they perform positively when assessed against the Building for Life 12 guidelines.
- 11.10 The Suffolk Design Review Panel was established by the Royal Institute of British Architects Suffolk in 2012, to help consider the design quality of planning applications. Comprised of local design experts, the aim of the Panel is to promote and encourage high standards in design of the built environment across Suffolk.

---

<sup>38</sup> Building for Life 12 - Third edition | Design Council

The reports generated by the Panel influence the final planning decision of planning applications made by the Council.

- 11.11 The Suffolk Coastal Quality of Place awards, reviewed by judges which are comprised of local design experts and chaired by a District Councillor, are a celebration of the effort being made by people across Suffolk Coastal to add to the quality of our environment, by creating high quality designs in both the built and natural environment and helping to conserve our historic buildings. The best designed developments across the District are recorded on the Council's website.
- 11.12 Suffolk Coastal has a large percentage of older peoples and as such the need for housing to meet the needs of an ageing population is increasing. The Office for National Statistics predicts the population for the over 65 age group is set to increase by 59.7% between 2014 and 2039 across Suffolk. The RTPI's recent Dementia and Town Planning Document<sup>39</sup> and the Alzheimer's Society state that nationally there are currently 850,000 people living with dementia in the UK. This is set to increase to 1 million by 2021 and to 2million by 2051. It is therefore important that the design of the built environment caters for people throughout their lifetime and is suitable and accessible for people regardless of age, mobility or disability. This policy establishes the considerations against which residential developments will be considered, to provide for the needs of the most vulnerable in our society.
- 11.13 Creating a high quality environment for the elderly and those with disabilities will also result in a high quality environment for young people, for families with young children, and ultimately for everyone. Felixstowe has established a reputation as a Dementia Friendly Town, which can be attributed to Felixstowe Town Council actively engaging with communities as a Dementia Friendly Organisation and a Dementia Action Alliance Member.

### **Dementia Friendly Design Principles**

- Familiar environments – functions of places and buildings are obvious, any changes are small scale and incremental;
  - Legible environment – a hierarchy of street types, which are short and fairly narrow. Clear signs at decision points;
  - Distinctive environment – A variety of landmarks, with architectural features in a variety of styles and materials. There is a variety of practical features (e.g. trees and street furniture);
  - Accessible environment – Land uses are mixed with shops and services within a 5-10 minute walk from housing. Entrances to places are obvious and easy to use and conform to disabled access regulations.
- 11.14 Inclusive design is concerned with understanding how we use places differently and how this can inform design decisions for the benefit of all users. Inclusive design is defined as the design of mainstream products and/or services that are accessible to and useable by, as many people as reasonably possible without the need for special adaptation or specialised design. However, it is also important that inclusive

---

<sup>39</sup> Dementia and Town Planning 2017 | RTPI

design recognises the need for specialised adaptation where necessary. The principles of inclusive design detailed in the following policy should be considered as standard practice and at the earliest possible opportunity in the evolution of development proposals with the aim of creating balanced and mixed communities.

- 11.15 Developers are advised to undertake pre application consultation with local communities when proposing development. They are encouraged to seek views regarding the local community's needs and expectations from a broad spectrum of the community.
- 11.16 Policy SCLP5.8 Housing Mix details the policy requirements in relation to accessible and adaptable dwellings, under Building Regulations standard M4(2). The requirements will be met where a new dwelling makes reasonable provision for most people to access the dwelling and incorporates features that make it potentially suitable for a wide range of occupants, including older people, those with reduced mobility and some wheelchair users. This policy will help to ensure the principles of inclusive design are met.





## Policy SCLP11.1: Design Quality

The Council supports design which is innovative and which promotes inclusivity across the District. Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness and character.

In so doing, permission will be granted where proposals:

- a) Support inclusive design environments which are legible, distinctive, accessible, comfortable, and safe, and adopt the principles of dementia friendly design;
- b) Demonstrate a clear understanding of the form and character of the built and natural environment and use this understanding to complement local character and distinctiveness;
- c) Respond to local context and the form of surrounding buildings in relation to the following criteria:
  - i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;
  - ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;
  - iii. the height and massing of developments should be well related to that of their surroundings;
  - iv. the relationship between buildings and spaces and the wider street scene or townscape; and
  - v. by making use of materials and detailing appropriate to the local vernacular;
- d) Take account of any important landscape or topographical features and retain and/or enhance existing landscaping and natural and semi-natural features on site;
- e) Protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development;
- f) Take into account the need to promote public safety and deter crime and disorder;
- g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;
- h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm, avoiding the perception of a car dominated environment;
- i) Include hard and soft landscaping schemes to aid the integration of the development into its surroundings; and
- j) Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development.

Major residential development proposals will be supported where they perform positively when assessed against Building for Life 12 guidelines. Developments should avoid red outcomes unless there are

exceptional circumstances.

Neighbourhood Plans can, and are encouraged to, set out design policies which respond to their own local circumstances.

## Residential Amenity

- 11.17 The planning system plays an important role in safeguarding the quality of life of residents of the District. New development of any type is required to be located and designed with regard to the amenity of both existing and future residents to avoid generating significant harmful effects. Harmful effects can include those arising from overlooking, loss of privacy, noise, odour and light pollution and overbearing development. Residential amenity can be affected by individual developments or, as a result of cumulative impacts.

### Policy SCLP11.2: Residential Amenity

When considering the impact of development on residential amenity, the Council will have regard to the following:

- a) Privacy/overlooking;
- b) Outlook;
- c) Access to daylight and sunlight;
- d) Noise and disturbance;
- e) The resulting physical relationship with other properties;
- f) Light spillage, air quality and other forms of pollution; and
- g) Safety and security.

Development will be acceptable where it would not cause an unacceptable loss of amenity to adjoining or future occupiers of development.

## Historic Environment

- 11.18 Heritage gives places their character and individuality. It creates a focus for community pride, a sense of shared history, and a sense of belonging. Historic buildings and the historic parts of our towns and villages provide a focus for social and economic activity. Historic places that are well-maintained and well-managed add greatly to cultural life, community resilience and our individual and collective wellbeing. The conservation and enhancement of this heritage contributes directly to a healthier environment, benefiting people and offering support to thriving rural economies which are home to a large amount of the historic fabric in Suffolk Coastal.
- 11.19 Indeed, the acknowledged quality of the built, natural and historic environments within the District is one of its key assets, making it an attractive area to live, work and visit. The District is home to over 2,500

Listed Buildings, 35 Conservation Areas, over 100 Scheduled Monuments, more than 7,300 sites of archaeological interest and 6 Parks and Gardens of Special Historic Interest as well as a number of locally identified historic parklands. These heritage assets need to be protected and enhanced for the benefit of current and future generations. National policies require Local Plans to set out a positive strategy for the protection and enhancement of these valuable assets. It is recognised that heritage assets are significant and are a resource that cannot be replaced. Therefore, the Council intends to pursue a policy approach that incorporates a positive strategy for the protection and enhancement of the District's heritage assets.

- 11.20 National planning policy states that a heritage asset can be a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Designated heritage assets are defined in the National Planning Policy Framework as World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas. It is acknowledged that large developments and small developments can have a similar impact on designated heritage assets, whether that be singularly or cumulatively.
  
- 11.21 Policy for determining proposals that would affect a heritage asset is set out in the National Planning Policy Framework. The Council will therefore rely on national policy and guidance in this regard.
  
- 11.22 Heritage protection is most effective, and the benefits of the historic environment are most likely to be seen, when local communities are engaged and encouraged to discover, understand and appreciate their history. The Neighbourhood Plan process, in this respect, plays an important role in identifying and protecting locally important/significant heritage assets. Therefore, the Council will encourage any future Neighbourhood Plans to consider identifying and protecting non designated heritage assets.
  
- 11.23 It is generally recognised that encouraging active use of a heritage asset is the best way to prevent deterioration and a proactive approach such as this is supported by the Council, where possible. In all cases there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset, in the first instance, unless there are no identifiable opportunities available. In instances where existing features are found to have a negative impact on the historic environment, the Council will encourage the removal of those features that undermine the historic environment as part of any proposed development. The Council will encourage the provision of creative and accessible interpretations of heritage assets impacted by development, where this is appropriate to the asset and the development. Such interpretations should look to promote and display the features of the asset that make it a heritage asset.
  
- 11.24 Conservation and enhancement of the historic environment should be achieved in line with Policy SCLP9.2, where possible.
  
- 11.25 Conversely, heritage assets should not be allowed to fall into a state of disrepair as a means of gaining planning permission or increasing the likelihood of such. The Council will ensure that any identified or evidential deterioration or damage to a heritage asset, as a result of deliberate or intentional neglect, will not be taken into account to secure development that would otherwise be unacceptable, in line with national planning policy. In accordance with good practice the Council will strive to maintain a register of

Listed Buildings at risk. The Council will work with owners in this respect, but also has access to a range of statutory powers, where needed. Evaluation of proposals that have an impact on buildings at risk should apportion weight to any impacts that positively enhance a building at risk.

- 11.26 The Retail & Commercial Leisure Town Centre Study 2017 indicates that historic and small sites contribute to a balanced mix of retail in the town centres of the District. Proposals for new shopfronts or retail uses should carefully consider the contribution to the street scene, balanced against the need for shops and services to be accessible.
- 11.27 Heritage Impact Assessments and/or Archaeological Assessments will be required for proposals related to, or impacting on, the setting of heritage assets and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites. This is to ensure that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on historic assets together with any proposed mitigation measures.
- 11.28 Pre-application consultation with the Council is encouraged to ensure the scope and detail of a Heritage Impact Assessment and/or Archaeological Assessment is sufficient. The level of detail of a Heritage Impact Assessment and/or Archaeological Assessment should be proportionate to the scheme proposed and the number and significance of heritage assets and/or known or possible archaeological sites affected.

### **Policy SCLP11.3: Historic Environment**

The Council will work with partners, developers and the community to conserve and enhance the historic environment by:

- a) Requiring development proposals to conserve and enhance the historic environment, including through the removal of existing features that detract from the historic environment and through the provision of interpretation where appropriate; and
- b) Applying the policies of the National Planning Policy Framework in respect of designated and non-designated heritage assets.

### **Non-Designated Heritage Assets**

- 11.29 Non-designated heritage assets can vary in type and form, and should possess a degree of heritage significance that merits consideration in planning decisions. The Council encourages Neighbourhood Plans to identify non-designated heritage assets, examples of such can be seen in Great Bealings and Martlesham Neighbourhood Plans. Non-designated heritage assets are not protected in the same way as Designated Heritage Assets but the identification of them as a non-designated heritage asset is a planning consideration when determining applications. The National Planning Practice Guidance states that Local Planning Authorities may identify non-designated heritage assets and that it is helpful to have criteria in place to allow the identification of such assets.



- 11.30 In relation to archaeological assets, any non-designated heritage assets that are deemed to be of equal importance to a Scheduled Monument by way of a heritage assessment and/or government guidance should be considered under the same policy as a Scheduled Monument, in accordance with the national Planning Practice Guidance. In this case, Policy SCLP11.3 along with the National Planning Policy Framework will apply.
- 11.31 The following criteria will be used to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the National Planning Policy Framework at an early stage in the process, as advised by the national Planning Practice Guidance. A building or structure must meet two or more of these significance-measuring criteria to be identified by the Council as a non-designated heritage asset. Greater weight should be attributed to the conservation of any building or structure that meets more than two of the significance-measuring criteria. The weight attributed should be reflective of the number of criteria met.

Archaeological Interest	Architectural Interest	Artistic Interest	Historic Interest
<ul style="list-style-type: none"> <li>Recorded in the Suffolk County Historic Environment Record</li> </ul>	<ul style="list-style-type: none"> <li>Aesthetic value</li> <li>Known architect</li> <li>Integrity</li> <li>Landmark status</li> <li>Group value</li> </ul>	<ul style="list-style-type: none"> <li>Artistic value</li> <li>Known designer</li> </ul>	<ul style="list-style-type: none"> <li>Association</li> <li>Rarity</li> <li>Representativeness</li> <li>Social and communal value</li> </ul>

- 11.32 The above criteria can be located on the Council's website and may be subject to change over time, therefore, it is advised to consult the website when utilising the criteria. The criteria is also contained in Appendix C.

### Policy SCLP11.4: Non-Designated Heritage Assets

Proposals for the re-use of Non-Designated Heritage Assets will be supported if compatible with the fabric and setting of the asset. New uses which result in harm to a non-designated heritage asset or its setting will be considered based on the wider balance of the scale of any harm or loss.

In considering proposals which involve the loss of a non-designated heritage asset, consideration will be given to:

- Whether the asset is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect); or
- The extent to which measures to sustain the existing use, or find an alternative use/user, have been investigated.

Neighbourhood Plans can identify heritage assets. However, the protection afforded to these should be no more than that provided to Non-Designated Heritage Assets protected by this policy. Heritage assets identified should at least meet the criteria for identifying Non-Designated Heritage Assets.

## Conservation Areas

- 11.33 Conservation Areas are designated heritage assets and are afforded a high level of protection in national planning policy. At present, there are 35 designated Conservation Areas across the District, ranging from the centre of older villages and towns to hamlets and include open spaces and the landscape setting of a village. Conservation Areas are an important part of the evidence base which underpins this Local Plan and to which, the Council will have regard, when determining planning applications for schemes affecting Conservation Areas and Listed Buildings. Amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council.
- 11.34 It is not the Council's intention to implement a detailed policy for Conservation Areas across the District or to impose Article 4 directions in Conservation Areas. Development within Conservation Areas will be required to be consistent with measures set out in the relevant Conservation Area Appraisal or Management Plan, and any related policies in the wider Local Plan. The South Felixstowe Conservation Area is identified as being 'at risk' and within this area proposals will be expected to enhance the Conservation Area.

### Policy SCLP11.5: Conservation Areas

Development within Conservation Areas will be assessed against the relevant Conservation Area Appraisals and Management Plans and any subsequent additions or alterations. Developments should be of a particularly high standard of design and materials in order to preserve or enhance the character or appearance of the area.

Proposals which involve the demolition of Non-Listed Buildings in a Conservation Area will only be permitted where:

- a) The building is structurally unsound and beyond feasible and viable repair (for reasons other than deliberate damage or neglect);
- b) All measures to sustain the existing use or find an alternative use/user have been exhausted; or
- c) The building has no architectural, historic or visual significance.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site. Redevelopment proposals should seek to preserve and enhance the character and appearance of the Conservation Area.

## Archaeology

- 11.35 Suffolk Coastal has a rich, diverse and dense archaeological landscape with the river valleys, in particular, topographically favourable for early occupation of all periods. The distinctive character of the historic environment in the District includes outstanding coastal archaeology of all dates, prehistoric burial tumuli on the open heathlands around the eastern margins of Ipswich and on the Felixstowe peninsula, the

remains of Roman small towns at Felixstowe and Wenham, the internationally important Anglo-Saxon burial ground at Sutton Hoo, numerous medieval historic towns and villages with both above and below ground heritage assets, for example Woodbridge and Aldeburgh, and the strategically placed, Napoleonic Martello towers.

- 11.36 Some archaeological sites are designated as Scheduled Monuments, although most assets are non-designated and sometimes not known of until development proposals come forward. Scheduled Monuments are nationally significant assets and afforded great protection in the National Planning Policy Framework. The Council recognises that archaeological remains are non-renewable resources which are valuable for their own sake and for their role in education, leisure and tourism.
- 11.37 The Suffolk Historic Environment Record provides information about archaeological sites throughout the District and is used to identify sites that may be at risk from development. Policy SCLP11.6 requires a full archaeological assessment of sites within potential areas of archaeological importance to describe the significance of any heritage assets affected and to ensure that provision is made for the preservation of important remains, particularly those that may be demonstrably of national significance. Archaeological Assessment prior to determination may comprise a combination of desk-based assessment, geophysical survey and/or field evaluation.
- 11.38 The Council will work with Historic England and the local community in identifying and protecting or relocating archaeology that comes to light as a result of erosion. The level of protection afforded should be relative to the significance and importance of the archaeological remains. The known rate of erosion should be considered when determining the significance and importance of archaeological remains and when determining whether or not relocation of the archaeological remains is required.
- 11.39 Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis, reporting, dissemination and deposition of archive for access and curation, will constitute appropriate mitigation for the impacts of development. Archaeological conditions or planning obligations will be imposed on consents as appropriate. Appropriate programmes of work post-consent could include some or all of:
- further evaluation;
  - upfront excavation;
  - paleo-environmental work;
  - building survey and or monitoring;
- Or
- control of contractor's groundworks.
- 11.40 The provision of interpretation about archaeological work will be encouraged, as appropriate to the scale of development and the nature of the archaeological remains.

## Policy SCLP11.6: Archaeology

A full Archaeological Assessment must be included with any planning application affecting areas of known or suspected archaeological importance to ensure that provision is made for the preservation of important archaeological remains.

Where proposals affect archaeological sites, preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and/or deposition of archive is more appropriate.

## Parks and Gardens

- 11.41 Registered Parks and Gardens are identified as Designated Heritage Assets within the National Planning Policy Framework. In addition to these, Supplementary Planning Guidance (SPG) 6 identifies 21 parks and gardens of historic interest of 50 hectares or more, which are important within Suffolk Coastal District. The site size threshold is considered to be an appropriate measure for identifying parklands of District-wide significance. They are identified primarily for their historic landscape significance, and also contribute towards other objectives such as the protection and enhancement of habitats.





## Policy SCLP11.7: Parks and Gardens of Historic or Landscape Interest

Within the plan area 6 parks are included in the National Register of Parks and Gardens of Special Historic Interest compiled by Historic England and have the status as Designated Heritage Assets:

- Campsea Ashe Park
- Henham (part)
- Heveningham Hall and Gardens
- Glemham Hall Park, Little Glemham
- Bawdsey Manor
- Woodbridge Cemetery

Development proposals affecting these assets will be considered in relation to the policy on Designated Heritage Assets contained in the National Planning Policy Framework and guidance contained in Supplementary Planning Guidance SPG6 (or any subsequent Supplementary Planning Document).

The following historic parklands have been identified as being of District wide significance, and have the status of Non-Designated Heritage Assets. A major attribute of a parkland 'of note' is its extensive coverage within the landscape:

- Benhall Park, Benhall
- Boulge Park, Boulge
- Broke Hall Park, Nacton
- Carlton Park, Kelsale
- Cockfield Hall Park, Yoxford
- Easton Park, Easton
- Glemham House Park, Great Glemham
- Glevering Hall Park, Hacheston
- Grove Park, Yoxford
- Grundisburgh Hall Park, Grundisburgh
- Marlesford Hall Park, Marlesford
- Orwell Park, Nacton
- Rookery Park, Yoxford
- Sibton Park, Sibton
- Spa Gardens and Town Hall Gardens, Felixstowe
- Staverton Park, Wantisden
- Sudbourne Park, Sudbourne

The delineated boundary of each of these locally listed historic parklands includes the area currently forming the visual extent of the parkland as well as any additional areas that historically formed part of the extent of the parkland and which continue to display the remnants of the former parkland.

The District Council will encourage the preservation and/or enhancement of these parks and gardens of

historic interest and their surroundings. Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden and which have due regard to the additional advice and guidance in Supplementary Planning Guidance SPG6 (or any subsequent Supplementary Planning Document).

## **Areas to be Protected from Development**

- 11.42 Areas to be protected from development are a long established policy across the District. These areas make an important contribution to the setting or character of a Town, Village or surrounding countryside. The identification of these areas is necessary to resist infilling development that could be detrimental to the character, spacing or density of a particular area.
- 11.43 In some locations such as Trimley St Martin and Trimley St Mary, areas to be protected from development have been identified to maintain the separation between settlements. The identification of these adjacent to residential allocations established in the Felixstowe Peninsula Area Action Plan reinforces the separation between settlements and protects the individual character of settlements.

### **Policy SCLP11.8: Areas to be Protected from Development**

Areas to be protected from development as identified on the Policies Map comprise local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of a settlement in their undeveloped form. In some locations these areas maintain settlement separation.

Accordingly, development within these areas will be severely restricted to maintain the character of the area and ensure settlement coalescence is not compromised.

## **Newbourne: Former Land Settlement Association Holdings**

- 11.44 Newbourne is defined as a Small Village in the Settlement Hierarchy. The part of Newbourne which comprises the Former Land Settlement Association Holdings is a unique area within the District. The Land Settlement Association was set up in 1934 as an experimental scheme to provide unemployed workers from depressed industrial areas with employment on the land. The scheme and its legacy can still be seen in the number of large regular shaped plots, some of which still contain commercial scale greenhouses.
- 11.45 Due to its unique nature, Newbourne does not have a defined Settlement Boundary in the same way as other settlements in the District. It is considered that backland development, particularly for residential use, has the potential to harm the character of the village. Whilst it is preferable to maintain the plots and their associated horticultural and agricultural buildings in those uses, it is recognised that a number are not being used for their original purpose or have become derelict. There may be instances therefore where low key employment uses would be appropriate on the site of former horticultural and agricultural buildings, where this does not result in the functional or physical separation of the dwelling and the wider plot.
- 11.46 To retain the character, it is also important to continue to control changes which may occur through new dwellings or the replacement or enlargement of dwellings and consideration will be given to the impact on the character of the Former Land Settlement Association Holdings area of Newbourne in this respect.

### **Policy SCLP11.9: Newbourne - Former Land Settlement Association Holdings**

The Council will encourage the retention in horticultural or agricultural use of those parts of the former Land Settlement Association Holdings shown on the Policies Map, not currently used or required in connection with the residential curtilages, taking account of any physical features which currently mark garden limits.

New employment uses on backland plots will be supported where:

- a) It is demonstrated that the land and/or buildings are surplus to agricultural and horticultural requirements;
- b) Any new or replacement buildings are of a scale and nature appropriate to the character of the Former Land Settlement Association Holdings area; and
- c) They do not result in physical separation of individual plots.

The erection of new or replacement dwellings, or extensions to existing dwellings or ancillary residential development will be supported where:

- a) Their scale and design would not harm the character of the former Land Settlement Association Holdings area; and
- b) In the case of new dwellings, it would represent infill development within the existing frontage and not result in backland development.



A photograph of a historic building, likely a church or schoolhouse, featuring a large brick chimney, a sundial on the brick wall, and a stone base. The building has a red-tiled roof and a half-timbered upper section. A wooden bench is placed against the stone base. The text 'Section 12 Area Specific Strategies' is overlaid on the image.

# Section 12 **Area Specific Strategies**

District wide criteria based policies



# 12 Area Specific Strategies

- 12.1 This part of the Plan sets out the strategy for specific parts of the District including the Major Centres of Felixstowe and the communities neighbouring Ipswich, the towns and the rural areas. This reflects the strategy of the Plan which looks to create two new Garden Neighbourhoods to the north of Felixstowe and the south of Saxmundham, respond to opportunities presented by transport connections, and sustain and enhance the vitality of the rural parts of the District.
- 12.2 The areas are considered below in Settlement Hierarchy order, following the section on Neighbourhood Plans, as follows:
- Neighbourhood Plans
  - Approach to Site Allocations
  - Strategy for Felixstowe
  - Strategy for Communities to the East of Ipswich
  - Vision for Aldeburgh
  - Vision for Leiston
  - Vision for Framlingham
  - Vision for Saxmundham
  - Vision for Woodbridge
  - Vision for the Rural Areas

## Neighbourhood Plans

- 12.3 Neighbourhood Plans were introduced through the Localism Act 2011 and enable communities to produce their own policies and to allocate sites for development. Across the District, a number of communities have sought to develop their own plan, with a total of 18 Neighbourhood Plan areas designated (see Table 12.1 and map below). Of these, there are 5 ‘made’ Neighbourhood Plans, with a further two (Martlesham and Wenham with Mells Hamlet) having recently received a positive vote through referendum. Once ‘made’ a Neighbourhood Plan forms part of the Development Plan for the District.

*Table 12.1 Neighbourhood Plans in Suffolk Coastal District*

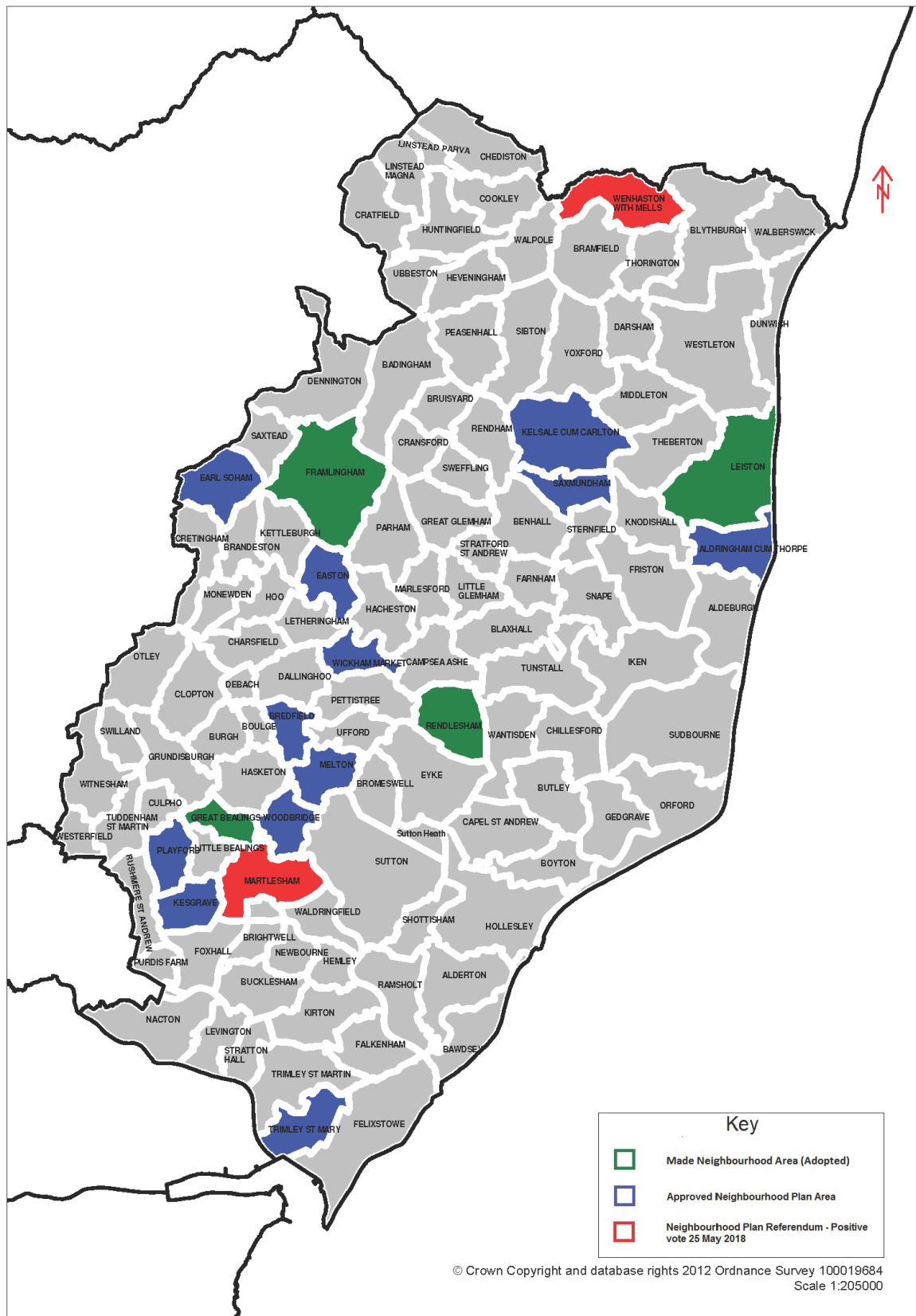
Neighbourhood Plan area	Status
Aldringham cum Thorpe	Neighbourhood area approved
Bredfield	Neighbourhood area approved
Earl Soham	Neighbourhood area approved
Easton	Neighbourhood area approved
Framlingham	Neighbourhood Plan made 23 March 2017
Great Bealings	Neighbourhood Plan made 23 March 2017
Kelsale-cum-Carlton	Neighbourhood area approved

Kesgrave	Neighbourhood area approved
Leiston	Neighbourhood Plan made 23 March 2017
Martlesham	Referendum – Positive vote 25 May 2018
Melton	Neighbourhood Plan made 25 January 2018
Playford	Neighbourhood area approved
Rendlesham	Neighbourhood Plan made 8 January 2015
Saxmundham	Neighbourhood area approved
Trimley St Mary <sup>40</sup>	Neighbourhood area approved
Wenhaston with Mells Hamlet	Referendum – Positive vote 25 May 2018
Wickham Market	Neighbourhood area approved
Woodbridge <sup>41</sup>	Neighbourhood area approved

---

<sup>40</sup> The Parish Council have determined that they do not wish to progress with a Neighbourhood Plan at present and therefore no number is provided in Policy SCLP12.1. Should the Parish Council wish to resume work on the Neighbourhood Plan a number could be provided in accordance with Policy SCLP12.1 below.

<sup>41</sup> The Town Council have determined that they do not wish to progress with a Neighbourhood Plan at present and therefore no number is provided in Policy SCLP12.1. Should the Town Council wish to resume work on the Neighbourhood Plan a number could be provided in accordance with Policy SCLP12.1 below.



*Designated Neighbourhood Plan areas in Suffolk Coastal*

- 12.4 Neighbourhood Plans have to be produced in accordance with legislation and, prior to going through a referendum, are subject to an Examination undertaken by an independent Examiner. Neighbourhood Plans must be in conformity with the strategic policies of the Local Plan. The Council is committed to supporting those communities who wish to produce a Neighbourhood Plan and a number of the Local Plan policies contain specific guidance in relation to areas of policy that Neighbourhood Plans may choose to cover.
- 12.5 Proposed revisions to the National Planning Policy Framework would require local planning authorities to provide a housing requirement for designated Neighbourhood Plan areas. The Council also appreciates that it is beneficial to groups who are planning for housing in their Neighbourhood Plan to have an understanding of the broad number their plan should address. It is acknowledged that not all Neighbourhood Plan groups will wish to address housing, however the Council's starting point is that Neighbourhood Plan groups should have the opportunity to address housing wherever this is appropriate to the strategy of the Local Plan. Policy SCLP12.1 therefore provides each Neighbourhood Plan area with an indicative number, and the Council will support Neighbourhood Plan groups in the production of Neighbourhood Plans to identify sites to deliver these figures. In identifying numbers, consideration has been given to the strategy of the Local Plan and the position of the settlement in the Settlement Hierarchy. Where positive strategies for the delivery of housing are not forthcoming in a timely way through Neighbourhood Plans, the Council may consider it is appropriate to allocate land for housing through a future Local Plan review.
- 12.6 In instances where growth in a community is fundamental to the strategy of the Local Plan, it is appropriate for this to be planned through the Local Plan as a strategic policy. In such cases however, Neighbourhood Plans may add value through creating locally specific policies on other topics. This applies to Saxmundham where the Local Plan allocates land for the development of a new Garden Neighbourhood to the south of Saxmundham.
- 12.7 The Neighbourhood Plans that have been made identify visions for their areas and cover a range of topics that reflect the unique local circumstances of each area. Some, but not all, of the 'made' Neighbourhood Plans allocate sites for housing, employment or others uses. Other policies cover such topics as identifying areas of Local Green Space or provision for walking and cycling. Where figures are provided below for designated neighbourhood areas that already have made Neighbourhood Plans, this provides an opportunity for these to be reviewed to identify sites that would meet the indicative minimum requirements set out. Whilst Woodbridge and Trimley St Mary have designated Neighbourhood Plan areas, as these plans are not being progressed a number is not included.



## Policy SCLP12.1: Neighbourhood Plans

The Council will support the production of Neighbourhood Plans in identifying appropriate, locally specific policies that are in general conformity with the strategic policies of this Local Plan.

Where Neighbourhood Plans seek to plan for housing growth, they will be expected to plan for the indicative minimum housing requirements set out below:

Neighbourhood plan area	Indicative minimum number of dwellings <sup>42</sup>
Aldringham cum Thorpe	Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall
Bredfield	20
Earl Soham	25
Easton	10
Framlingham	50 in addition to allocations in 'made' neighbourhood plan
Great Bealings	Housing development as per countryside policies
Kelsale cum Carlton	20
Kesgrave	20
Leiston	50 in addition to allocations in 'made' neighbourhood plan
Martlesham	20
Melton	Existing Neighbourhood Plan allocation of 55, plus windfall
Playford	Housing development as per countryside policies
Rendlesham	Existing Local plan allocations of 100, plus windfall
Saxmundham	800 dwellings to be allocated in Local Plan at South Saxmundham Garden Neighbourhood. Small scale additional development and windfall.
Wenhaston with Mells Hamlet	25
Wickham Market	100 This is in addition to Local Plan allocation SCLP12.56 (in Pettistree Parish, adjoining Wickham Market)

Where new Neighbourhood Plan areas are designated, indicative housing requirements will be based on a range of factors including the location of the settlement in relation to the strategy of the Local Plan, the position of the settlement in the settlement hierarchy and any known significant constraints to development.

<sup>42</sup> In addition to existing permissions, allocations and dwellings with resolution to grant (as at 31.3.18)

## Site Allocations

- 12.8 In order to ensure that the strategy of the Local Plan is delivered, and to provide a degree of certainty to communities, landowners and developers in relation to the scale and location of growth which will come forward during the Local Plan period, the Local Plan allocates sites for housing and employment development.
- 12.9 The approach to site allocations is based primarily around delivering the strategy of the Local Plan, through strategic mixed use allocations for new Garden Neighbourhoods in Felixstowe and Saxmundham, and focussing strategic employment allocations in relation to the Port of Felixstowe and the A14/A12.
- 12.10 A 'call for sites' was undertaken in autumn 2016 which invited sites to be submitted for consideration for allocation through the Local Plan review. Sites submitted, along with sites which had been submitted through previous consultations and call for sites exercises, were presented in the 2017 Issues and Options consultation document. The 2017 consultation also invited further sites to be submitted.
- 12.11 Criteria for assessing a site's suitability were developed to align broadly with other local planning authorities in the Ipswich Housing Market Area (Babergh District Council, Mid Suffolk District Council and Ipswich Borough Council). The criteria cover the following topics:
- Access to Site;
  - Utilities Capacity;
  - Utilities Infrastructure;
  - Contamination;
  - Flood Risk;
  - Coastal Change;
  - Market Attractiveness;
  - Landscape / Townscape;
  - Biodiversity and Geodiversity;
  - Historic Environment;
  - Open Space;
  - Transport and Roads; and
  - Contributions to Regeneration / Re-use
- 12.12 The outcome of this initial site assessment work is presented in the Draft Strategic Housing and Employment Land availability Assessment (SHELAA).
- 12.13 The Settlement Hierarchy forms the starting point for identifying potential locations for site allocations, whereby Major Centres, Towns, Large Villages and Small Villages are considered in principle to be suitable locations for development. Consideration was then given to the opportunities and constraints present in each settlement, in particular in relation to:
- The existence of suitable sites;
  - Capacity of infrastructure, such as schools and highways;

- Consultation responses and feedback from one to one sessions held with Town and Parish Councils; and
- Environmental constraints.

- 12.14 Following this, potential sites were considered further in settlements where it was considered that there was potential for development. This involved considering the outputs of the SHELAA and the Sustainability Appraisals of sites, the relationship of the site to the settlement form and character, as well as consultation responses received in relation to specific sites.
- 12.15 By using the evidence provided in the Ipswich Economic Area Sector Needs Assessment (September 2017) and the Employment Land Supply Assessment (2018), the Council is able to direct employment related allocations to those sites within the identified areas most attractive to the market. Directing future allocations into these areas will ensure that the Council has greater confidence in the deliverability of these sites over the plan period. The Council also commissioned a Port of Felixstowe Growth and Development Needs Study (2018) which has helped to inform the selection of an allocation at Innocence Farm, Trimley to meet the future needs related to the Port.
- 12.16 This Local Plan has reviewed and will carry forward the unimplemented allocations (as at 31<sup>st</sup> March 2018) contained in the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan Development Plan Document (see Table 12.2 and Table 12.3). These allocations have been made relatively recently, and unless the Council becomes aware of evidence that these are unlikely to be implemented, it is appropriate to carry them forward.

*Table 12.2: Site allocations carried forward from Site Allocations and Area Specific Policies Development Plan Document (January 2017)*

Reference number in Site Allocations and Area Specific Policies DPD
Policy SSP3 – Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.24)
Policy SSP4 – Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.38)
Policy SSP8 – Land opposite Townsfield Cottages, Dennington (Part of SCLP12.46)
Policy SSP10 – Land south of Ambleside, Main Road, Kelsale cum Carlton (SCLP12.49)
Policy SSP11 – Land north of Mill Close, Orford (SCLP12.53)
Policy SSP12 – Land west of Garden Square, Rendlesham (SCLP12.57)
Policy SSP13 – Land east of Redwald Road, Rendlesham (SCLP12.58)
Policy SSP14 – Land north-east of Street Farm, Saxmundham (SCLP12.27)
Policy SSP15 – Land opposite The Sorrel Horse, The Street, Shottisham (SCLP12.59)
Policy SSP17 – Land south of Lower Road, Westerfield (SCLP12.64)
Policy SSP19 – Land at Street Farm, Witnesham (Bridge) (SCLP12.67)
Policy SSP20 – Ransomes, Nacton Heath (SCLP12.20)
Policy SSP21 – Land at Silverlace Green (former airfield) Parham (SCLP12.34)
Policy SSP22 – Former airfield Parham (SCLP12.35)
Policy SSP23 – Former airfield Debach (SCLP12.31)
Policy SSP24 – Bentwaters Park, Rendlesham (SCLP12.36)
Policy SSP25 – Carlton Park, Main Road, Kelsale cum Carlton (SCLP12.32)

Policy SSP26 – Levington Park, Levington (SCLP.33)

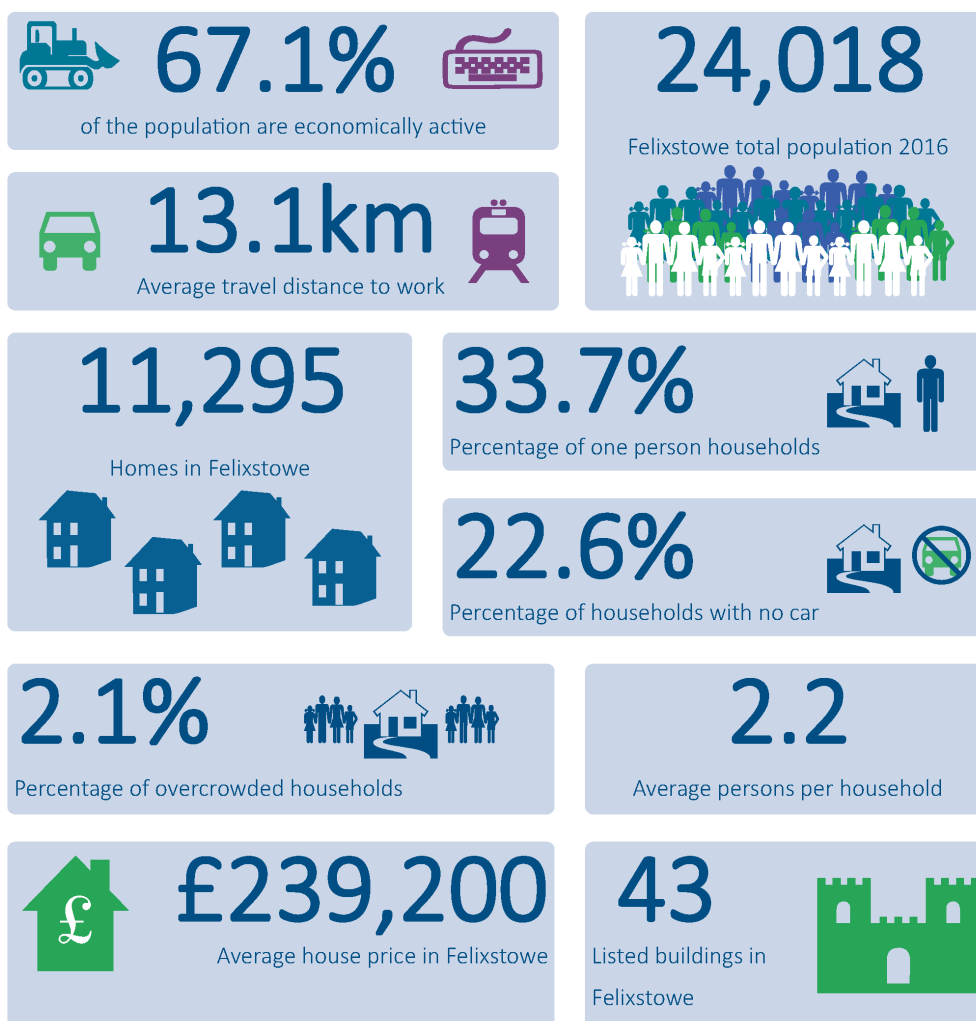
Policy SSP27 – Riverside Industrial Estate, Border Cot Lane, Wickham Market (SCLP12.37)

Table 12.3: Site allocations carried forward from Felixstowe Peninsula Area Action Plan (January 2017)

Reference number in Felixstowe Peninsula Area Action Plan (January 2017)
Policy FPP3: Land at Sea Road, Felixstowe (SCLP12.9)
Policy FPP5: Land north of Conway Close and Swallow Close, Felixstowe (SCLP12.10)
Policy FPP7: Land off Howlett Way, Trimley St Martin (SCLP12.61)
Policy FPP10: Land at Bridge Road, Felixstowe (SCLP12.5)
Policy FPP11: Land at Carr Road/Langer Road, Felixstowe (SCLP12.6)
Policy FPP12: Land at Haven Exchange, Felixstowe (SCLP12.7)

## Strategy for Felixstowe

### Key Statistics for Felixstowe



- 12.17 Felixstowe is the largest settlement in Suffolk Coastal with a 2011 Census population of 23,689. It is located on a peninsula bounded by the River Deben, River Orwell and the North Sea. The peninsula is designated as being of national and international importance for its landscape, environmental and nature Conservation Areas.
- 12.18 The town serves many important functions and provides a range of shopping opportunities and facilities for the residents of Felixstowe and the surrounding communities. Felixstowe also benefits from its coastal location and retains an attractive resort with access to the beach providing a range of complementary resort attractions and traditional seaside activities, alongside a rich architectural heritage and quality buildings. Felixstowe is also home to the largest container port in the country which provides a variety of economic opportunities and jobs locally as well as supporting the national and international economies.
- 12.19 Felixstowe is a town with many different characteristics and the Local Plan seeks to retain and enhance this unique community. The town is well served by a successful town centre with a low level of vacant units and provides a mixture of national and independent retailers and enterprises.
- 12.20 The sea front location is attractive and appeals to a wide variety of residents and visitors. The contrast of activities and attractions caters for all sectors of the tourism industry which is of great benefit to the town and the rest of the District. In recent years, significant regeneration and investment has taken place in the Spa Pavilion, Pier head, Seafront Gardens, Promenade and Coastal Defences which have been successful. Over the plan period, the success of these regeneration projects and investment will be realised alongside future opportunities.
- 12.21 Land to the north and south west of Felixstowe is designated as being of national and international importance for its landscape and nature conservation interests. Alongside the countryside locations, the sea as well as the River Deben and River Orwell provide an important and valued backdrop to the town for both residents and visitors.
- 12.22 The Port of Felixstowe and businesses associated with the port provide a significant amount of employment opportunities and this is seen in the high volume of commuting flows into the town. Over the plan period, it is fundamental that the operations of the Port of Felixstowe are maintained and economic opportunities realised, but widening the range of employment opportunities in Felixstowe is also encouraged. Providing a wider range of employment opportunities in the town will ensure that the local economy becomes more resilient and continues to thrive.
- 12.23 The town has good transport links through the A14 and rail access. Both are vital to the operation of the Port of Felixstowe as well as residents and visitors. However, the geographical location at the end of the peninsula means there are no suitable alternative routes, particularly for the HGV traffic when the A14 is closed. Maintaining the flow of the traffic along the A14 is vital for the Port of Felixstowe and the rest of town. Rail services are made up of passenger and freight traffic which provide an alternative to the road. Over the plan period, the Council will continue to promote improvements to the A14 and rail services where appropriate due to their regional, national and international importance.



- 12.24 Felixstowe, like many other parts of Suffolk Coastal has an ageing population. Over the plan period, residential opportunities will be focussed on providing for the needs of the ageing population through appropriate accommodation. However, this must be balanced by the need to provide accommodation for the younger generations who wish to continue to live in the area. Increasing numbers of people are looking outside of Felixstowe for careers and housing, and this Local Plan seeks to address this issue by providing appropriate housing opportunities over the plan period.



## Policy SCLP12.2: Strategy for Felixstowe

The vision for Felixstowe will be to retain its role as a major centre with a comprehensive range of services and facilities which supports the community of Felixstowe and the neighbouring settlements on the Peninsula. Infrastructure improvements are required over the plan period to meet future needs as well as enhancing the quality of life of existing communities and visitors.

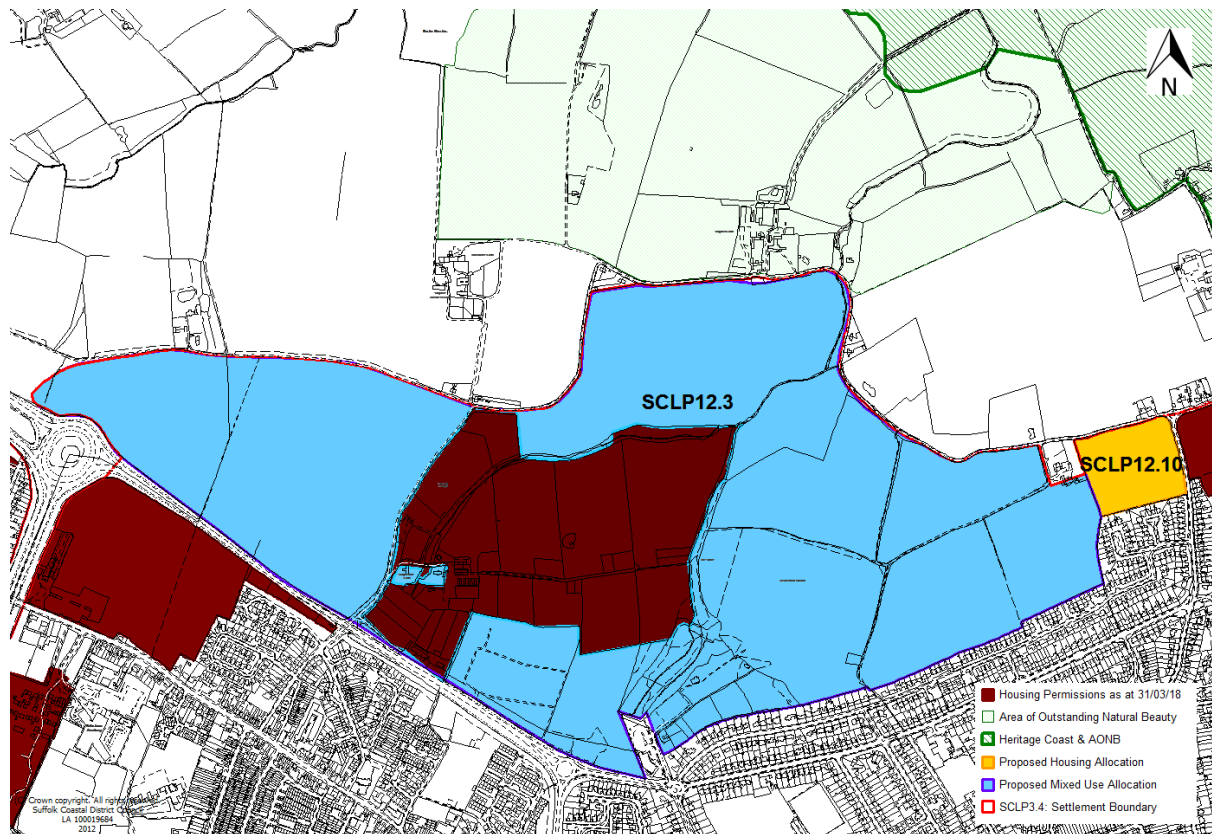
Over the plan period a thriving seaside town and port which is attractive to residents of all ages, and welcoming to visitors who wish to experience the town's beautiful coastal location, built heritage, vibrant and diverse retail centre and healthy outdoor lifestyle will be achieved.

The strategy will seek to ensure that:

- a) Employment opportunities are maintained to support the operations of the Port of Felixstowe and a wider range of employment types and sites are created across the town;
- b) Services and facilities support the needs of local residents, visitors and those in surrounding communities;
- c) Dementia friendly environments are created throughout the town;
- d) The town centre and district centres maintain vibrant and successful shopping, retail and commercial leisure opportunities;
- e) Links between the town centre and the sea front are enhanced including the completion of Shared Space on Hamilton Road;
- f) The resort continues to flourish and opportunities for regeneration are brought forward;
- g) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town;
- h) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced;
- i) The risk of flooding is carefully overseen through partnership working, mitigation and management; and
- j) Residential opportunities are provided to meet the needs of an ageing population and changing demographic over the plan period.

The creation of the North Felixstowe Garden Neighbourhood will provide new opportunities for a leisure centre, housing, employment, and community facilities, focused around the principles of an inclusive community, and integration with Felixstowe and the surrounding countryside through enhancing green infrastructure networks.

## North Felixstowe Garden Neighbourhood



- 12.25 The current Local Plan (Core Strategy and Felixstowe Peninsula Area Action Plan) seeks to ensure that Felixstowe will be further enhanced as a thriving community, coastal resort and port with a mix of employment and housing opportunities attractive to residents of all ages and welcoming to visitors.
- 12.26 It is essential that this Local Plan retains these principles and the Council considers that in order to do this there is an opportunity to take a master plan approach informed by public engagement and land owner collaboration, to deliver a leisure led sustainable garden neighbourhood to the north of the existing built up area. Landowner collaboration and partnership working with a range of stakeholders such as Suffolk County Council, Felixstowe Town Council and community groups will inform a master plan for the Garden Neighbourhood covering the whole site as part of a future planning application.
- 12.27 The existing Leisure Centres in Felixstowe are coming to the end of their operational life and the Council considers it necessary to redevelop these existing facilities with a new purpose built modern facility which will serve the community for future generations. A new modern facility will significantly improve the recreational facilities available to the local community as well as attracting visitors from outside of Felixstowe.
- 12.28 To the north of Felixstowe, some areas are designated as part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and provide an attractive landscape on the edge of the River Deben. To complement the landscape designation, it is essential that the master plan development proposed for this area includes significant green infrastructure provision and areas of natural green space for recreation. Integrating the provision of appropriate green infrastructure is a fundamental part of the creation of a new

Garden Neighbourhood in Felixstowe and will complement the existing areas such as the Grove Woodland, the public rights of way and the adjacent countryside.

- 12.29 The allocation is also within close proximity to a number of European protected sites including the Stour and Orwell Estuaries SPA / Ramsar and the Deben Estuary SPA/Ramsar. Habitats Regulations Assessment screening has identified the need for Appropriate Assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.
- 12.30 Areas of surface water flooding currently exist within the site and an area within the northern part of the site is within Flood Zone 2. The development will need to ensure that any potential risk of flooding from surface water is addressed and that Sustainable Drainage Systems are an integral part of the master plan. Focusing the development away from the northernmost parts of the site will help to address this, whilst also avoiding the most sensitive areas in landscape and nature conservation terms.
- 12.31 Introducing a comprehensive approach to green infrastructure will allow the biodiversity networks to be enhanced both through natural processes and any management techniques that may be introduced over the plan period. Guidance from Public Health England is clear that access to the natural environment improves physical and mental health and wellbeing for communities. Open space provision at the Garden Neighbourhood should be integrated across the development and enable people of all ages to be active.
- 12.32 Currently the green infrastructure and biodiversity networks in Felixstowe are supported by the allotments which are owned by Felixstowe Town Council. As well as making a valuable contribution to the biodiversity network in this part of the District, the allotments provide a successful community facility in a location well related to the existing Felixstowe communities. Through the master plan it will be important to consider the contribution the allotments make to the environment and community well being. The master plan approach provides the opportunity to consider the enhancement and/or increased provision of allotments to serve the existing and future residents of Felixstowe.
- 12.33 Felixstowe is well served in respect of community facilities, such as meeting places, places of worship, sports facilities and health care provision. However with a comprehensive master plan it will be essential that appropriate community facilities are provided and integrated into the Garden Neighbourhood. As the master plan evolves the Council will work with the local community, landowners and service providers to ensure the delivery of appropriate facilities over the plan period. Through a master plan approach, the opportunity is available to consider the enhancement, extension or re-provision of existing facilities such as playing fields and allotments which are currently found on the site.
- 12.34 An important aspect of any master plan development of this scale is to ensure that the relationship between the existing community and the new Garden Neighbourhood is seamless and connections between can be easily navigated through a choice of walking, cycling and vehicular routes. The area to be master planned is in close proximity to established areas of residential development, community facilities such as the Grove Medical Centre & Pharmacy, railway station and the town centre. Fundamental to the success of any master plan is to ensure that the local community can access existing services and facilities as well as those which will be created over the plan period. Taking a comprehensive approach to facilities and ensuring that links connecting the new Garden Neighbourhood are attractive to use, secure, well

designed and implemented at the start of the development will be beneficial to creating a successful community.

- 12.35 In January 2018, Felixstowe became a dementia friendly town. Through the Felixstowe Dementia Action Alliance set up in 2015 the aim is to make Felixstowe a dementia friendly community by engaging with local businesses and organisations to deliver person centred outcomes in a timely fashion. Across Felixstowe organisations and businesses are working to identify and implement improvements to assist those with dementia in the town.
- 12.36 Currently Candlet Road is the northern boundary of Felixstowe and as such is anticipated to provide the primary vehicular access points into the areas to be master planned. It is anticipated that a site of this size will require multiple access point for vehicular traffic as well as further links provided solely for walking and cycling. New vehicular junctions will need to be established to provide access from Candlet Road and ensure that Gulpher Road which is a designated 'Quiet Lane' is not used for vehicular access. The Council will work closely with Suffolk County Council to establish the most appropriate highway access points. In terms of the wider highways network, initial transport modelling has identified potential issues at Dockspur roundabout and the A14 corridor and developers will be expected to work with Highways England to ensure that any necessary works are provided for.
- 12.37 Any new residential development, places a greater demand on the primary and secondary school places in the area. Suffolk County Council as local education authority has identified a need for further primary education provision across Felixstowe<sup>43</sup>. Through the creation of a master plan, the Council along with Suffolk County Council will seek to ensure that appropriate provision is made for a primary school with early years provision on this site. The exact location of the primary school will need to be considered early in the master planning stages so that it takes into account the design and layout of the master plan which is yet to be prepared. Depending on the rate of delivery associated with the master plan development, the Council will work in partnership with Suffolk County Council to ensure that sufficient capacity for secondary education provision in Felixstowe is maintained over the plan period.
- 12.38 Additional floorspace for primary care will need to be provided to meet growth planned in the Felixstowe area and therefore a contribution will be required towards enhancements in provision.
- 12.39 In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and development will be expected to contribute to any improvements necessary.
- 12.40 The services and facilities outlined as part of the master plan will in part be provided through the statutory responsibilities of service providers and landowners, but to assist the timely delivery of these they will need to be supported by residential development. Land at Candlet Road was granted outline planning

---

<sup>43</sup> Need identified in the Felixstowe Peninsula Area Action Plan (2017) along with Statements of Case prepared for the Candlet Road Planning Inquiry (2016).



permission for 560 dwellings by the Secretary of State in 2017 and it is anticipated that additional housing will also be provided in this area to complement this existing provision. Based upon the principles of establishing a Garden Neighbourhood, it is considered that the Garden Neighbourhood could provide for a total of up to 2,000 dwellings (including the 560 already permitted). The approach to master planning will need to ensure that the Candlet Road site is an integral part of the development.

### Policy SCLP12.3: North Felixstowe Garden Neighbourhood

Approximately 143ha of land is identified for a Garden Neighbourhood to the north of Felixstowe, as shown on the Policies Map, for a comprehensive leisure led development comprising leisure, green infrastructure, community facilities and employment land alongside residential development comprising a mix of housing types, sizes and tenures in a design which creates a dementia friendly environment. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.

Critical to the success of this development will be the integration of the new Garden Neighbourhood with the existing community of Felixstowe and surrounding area, as well as taking into account the location of the site adjacent to the Suffolk Coast and Heaths AONB.

The Master Plan should be informed by community engagement and include:

- a) A new leisure centre in a location which is easily accessible for the existing community;
- b) Provision of a primary school including early years provision;
- c) Appropriate green infrastructure provision to provide accessible natural green space and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;
- d) Appropriate open space provision for both informal and formal recreational opportunities.
- e) Public rights of way on the site should be preserved and enhanced;
- f) Biodiversity networks and habitats to be preserved and enhanced;
- g) Community Hub comprising a variety of services and facilities\* to be created in a central location ;
- h) Provision of new vehicular access points off Candlet Road supported by further access for pedestrian and cycle traffic in other locations;
- i) Design and layout that supports a dementia friendly environment;
- j) Employment land;
- k) Retirement dwellings comprising a care home / extra care / sheltered dwellings; and
- l) Up to 2,000 dwellings, providing a mix of dwelling types, sizes and tenures including housing to meet the needs of older people and self build plots, and provision of affordable housing.

Contributions will also be required towards any necessary off-site infrastructure requirements, including health provision and water recycling.

Any necessary off-site transport improvements will need to be provided.

\* for the purposes of this policy services and facilities could include convenience store, shops, meeting places, education facilities, care facilities and medical facilities.

12.41 The illustration below shows how the Garden Neighbourhood could be developed, and demonstrates the principles of creating a community focused around provision of green infrastructure. The masterplan is indicative at this stage and further refinement of the masterplan will be informed by responses to consultation.

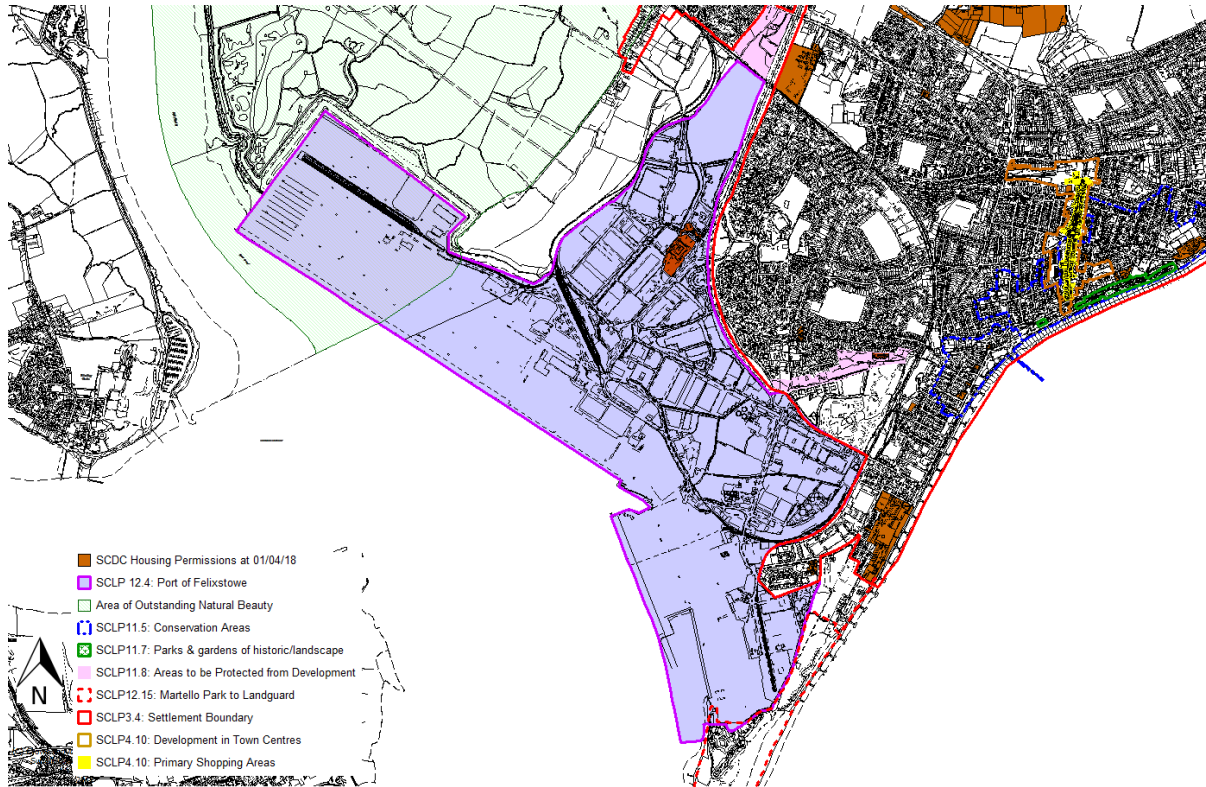


*North Felixstowe Garden Neighbourhood – Indicative draft masterplan*

## Area specific policies for Felixstowe

- 12.42 The Felixstowe Peninsula Area Action Plan contains a comprehensive policy approach on a variety of subjects and the Local Plan Review seeks to carry these forward.

### Port of Felixstowe



- 12.43 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.44 The previous Local Plan identified the Port of Felixstowe as a Strategic Employment Area because of its contribution to the sub-regional, national and international economies. As well as the operations within the Port itself, many businesses and organisations rely on the activities of the port for their own operations, such as shipping, logistics, distribution and transport companies which are common across the southern part of Suffolk Coastal.
- 12.45 Employment opportunities across the Felixstowe Peninsula are dominated by the Port of Felixstowe. The New Anglia Strategic Economic Plan 2014, outlines that 'Felixstowe is the UK's largest container port, handling 40% of the national container traffic. The Port employs over 2,700 people directly and a further 10,000 jobs are based in related industries.' In recent years the Port has undergone significant expansion and investment which has seen improvements to the railway connections, and further infrastructure has enabled the Port to handle the latest mega-vessels. However, it will be important to balance pressure on rail capacity to ensure quality rail services remain for both passenger and freight users.

- 12.46 The East Inshore and East Offshore Marine Plans <sup>44</sup>support port growth and development to protect the economic interest of the port whilst seeking to prevent development which may restrict the ability to respond to future growth opportunities that the Port of Felixstowe may consider.
- 12.47 The employment area allocation identifies the extent of large scale employment opportunities to meet both local and national needs. It has been defined to cover the majority of the port related activities which are currently located in this area through planning applications and lawful uses. It is bound primarily by the A14, the River Orwell and the railway line which provides a valuable alternative means of transportation.
- 12.48 The port related activities within the employment area benefit from being clustered in one location to make use of existing strategic infrastructure and opportunities, as well as minimising the negative impacts on residents and of other businesses. There is also an emphasis on retaining existing employment opportunities, and intensifying activities within the employment area.
- 12.49 Ensuring that there is sufficient infrastructure to support the Port of Felixstowe will be fundamental to the continued success of the employment area.
- 12.50 Alongside the policy for the Port of Felixstowe this plan also allocates a large area of land at Innocence Farm, close to Trimley St Martin and Kirton, for employment uses to support the continued viability of the Port of Felixstowe.
- 12.51 Alongside the port related activities, a number of small scale complementary uses are also found within the employment area. These complementary uses serve the needs of the Port and the businesses and support the economic activity in this area. Small scale complementary uses such as cafes, small convenience shops or childcare nurseries may be appropriate within the Strategic Employment Area, or another well related location where these do not have a detrimental impact on the overall function of the employment area, Town Centre or District Centres.
- 12.52 The Habitats Regulation Assessment and Natural England have identified that any future applications for development at the employment area will need to be subject to Habitats Regulation Assessment screening to mitigate any significant adverse effects on the Special Protection Areas. The Habitats Regulations Assessment will need to consider the nature of development and the proximity to the Stour and Orwell Estuaries SPA and may need to cover issues such as noise, lighting, disturbance, contamination and dredging. Anglian Water have identified a need to improve the foul sewerage network at the Port to enable future development of this site.

---

<sup>44</sup> Policy PS3 of the 2014 Marine Plan - [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/312496/east-plan.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/312496/east-plan.pdf)



## Policy SCLP12.4: Port of Felixstowe

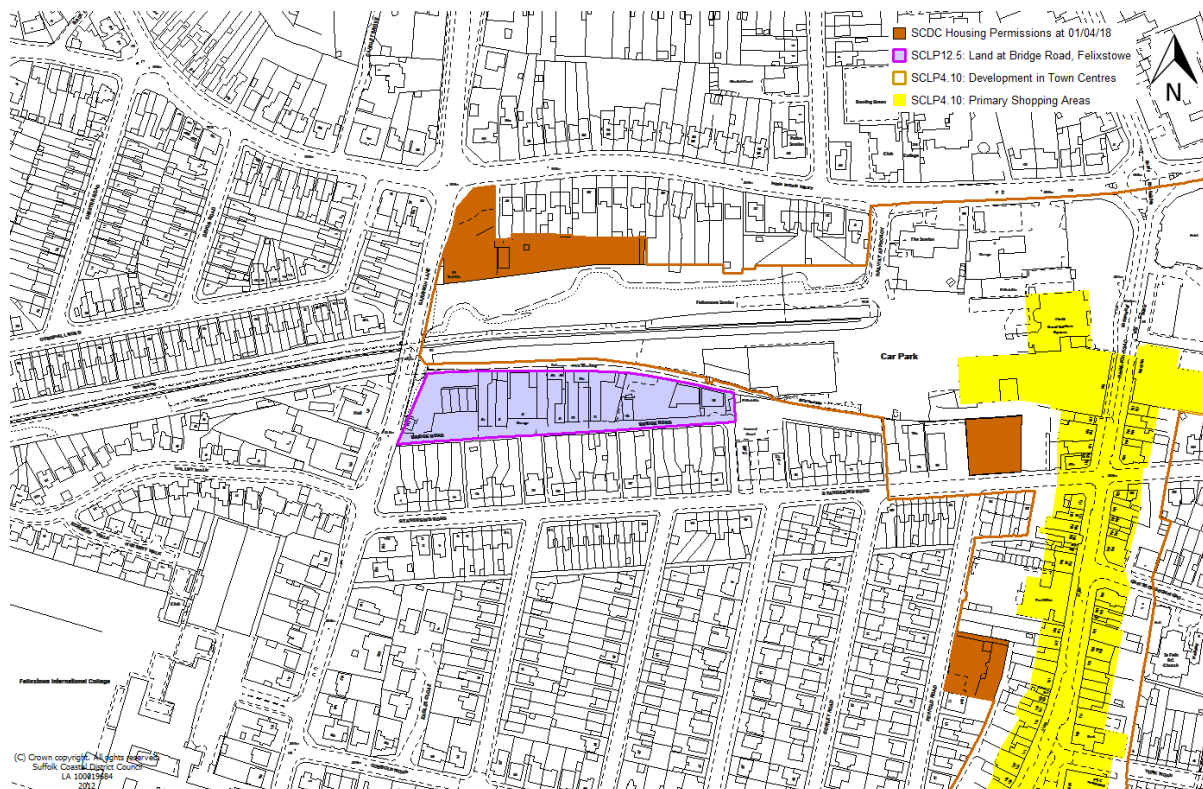
The Port of Felixstowe is identified on the Policies Map as an employment area. Land will be promoted and safeguarded for employment, activities and operations which support the retention, expansion and consolidation of the Port of Felixstowe and the jobs associated with the Port.

Employment proposals which are considered to be of a strategic scale and nature, or those which generate large movements of heavy goods vehicles will be directed to sites within the employment area. Improving the capacity of the foul sewerage network and managing transport links on the A14 and railway line will need to be undertaken to ensure that the Port of Felixstowe continues to operate efficiently as a major contributor to the local and national economies.

Proposals which provide small scale complementary uses which serve the ancillary needs of those businesses operating within the employment area will be supported, where necessary, where they are not detrimental to the overall function of the employment area, Town Centre or District Centres.

Applications for development of this site will need to be subject to a Habitats Regulation Assessment screening. Any development which would result in significant adverse effects which could not be appropriately mitigated will not be permitted. Future development will also require improvements to the foul sewerage network to be undertaken.

## Land at Bridge Road, Felixstowe



- 12.53 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.54 Land at Bridge Road Felixstowe is to be retained as an employment area. The area was identified within the 2001 Local Plan and is still appropriate to protect for employment purposes. Retention of existing operations on this site is essential as this site provides employment opportunities in a location which is well related to Felixstowe Town Centre, as well as some small scale units which serve a variety of needs.
- 12.55 The employment area is in close proximity to residential properties on St Andrews Road and it is important that the residential amenity of these properties is not adversely affected by employment operations. In order to ensure that detrimental impact is kept to a minimum the Council will seek to resist heavy traffic movements on this site as well as controlling hours of operation.
- 12.56 Vehicle movements and turning within the site is problematic. Over time and as opportunities arise consideration should be given to the introduction of a turning head to ensure that issues facing vehicular movements within the site are resolved.
- 12.57 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of any future intensification of uses in this area.

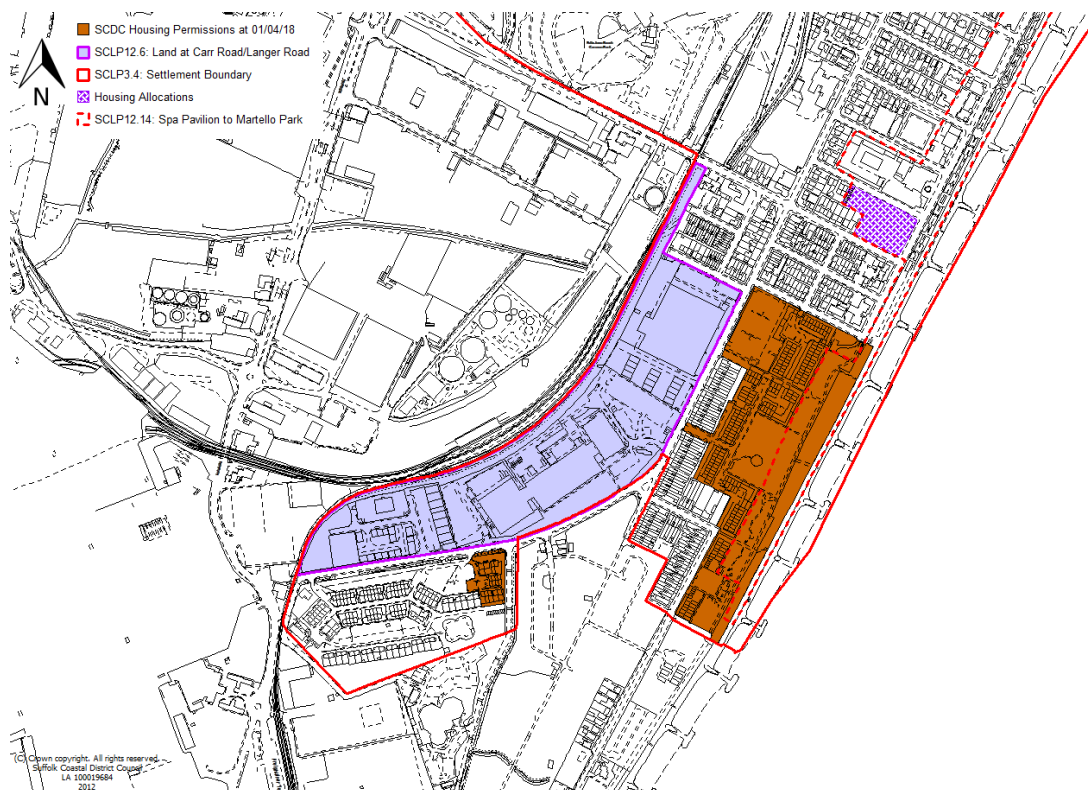
## Policy SCLP12.5: Land at Bridge Road, Felixstowe

Employment opportunities will be encouraged on the site at Bridge Road as shown on the Policies Map.

Applications for employment uses on this site will be considered against the following:

- a) Existing lawful uses to be retained;
- b) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent;
- c) Proposals which generate a large number of heavy traffic movements will be resisted;
- d) Small units to be retained – comprehensive redevelopment of the site for one use will be resisted;
- e) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- f) Hours of operation to be limited by planning condition to resist over intensification of uses; and
- g) Landscaping of boundaries to be introduced to enhance the appearance of the site.

## Land at Carr Road/Langer Road, Felixstowe



- 12.58 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.59 The land at Carr Road / Langer Road is an existing employment allocation to be carried over from the 2001 Local Plan. The site identified on the Policies Map provides a range of general employment opportunities which are different in scale from those at the Port of Felixstowe.
- 12.60 Retention of this site is essential as it continues to provide a wide range of business activities which offer services and opportunities required to widen the economic base across the Felixstowe Peninsula.
- 12.61 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of any future intensification of uses in this area.

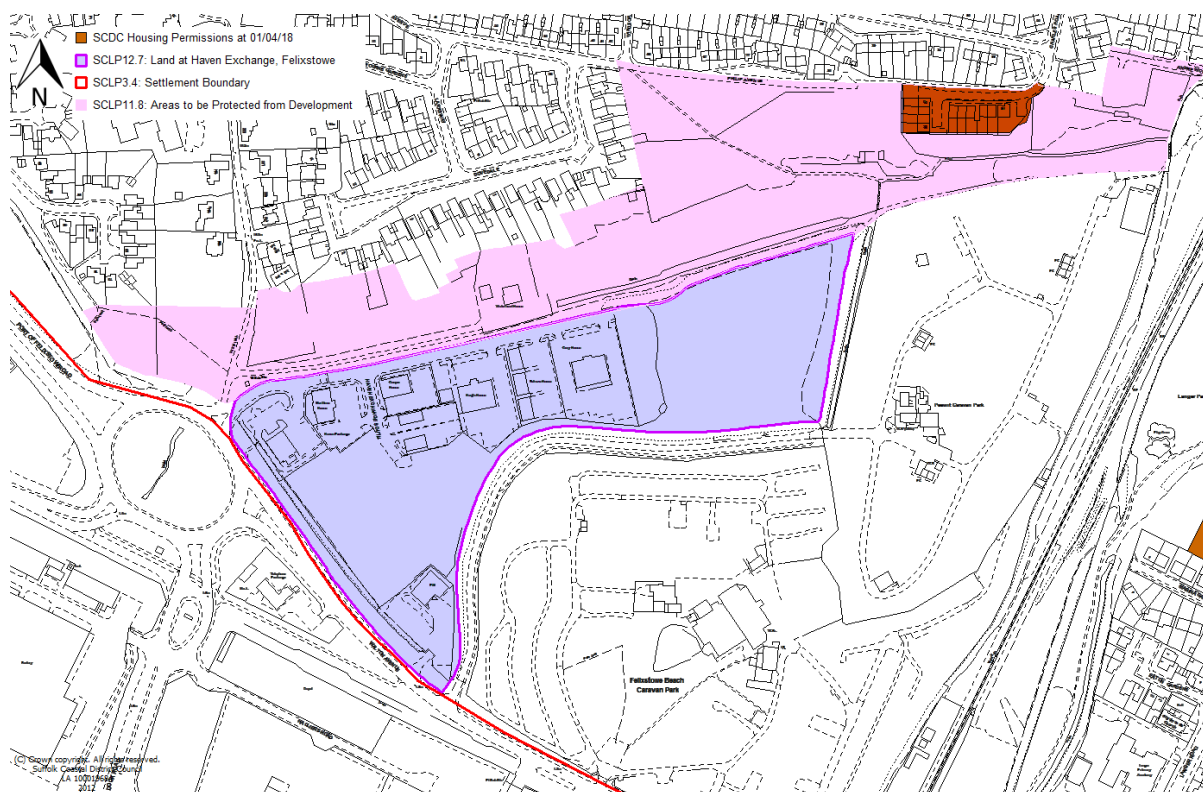
## Policy SCLP12.6: Land at Carr Road/Langer Road, Felixstowe

Employment opportunities will be encouraged on the site at Carr Road / Langer Road as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:

- a) Existing lawful uses to be retained;
- b) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent;
- c) Warehousing or storage activities will be resisted and directed towards the Strategic Employment Area;
- d) Proposals which generate large numbers of heavy traffic movements will be resisted,;
- e) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- f) Hours of operation to be limited by planning condition to resist over-intensification of uses; and
- g) Landscaping of boundaries to be introduced to enhance the appearance of the site.



## Land at Haven Exchange



- 12.62 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.63 Land at Haven Exchange was allocated as part of a general employment area in the 2001 Local Plan. Since that allocation, the site has been subject to various planning applications and proposals which retain the employment uses on the site as well as other uses which create jobs. The site as seen on the Policies Map currently has a mixture of office type uses, a McDonalds restaurant and vacant parcels of land.
- 12.64 On the northern boundary is the Peewit Hill area of open space which is an Area to be Protected from Development and covered by other policies in the Local Plan. Beyond this area is an established residential area. To the east of the employment site is the Felixstowe Beach Holiday and Caravan Park which provides an important contribution to the tourist accommodation offer across the Felixstowe Peninsula. The caravans and holiday park are low rise (predominately one storey in height) and any future employment development will need to be sympathetic to the surrounding areas.
- 12.65 The proximity of these residential and holiday uses preclude the use of the site for uses which may cause a detrimental impact on the residential amenity of the area. Uses which involve a large number of heavy goods vehicles will be resisted in this location, in order to minimise the impact upon the existing residential uses.
- 12.66 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of any future intensification of uses in this area.

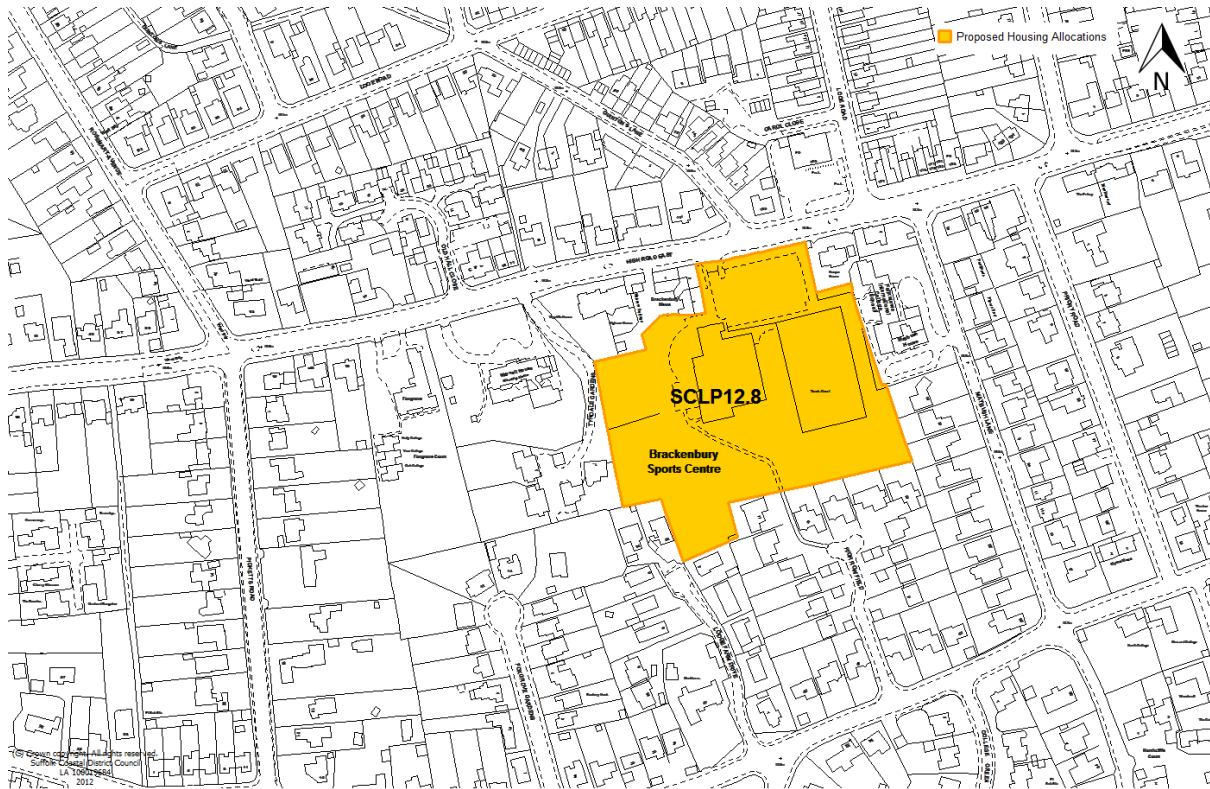
- 12.67 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the potential impacts any development in this area may have on the declared Air Quality Management Area at Ferry Lane, Felixstowe.
- 12.68 National Grid have identified that the site is in close proximity to IP/HP (intermediate pressure pipelines and high pressure pipelines) gas distribution apparatus which any future development will need to take into account. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which affect their assets to ensure the continued safe operation of existing sites and equipment.

### **Policy SCLP12.7: Land at Haven Exchange, Felixstowe**

Employment opportunities will be encouraged on the site at Haven Exchange as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:

- a) Existing lawful uses to be retained;
- b) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent;
- c) Starter units required which provide opportunities for local businesses;
- d) Scale of employment buildings to be in keeping with existing units;
- e) Uses which are complementary to the Port of Felixstowe will be supported, excluding those which have a detrimental impact on residential amenity;
- f) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- g) Air Quality assessment required; and
- h) Consideration of the IP / HP apparatus crossing the site.

## Land at Brackenbury Sports Centre



- 12.69 Land at Brackenbury Sports Centre is expected to become available over the plan period as a result of a new purpose built leisure facility as part of the Garden Neighbourhood to the north of Felixstowe. Upon the opening of a new leisure facility the site at Brackenbury may come forward for residential development of approximately 80 dwellings.
- 12.70 Brackenbury Sports Centre provides indoor sport facilities, outdoor courts, play areas, open space and car parking. Once the leisure uses have been relocated it will be essential that the play areas and open space are retained or redeveloped as part of a comprehensive scheme for this site in accordance with other policies in the Local Plan.
- 12.71 The site is adjacent to existing residential development with walking and cycling links connecting High Road East and High Row Field which is to be retained. The High Road East District Centre is adjacent to the site and this area provides a range of local services and shopping opportunities to support the local community. The site is also served by public transport services which provide direct links to Felixstowe Town Centre and other parts of the town.
- 12.72 As previously developed land and well served by public transport and local facilities, the site has the potential to deliver higher density development which will widen the choice of residential units across the District. Development which provides units targeted at the ageing population will be welcomed as will the delivery of smaller units to provide a mix of residential opportunities.
- 12.73 The Council as landowner will work in partnership with the local community to ensure that the redevelopment of this site for residential uses is fully informed by public participation and addresses the

need to provide appropriate housing to meet existing and future needs as outlined in the East Suffolk Business Plan.

- 12.74 The Ipswich and East Suffolk Clinical Commissioning Group have advised that additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.75 In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and developer contributions will be expected to contribute to any improvements necessary.

### **Policy SCLP12.8: Land at Brackenbury Sports Centre**

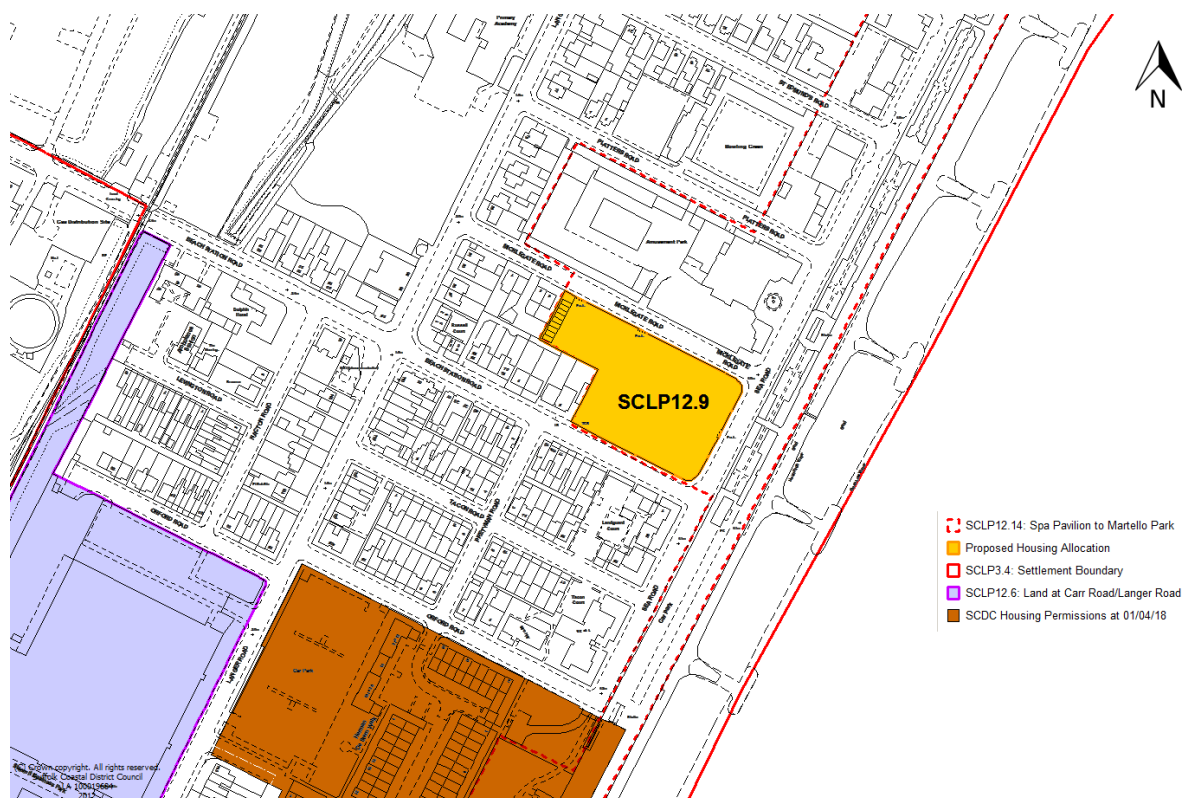
1.8ha of land on the site of Brackenbury Sports Centre, as shown on the Policies Map, is allocated for development of approximately 80 dwellings.

Development of this site will not come forward until new leisure facilities have been brought into operation as part of the Felixstowe Garden Neighbourhood.

Development will be expected to accord with the following criteria:

- a) A mix of housing should be provided on the site including housing for older people;
- b) Design and layout which promotes a dementia friendly environment;
- c) Provision of affordable housing;
- d) Retention of walking and cycling connections through the site;
- e) Retention or enhancement of green spaces and play area; and
- f) A contribution towards improvements to water recycling infrastructure where necessary.

## Sunday Market Site, Sea Road, Felixstowe



- 12.76 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.77 The site at Sea Road, Felixstowe is a site of 0.58ha and is in a prime location on the sea front. The site is currently used for a market on a Sunday and as a temporary car park during the peak tourist periods.
- 12.78 The Sunday Market site is adjacent to Mannings Amusements which provides a leisure attraction for Felixstowe. Part of the site, is within flood zone 3 as seen on the Flood Risk maps published by Environment Agency and will be a material consideration as part of any future redevelopment proposals.
- 12.79 Public consultation responses considered it essential that commercial / tourism related activities on the frontage with Sea Road are retained. Retaining the commercial / tourism related activities on the frontage with residential dwellings above would reflect uses seen in other locations on the sea front.
- 12.80 The rear of the site is adjacent to existing residential properties on Mickelgate Road and Beach Station Road. Redevelopment of this site needs to be sympathetic to the existing residential properties in respect of scale, setting and design to ensure that the quality of life of existing residents is safeguarded and that future uses on this site are complementary to the established uses.
- 12.81 The Sea Road frontage is dominated by tall buildings predominately 3 or 4 storeys high and a similar development would be in keeping with the existing streetscene. To ensure the comprehensive redevelopment of this site it is essential that commercial / tourism related activities are not prejudiced by the residential development in relation to issues such as noise, smell or air quality. The Council will expect



evidence to be provided to demonstrate that the residential proposals are not to the detriment of the commercial / tourism related activities anticipated.

- 12.82 Suffolk County Council as local highways authority have advised that access to the site could be gained from Sea Road, Beach Station Road or Micklegate Road which provides flexibility when considering future schemes and proposals for the site. Car parking in the resort is an issue at peak periods and any development proposals will need to provide an appropriate level of parking provision to minimise the need for on street parking.
- 12.83 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of additional dwellings in this area. The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water.
- 12.84 The Ipswich and East Suffolk Clinical Commissioning Group have advised that additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.85 In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and developer contributions will be expected to contribute to any improvements necessary.
- 12.86 The current Sunday Market provides an economic benefit to the Felixstowe Peninsula. Redevelopment of this site may result in the market being displaced. Relocating the market to an alternative location which is easily accessible and meets the needs of the market traders will need to be considered further by the Council, Felixstowe Town Council and landowners.

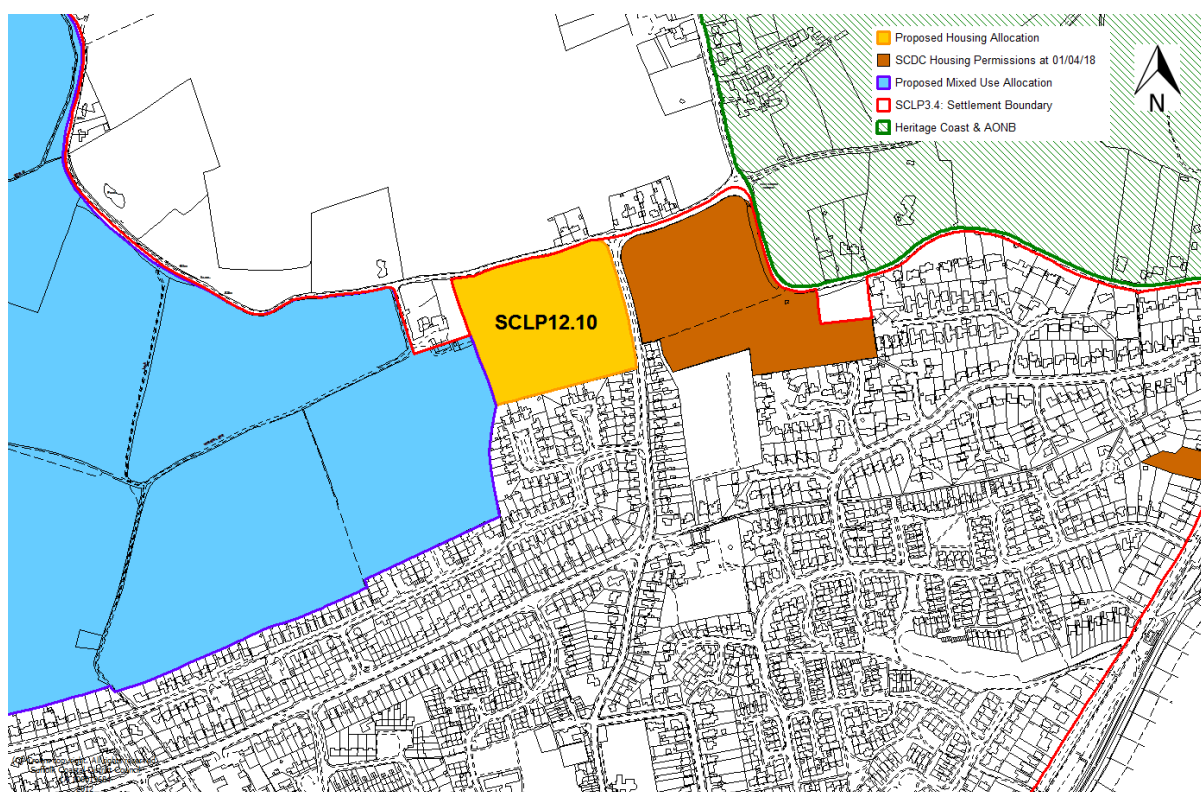
### Policy SCLP12.9: Land at Sea Road, Felixstowe

0.58ha of land at Sea Road, Felixstowe as shown on the Policies Map, is identified for a mixed use development of commercial / tourism uses and approximately 40 residential dwellings.

Development will be expected to accord with the following criteria:

- Mixed use development site;
- Ground floor Sea Road frontage of the site to be retained for commercial / tourism related activities which are in keeping with the surrounding resort activities;
- Affordable housing provision to be in line with Policy SCLP5.10;
- Flood mitigation measures required including no residential accommodation on ground floor and ensuring a means of escape internally to a higher level;
- Consideration needs to be given to relocation of the market; and
- Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

## Land North of Conway Close and Swallow Close, Felixstowe



- 12.87 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.88 The properties on Conway Close, Swallow Close and Upperfield Drive currently define the edge of the built up area of Old Felixstowe with countryside to the north. The land to the north of Conway Close and Swallow Close can provide a natural extension to the built form of Felixstowe without causing a detrimental impact on the Area of Outstanding Natural Beauty or important views of the Deben Estuary.
- 12.89 As the current properties define the edge of the built up area, it will be important to ensure that future development on this site is sympathetic to the size and scale of the existing properties. Old Felixstowe is predominately 1 or 2 storey buildings and as this site is bordered by countryside it is appropriate to retain the low rise nature of the area.
- 12.90 The Suffolk Coastal Leisure Strategy (2014) and the evidence base supporting that document identifies that all new development which results in an increase in the number of dwellings should contribute towards the provision of open space. Open space provision can take many different forms and facilities can differ from site to site but may include parks and gardens, amenity green space, allotments, play areas, footpaths or dog walking areas. Developers will be required to consider local needs and requirements as part of their proposals alongside the nationally published standards of 2.4ha per 1000 population, and will be expected to make provision for people of all ages to be active.

- 12.91 Along with a sympathetic design to reflect the edge of the built up area, Historic England advise that the layout and design will need to be sympathetic to Park Farm Cottages which is a Grade II Listed Building to the west of the site.
- 12.92 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of additional dwellings in this area. The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water. Issues in respect of surface water management will have to be overcome to the satisfaction of Suffolk County Council who has statutory responsibility for Surface Water Management.
- 12.93 The site lies in an area that is topographically favourable for early occupation, with Bronze Age ring ditches to the north and cropmark evidence of field systems. Archaeological finds on the site to the east suggest that extensive linear remains may be found on this site. Suffolk County Council have highlighted that an Archaeological Assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission.
- 12.94 Links to the existing Public Rights of Way network from new developments are key to promoting sustainable forms of travel, as well as providing circular routes for recreational purposes. Upgrading Footpath 8 should be given consideration to ensure greater connectivity through the proposed site.
- 12.95 In 2014, an outline planning application was permitted (DC/13/3069/OUT) which provides for up to 200 units on an adjacent site. In order to understand the cumulative impacts of both sites coming forward with access onto Ferry Road, Suffolk County Council as highways authority will require a Transport Assessment to be undertaken and submitted as part of a future planning application. Part of this Transport Assessment will also need to consider the impact the development would have on Gulpher Road which has been designated as 'Quiet Lane' by Suffolk County Council.
- 12.96 The site is adjacent to the proposed North Felixstowe Garden Neighbourhood and this site should be designed in a way which enables it to be integrated with the Garden Neighbourhood.
- 12.97 The Ipswich and East Suffolk Clinical Commissioning Group have advised that additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.98 In terms of waste water treatment, improvements are potentially required to the Trimley St Martin Water Recycling centre to accommodate growth in the area, and developer contributions will be expected to contribute to any improvements necessary.
- 12.99 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the cumulative impacts of the developments in this part of Felixstowe.

## **Policy SCLP12.10: Land north of Conway Close and Swallow Close, Felixstowe**

3.38ha of land to the north of Conway Close and Swallow Close as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:

- Affordable housing provision to be in line with Policy SCLP5.10;
- A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Policy SCLP5.8;
- Maximum building height of 2 storeys;
- Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site;
- On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy and to provide opportunities for all ages to be active;
- An Air Quality Assessment will be required, and any necessary mitigation provided;
- An Archaeological Assessment required;
- Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- Upgrading Footpath 8 to create a New Public Right of Way to provide a circular route; and
- Provision of on-site early years setting.

## Felixstowe Sea Front

- 12.100 The Suffolk Coastal Local Plan continues to recognise the importance of the tourism industry in Felixstowe primarily centred on the coastal location, resort activities and proximity of the town to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.
- 12.101 Felixstowe is the largest tourist resort in Suffolk Coastal and offers a wide range of attractions and facilities to cater for a variety of tourist needs and requirements, as well as those of local residents and businesses. The introduction of Shared Space in the town centre, new beach huts, new coastal defence works, and redevelopment of the Spa Gardens, Martello Park and the Pier demonstrate a long standing commitment to inward investment in the resort and across the town.
- 12.102 The East Suffolk Business Plan identifies specific actions for Felixstowe which focus on the resort and tourism opportunities and this Local Plan seeks to ensure further opportunities are realised over the plan period.
- 12.103 Felixstowe's long promenade which stretches from Felixstowe Ferry in the north to Martello Park in the south provides direct access to the beach and sea. Recent works in respect of coastal management have enabled this promenade to become continuous which is of great benefit to the resort. The continuous promenade helps to ensure Natural England's requirements are met in respect of a Coastal Path around England.
- 12.104 Along the frontage there are clearly defined areas which serve different markets and cater for varying needs. These were originally established through the Felixstowe Peninsula Area Action Plan and are being carried forward in this Local Plan. The areas are:
- Felixstowe Ferry and Golf Course
  - Felixstowe Ferry Golf Club to Cobbolds Point
  - Cobbolds Point to the Spa Pavilion
  - Spa Pavilion to Martello Park
  - Martello Park to Landguard
- 12.105 Protecting the distinct character of various parts of the sea front is necessary, but flexibility needs to be promoted to ensure that appropriate redevelopment opportunities can be taken up at the appropriate time, to boost Felixstowe's wide ranging tourist industry. The Council consider it essential that the wide range of tourism activities taking place in Felixstowe are maintained and regenerated to promote year round tourism based on the environmental, cultural and social attractions of Felixstowe.



## **Felixstowe Ferry and Golf Course**

- 12.106 Felixstowe Ferry pre-dates much of the rest of the town, having developed as a small fishing and boat building community at the mouth of the River Deben. Many of these original activities are still taking place alongside a small number of residential dwellings and other business uses. The high quality of the landscape with views of the estuary, sea and open countryside provide opportunities for recreation and make the area popular for residents and visitors alike.
- 12.107 Felixstowe Ferry is outside of the Settlement Boundary of Felixstowe and is therefore considered to be a countryside location where any development proposals are strongly resisted unless material considerations justify an exception. Maintaining the current access to the water in this area is fundamental to the local community and visitors alike. As well as access to the water it is essential that limited parking provision and turning opportunities are retained to ensure the free and satisfactory movement of vehicular traffic in this location without having an adverse impact on the unique character of the area.
- 12.108 South of Felixstowe Ferry is Felixstowe Ferry Golf Course which has an open character adjacent to the sea wall. The sea wall provides a public footpath which links Felixstowe Ferry with other tourist activities and further car parking opportunities.

### **Policy SCLP12.11: Felixstowe Ferry and Golf Course**

Felixstowe Ferry is to be protected to ensure that the unique traditional character continues to contribute to the overall tourism offer. Any future development proposals need to be sympathetic to the traditional low key activities in the area. Views and interactions between the existing buildings, landscape and water need to be retained to maintain the overall setting of Felixstowe Ferry as a small fishing and boat building community.

Proposals for new access points to the river or houseboats within existing houseboats areas as shown on the Policies Map will only be supported where they do not have a detrimental effect on the Special Protection Area.

The openness of the Golf Course is to be protected as this area provides uninterrupted views of the AONB and the sea. Proposals which increase commercial activity within this area will be resisted.

Public access along the sea wall is to be retained within the area to ensure that sustainable links and connections are provided to maintain the unique character of the community and reduce the dominance of the car.

## **Felixstowe Ferry Golf Club to Cobbolds Point**

- 12.109 This part of the Felixstowe frontage is characterised by low impact uses of beach huts and traditional green open spaces on the cliff top. Limited commercial activities provide a tranquil and peaceful environment.
- 12.110 Development on the cliff top is to be restricted to activities such as car parking, beach huts, sea angling opportunities or other tourism related uses (kiosks) to ensure that the open character of the cliff top is retained and views of the sea are not obstructed.
- 12.111 Beach huts provide an essential contribution to the Felixstowe tourist industry and provide a unique seaside experience enjoyed in various locations on the east coast. Previous Local Plans have sought to concentrate beach huts in specific areas enabling the number of beach huts to be managed in a planned manner and avoid conflict with other sea front activities. Beach huts should be sited so as not to cause unnecessary blockages to the promenade.
- 12.112 The area around Cobbolds Point has a special character of large residential curtilages on the cliff top within the Settlement Boundary. Sub division of these curtilages will be resisted unless in exceptional circumstances.

### **Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point**

The area from Felixstowe Ferry Golf Club House to Cobbolds Point is characterised by the open green cliff top and undeveloped nature of the seafront with car parking opportunities.

Traditional beach huts and gardens provide a tranquil and unique character which is to be retained. Proposals which retain the undeveloped non-commercial character of this area will be supported. New development will only be acceptable in exceptional circumstances where it contributes or is essential to support existing tourist activities.

Beach huts will be concentrated in this location and where possible kept below the level of the cliff to avoid obstruction of the sea view from Cliff Road. They will also need to be kept clear from the promenade where appropriate, to avoid unnecessary blockages.

## **Cobbolds Point to Spa Pavilion**

- 12.113 Commercial tourism activities in this area are prominent with beach huts, ice cream kiosks, holiday accommodation and eating establishments. Within this area proposals that contribute to tourist and commercial activities will be welcomed where they do not have a detrimental impact on the surrounding residential areas.
- 12.114 Following major investment in 2015, the Spa Gardens are a major tourist attraction for the town, providing a high quality environment that respects the traditional character of the area. The Spa Pavilion which reopened in 2015 also provides a boost to the tourism and cultural activities in Felixstowe.

### **Policy SCLP12.13: Cobbolds Point to Spa Pavilion**

Proposals which offer tourist and commercial activities on the ground floor and maintain an active frontage will be supported, provided they do not have a detrimental impact on residential uses or the wider tourism offer.

The Spa Gardens provide a major attraction which is enjoyed by residents and visitors. These areas will be maintained as formal gardens and open space. No further beach huts or kiosks will be located in this area unless exceptional circumstances, such as providing significant economic benefits to the resort.

## Spa Pavilion to Martello Park

- 12.115 This area of Felixstowe provides a number of traditional seaside uses such as amusement arcades, crazy golf, fairground rides, eating and drinking establishments, Pier head and Leisure Centre. The mix of uses along this section of the sea front provides attractions for residents and visitors.
- 12.116 Adjacent to Sea Road and Undercliff Road West, are numerous residential streets which provide a mix of permanent dwellings as well as guest house / B&B uses to serve the tourism industry. Residential uses in close proximity to active tourist uses may provide conflict at times, especially during the peak periods when car parking within the resort becomes an issue for local people and visitors alike.
- 12.117 Maintaining the active commercial frontages on the ground floor with a focus on tourist activity is fundamental to the District's economy and opportunities for promoting year round tourism will be supported. Tourism and other commercial related uses are preferable on upper floors, but where this is not possible or viability dictates otherwise, residential development will be welcomed.
- 12.118 The Pier head (redeveloped in 2017) and Leisure Centre provide the anchors to ensure year round tourism. These facilities and their central location are fundamental to the success of the Felixstowe sea front. Proposals for the redevelopment of the Leisure Centre will need to be complementary with the surrounding tourism and resort activities and provide a landmark attraction which has wider economic and social benefits. Redevelopment of the Leisure Centre will need to be carefully considered in relation to the surrounding built environment and take account of physical site constraints. Opportunities for redevelopment will only be required once a new Leisure Centre has been opened in accordance with the master plan approach for North Felixstowe Garden Neighbourhood.
- 12.119 Bent Hill and Convalescent Hill provide the opportunity for redevelopment which could complement the tourism uses in Felixstowe alongside improving the links between the resort and the town centre.

### **Policy SCLP12.14: Spa Pavilion to Martello Park**

The Council will support and promote, high intensity tourist uses in this area, with a high proportion of these to be located along the Sea Road frontage. The area has, in part, a rich Edwardian and Victorian character and any proposals will need to maintain the active commercial frontage and be of a high quality design which respects the town's heritage. Proposals which actively encourage new resort experiences will be welcomed.

Resort related uses will be supported on the Sea Road frontage. Proposals should consider the whole site for resort related uses to provide a vibrant mix of activities. Where this is not possible or unviable there may be opportunities for residential units on upper floor or at the rear of sites.

Additional beach huts in this area will be limited to locations which complement the existing resort uses and do not fill the important gaps between huts.

The Leisure Centre and the Pier head are the focal point of tourism related activities in Felixstowe. Proposals which seek to redevelop and support this central location will be supported to ensure that the resort offers a range of high quality attractions for visitors and residents.

Between the Pier and the Spa Pavilion, activities which promote cultural attractions including cafes, restaurants and shops on the ground floor will be supported where they respect the Conservation Area designation and the Edwardian and Victorian heritage of the resort. Proposals which provide a link between the resort and the town centre will also be supported.



## Martello Park to Landguard

- 12.120 The Landguard Peninsula is an area of contrast with the Scheduled Monument of Landguard Fort (Grade I Listed), the Port of Felixstowe, a Local Nature Reserve and a Site of Special Scientific Interest. The historic interest needs to be carefully considered against the favourable habitats for wildlife and breeding birds and recreational opportunities for residents and visitors.
- 12.121 The existence of a number of potentially conflicting land uses and activities in close proximity to one another needs to be carefully managed to ensure that activities are not detrimental to one another or the Felixstowe Peninsula as a whole.
- 12.122 The Landguard Partnership<sup>45</sup> is a long standing partnership between key players involved with the Landguard Peninsula. The Partnership seeks to provide a long term framework for the future management and development of this highly valued coastal peninsula. The Partnership recognises the very special qualities of the area which are of importance locally, nationally and internationally.
- 12.123 Through the Landguard Partnership, the Council was able to secure improved opportunities for public viewing of the Port of Felixstowe. Any future redevelopment of the Port adjacent to Landguard, will need to be carefully considered. The Landguard Partnership will have an important role in considering mitigation measures necessary to ensure that proposals do not have a detrimental impact on the Scheduled Monument and environmental designations.

### Policy SCLP12.15: Martello Park to Landguard

The Landguard Peninsula is a key contributor to the tourism offer in Felixstowe but is an area where visitor numbers and attractions need to be balanced with the protection of the Scheduled Monument, and maintain the favourable condition of the Site of Special Scientific Interest and Local Nature Reserve.

Uses which are sympathetic to the unique landscape and Scheduled Monument will be supported where additional traffic generation is mitigated and appropriately managed through improved access and car parking arrangements to minimise the impact.

Any future redevelopment of the Port in this area will need to be carefully considered with the Landguard Partnership. Redevelopment of the port land in close proximity to Landguard may provide opportunities for additional car parking provision and vehicular access arrangements to serve needs at peak times.

---

<sup>45</sup> Members of the Landguard Partnership are Suffolk Coastal District Council, Felixstowe Town Council, Historic England, The Port of Felixstowe, Harwich Haven Authority, Landguard Fort Trust, Felixstowe History and Museum and Landguard Conservation Trust (Bird Observatory).

## Tourism Accommodation

- 12.124 Felixstowe is a popular seaside destination with a variety of accommodation available. In order to promote year round tourism the Local Plan seeks to ensure the further provision of appropriate holiday accommodation across the District and Felixstowe is a key contributor to this provision through a variety of forms. Maintaining the level of accommodation for tourism is important to support the tourist activities within the resort, however they do not need to be confined to sea front locations.
- 12.125 Proposals for new tourism accommodation will be welcomed primarily within the Felixstowe Settlement Boundary. New accommodation will need to take into account the impact on residential amenity and ensure adequate off street parking is delivered alongside any new development.
- 12.126 Alongside the hotel, guest houses and B&B provision, Felixstowe has a number of Caravan Parks and Holiday Villages which provide a different type of accommodation and provide a significant contribution to the local economy which is not to be underestimated. These sites are established and surrounded by existing land uses which potentially limit their future expansion.
- 12.127 Proposals which seek to intensify or modernise the tourism use on these sites will need to be considered against the character and appearance of the surrounding landscape, highway and access arrangement and the living condition of neighbouring residents. Flood mitigation will also be a key consideration as a large part of these sites are in areas at risk from flooding.

### Policy SCLP12.16: Tourism Accommodation in Felixstowe

The need to strengthen Felixstowe as a seaside destination is recognised. Holiday accommodation will be encouraged and supported across Felixstowe where proposals will have a positive impact on the local economy and respect the character of the surrounding street scene. Proposals will normally be expected in sea front locations but may also be welcomed across Felixstowe where they are of a high design standard and do not have a detrimental impact on residential amenity.

Existing Caravan Parks and Holiday Village uses will be retained. Proposals for permanent tourist accommodation or facilities in the form of permanent buildings (or upgrading of existing facilities) will be supported but only where they meet the following criteria:

- a. They do not have a detrimental impact on highway and access arrangements;
- b. They are of a scale and size in keeping with the existing Caravan Park or Holiday Village;
- c. There are no material adverse impacts on the environment or residential amenity; and
- d. They include flood mitigation measures.

## Strategy for Communities Surrounding Ipswich

- 12.128 The county town of Ipswich lies to the south of the District. By virtue of their proximity to the east of Ipswich, the built up areas of Kesgrave, Martlesham Heath, Purdis Farm and Rushmere St Andrew are more urbanised than other parts of the District and are well served by a range of services, facilities, public transport, employment and housing opportunities. These areas have a strong relationship with the town; a relationship that is enhanced through the urban road corridors which provide access into and out of Ipswich town centre. The Settlement Hierarchy identifies that collectively these communities to the east of Ipswich represent a Major Centre. In addition to these urbanised areas, a number of rural communities such as Foxhall, Nacton, Playford, Rushmere St Andrew (village) and Westerfield also have a strong relationship with Ipswich and these are identified in the Settlement Hierarchy as Small Villages. Brightwell Lakes is a new community of 2,000 dwellings which will be delivered over the plan period and which has recently been granted outline planning permission. This development is considered as part of the East of Ipswich Major Centre within the Settlement Hierarchy.
- 12.129 Employment opportunities in this part of the District are focused on Ipswich and other large scale areas of economic activity such as Martlesham Heath and Ransomes Europark to the south east of Ipswich. These areas of employment are to be retained over the plan period and where possible enhanced to ensure economic benefits are realised.
- 12.130 Previous Local Plan documents have identified the communities surrounding Ipswich as locations for large scale residential and community development. Developments such as Grange Farm, Bixley Farm and most recently Brightwell Lakes (outline permission approved May 2018) have been identified in previous Local Plans. Ipswich Borough Council has also identified the Ipswich Garden Suburb to the north of the town and land south of Westerfield. Large scale residential developments have delivered new communities in this part of the District alongside the necessary social and community infrastructure. Consultation responses have highlighted the pressure that some of these facilities are currently under.
- 12.131 Suffolk County Council has identified capacity issues in primary and secondary schools neighbouring Ipswich. The development at Brightwell Lakes will help provide greater capacity across the District but further capacity will be needed over the plan period. The Council will continue to work with Suffolk County Council and where appropriate Ipswich Borough Council to ensure that opportunities to increase education provision within this part of the District are realised over the plan period.
- 12.132 The communities surrounding Ipswich are generally well served by public transport opportunities and the provision of infrastructure which promotes walking and cycling. Areas of residential development, employment sites and community facilities are accessible by public transport, walking and cycling opportunities that reduce demand on the private motor car. Consultation responses have highlighted the pressure the road network comes under at peak periods in locations such as the A1214 and the A12 between Martlesham and Seven Hills as well as some local routes which can become popular alternatives to the main roads. The Council will continue to work with Suffolk County Council to ensure that mitigation associated with the development at Brightwell Lakes has a positive impact on traffic throughout this part of the District.

12.133 Suffolk County Council has consulted on the potential for an Ipswich Northern Route. Decisions on any potential route have not yet been taken and the Council will continue to work in partnership with Suffolk County Council. Working in partnership will ensure that any Northern Route provides a number of significant benefits to the local community as well as realising the economic benefits that may be brought in the future. Due to the uncertainties surrounding the Ipswich Northern Route at this stage, the Local Plan does not seek to identify any large scale developments which could potentially blight future options.

12.134 Communities in this part of the District have seen significant levels of growth through previous Local Plan allocations. In the short to medium term the development of Brightwell Lakes will deliver a high quality master plan development and it is recognised that this development will need the opportunity to settle and mature. Elsewhere in the area neighbouring Ipswich, future development will be limited to sites within the defined Settlement Boundaries.

12.135 This part of the District is constrained by the cumulative impact of residential development on the Orwell and Deben Estuaries. The estuaries are designated landscapes and ecological areas and mitigation measures are needed to ensure that the impact of development does not have a detrimental impact on these sites. The previous Local Plan was subject to Sustainability Appraisal and Appropriate Assessment and identified mitigation measures will be needed throughout the plan period. The introduction of site specific mitigation such as provision of country parks and accessible natural green spaces in this part of the District will need to be monitored as development comes forward.

12.136 A number of communities neighbouring Ipswich have considered undertaking Neighbourhood Plans over recent years. The Council supports the production of Neighbourhood Plans where the community consider it appropriate for their area. Martlesham have prepared a Neighbourhood Plan which was subject to a positive vote at Referendum in May 2018. Neighbourhood Plan areas are designated in Kesgrave and Playford and work on the plans is ongoing.



### **Policy SCLP12.17: Strategy for Communities surrounding Ipswich**

The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the District.

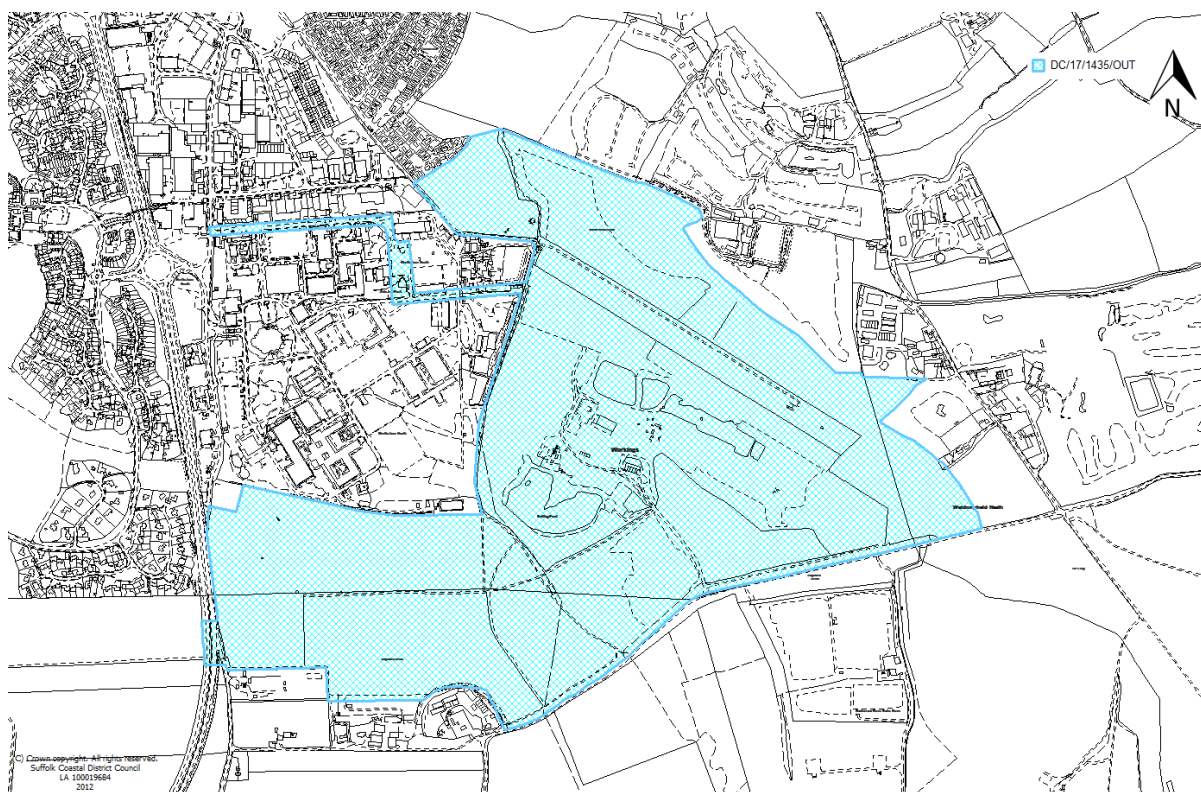
Provision of appropriate community infrastructure, education facilities and public transport will be supported where the needs are clearly demonstrated.

Residential developments will be limited to the proposal at Brightwell Lakes and sites within the Settlement Boundaries of communities, consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or through Neighbourhood Plans.

Economic proposals which are well related to the strategically important employment areas will be supported where they maximise provision and support the diverse range of opportunities in the area in accordance with other policies in the Local Plan.



## Brightwell Lakes



- 12.137 The Core Strategy outlined an area of strategic development to the south and east of Adastral Park. In 2018, the Council approved an outline master plan (DC/17/1435/OUT) for 2,000 dwellings to be known as Brightwell Lakes. Alongside the residential units, the site will also deliver employment areas, local centres, education provision, green infrastructure, outdoor play areas, sports ground and allotments/community orchards, public footpaths, cycle ways, vehicle accesses and associated infrastructure. The physical extent of the area subject to outline planning permission is shown on the Policies Map.
- 12.138 The Northern Quadrant of Brightwell Lakes will provide road access and potential for this to facilitate comprehensive employment development and regeneration to supplement the existing employment areas in this part of the District.
- 12.139 Brightwell Lakes is in close proximity to the designated European sites on the Deben Estuary, Stour and Orwell Estuaries and the Sandlings Special Protection Areas. In order to overcome any potential significant adverse effects on these designated landscapes, comprehensive mitigation measures are required as identified by Habitats Regulation Assessments. Over the plan period as Brightwell Lakes is developed, monitoring will be undertaken to ensure that visitor pressure on the European sites is not causing any likely adverse effects in conjunction with Natural England.
- 12.140 Over the plan period the site is expected to be delivered and the policy will guide the future considerations for the delivery of infrastructure, community provision and residential opportunities.
- 12.141 Opportunities to connect and integrate Brightwell Lakes with surrounding communities through its community cohesion strategy will be encouraged and required. Opportunities to connect and integrate

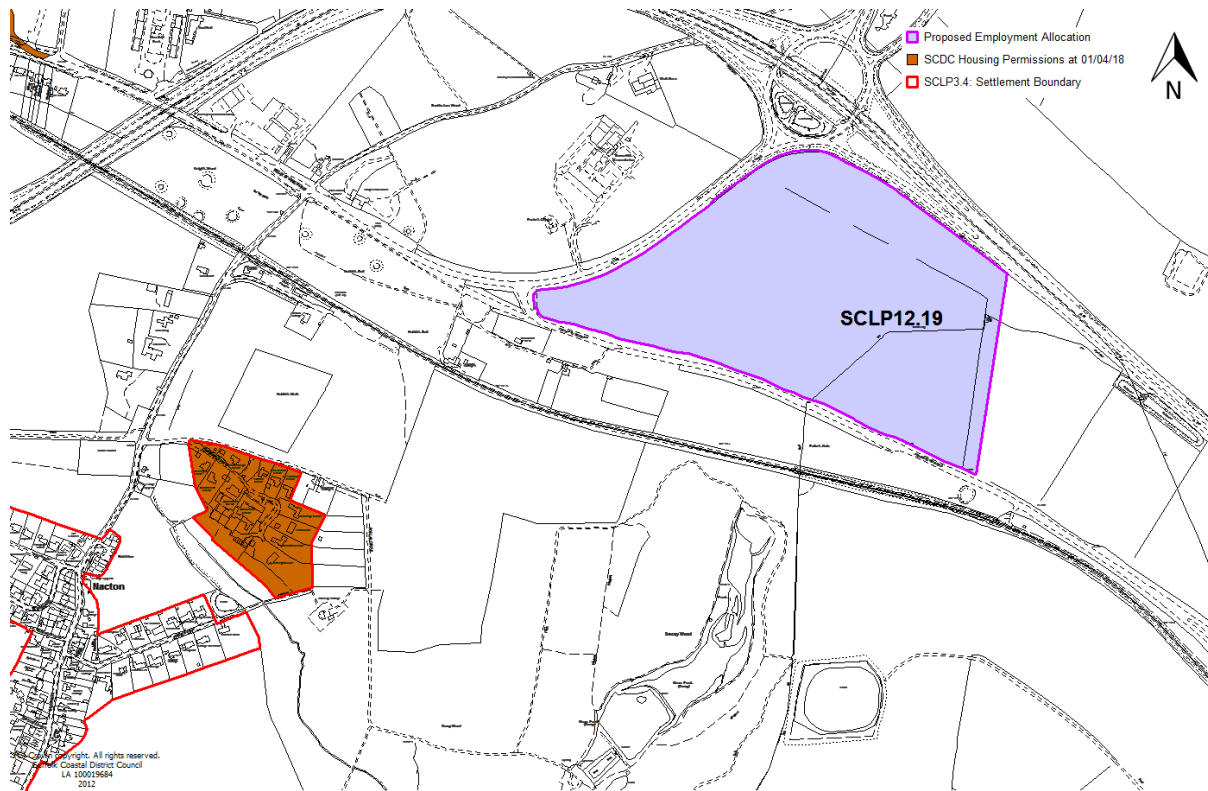
with the surrounding communities will be encouraged in accordance with the Martlesham Neighbourhood Plan.

## Policy SCLP12.18: Brightwell Lakes

Land at Brightwell Lakes (to the south and east of Adastral Park) is a masterplanned consented site for 2000 homes (DC/17/1435/OUT) approved in April 2018. The site will deliver a substantial number of homes in the area to the east of Ipswich over the next 15 years. This site is led by its infrastructure needs, delivered under the section 106 agreement and conditions of the planning permission, these include:

- a) Provision of strategic open space in the form of Suitable Alternative Natural Greenspace (SANG) including extensive play and trim trail facilities and a wide range of walking, cycling and recreational routes. This is designed and planned to meet the mitigation measures outlined in the 2011 Core Strategy Appropriate Assessment and Habitats Regulations Assessment carried out within the outline planning permission. This includes contributions to enhanced wardening and monitoring of visitor impacts upon designated European nature conservation sites;
- b) Provision of a new all-through school, to meet identified pre-school, primary and secondary needs;
- c) Outdoor recreational sport space and facilities including changing facility and shared use with the school;
- d) Community Centre including Library and community policing provision;
- e) On-site recycling facilities;
- f) Allotments and a community orchard;
- g) Public art provision;
- h) High speed broadband;
- i) Provision of strategic drainage to manage surface water drainage within the site;
- j) Health centre or provision of improved health facilities in the area;
- k) Measures to mitigate impact on the local road network, including improvements to the A12 junction between its junction with the A1214 and Seven Hills Interchange; to the A1214 and the Foxhall Road corridor;
- l) Improved public transport provision including links to Ipswich town centre and a direct service to Ipswich Train Station;
- m) Improvements to the public rights of way network on and off site, including pedestrian and cycle links;
- n) Adequate electricity supply;
- o) Improvements to the water supply network; and
- p) Upgrades to the waste water treatment (foul sewerage) network.

## Land at Felixstowe Road, Nacton



- 12.142 Land at Felixstowe Road is identified as a new allocation for employment uses. The site can provide economic opportunities which are targeted at the Business and Professional Services sectors. The site is well related to the A12 and the A14 and in a part of the District which provides good access to Ipswich.
- 12.143 Access to the site is expected to be provided via Felixstowe Road and would need to be agreed subject to the satisfaction of Suffolk County Council as Highways Authority. Opportunities to improve access to the Seven Hills Crematorium should also be explored. Due to the proximity of the site to the Seven Hills Junction on the A12 and A14 any access arrangements and traffic management solutions will need to be informed by Highways England. Improvements to the junction are due to be undertaken as a result of development at Brightwell Lakes and the implications of economic uses at this site need to be considered in conjunction. Initial transport modelling shows that the development is likely to contribute to pressure on the A14 and the Seven Hills roundabout and therefore any necessary mitigation measures will need to be provided.
- 12.144 The Economic Sector Needs Assessment highlights that there is greatest need across Suffolk Coastal for land targeted at Business and Professional Services sectors. In order to meet this need, land at Felixstowe Road is expected to provide a high quality prestigious business park which utilises good design and materials. Green infrastructure and spaces are to be provided throughout the business park to provide an exceptional high quality environment that boosts economic activity in the District.
- 12.145 To support the green infrastructure throughout the site, significant landscaping will be required to reduce the visual impact of the business park and ensure it is a complementary neighbour to the Crematorium

adjacent. Opportunities should also be explored to integrate and connect landscaping to the existing Public Rights of Way Network in the area.

- 12.146 The District's economy relies on the provision of appropriate spaces to encourage start up units as well as larger units which provide the opportunity for enterprises to grow into. Alongside the high quality environment targeted at Business and Professional Services Sectors, the Council, informed by consultation responses would support the provision of units targeted at start up enterprises. Units such as these are required across the District and this site provides an opportunity in this accessible location. To provide a balance across the site, larger units with grow-on space will also be encouraged to enable opportunities for established businesses to relocate to, and expand within, the area. Small scale complementary uses which serve the ancillary needs of those businesses operating on the site will be supported where appropriate. Such uses may include cafes, hotels or childcare nurseries but others may also be acceptable.

### **Policy SCLP12.19: Land at Felixstowe Road**

Land is identified at Felixstowe Road for a high quality business park to provide employment spaces targeted at Business and Professional Services Sectors in the form of B1 and B2 uses. Start up units and grow on space will be supported as part of the overall mix of units on the site.

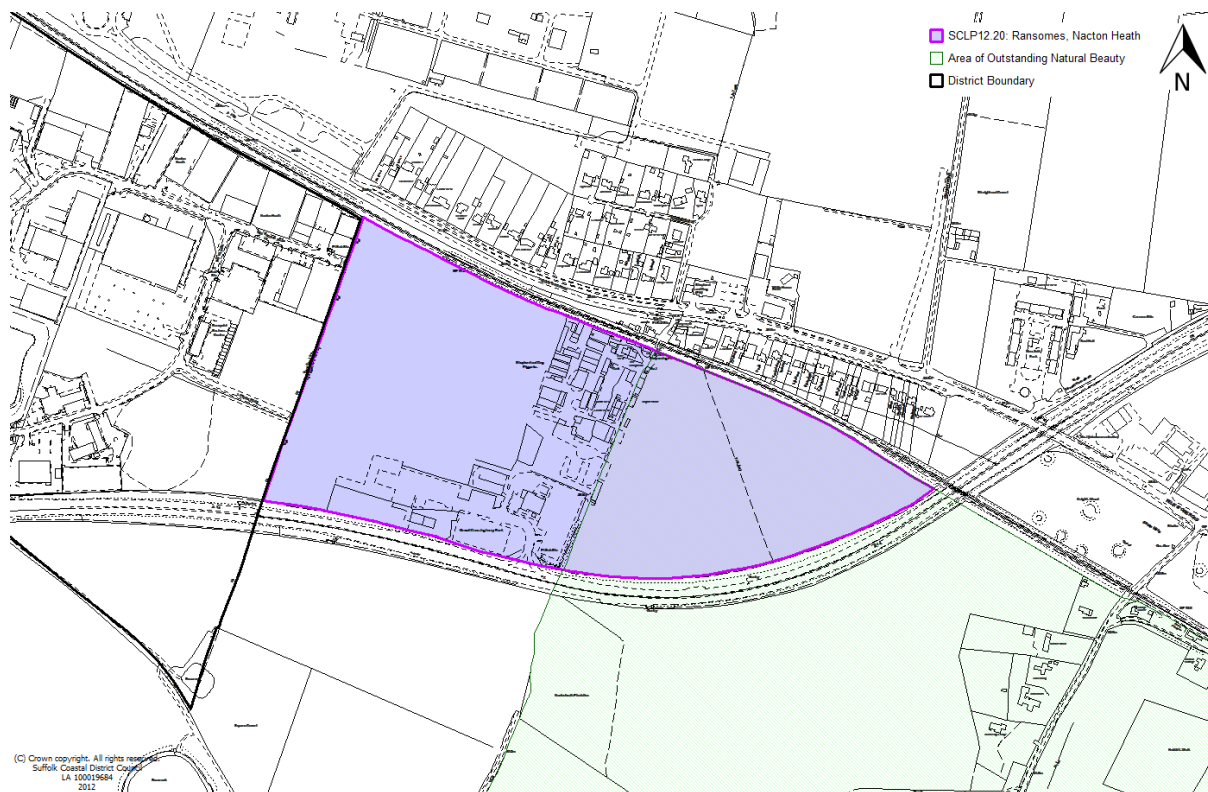
Access to the site will be required from Felixstowe Road. The access arrangements and impact on the A12 and the A14 should be to the satisfaction of Suffolk County Council and Highways England. Opportunities to enhance the access to the Crematorium should be explored and will be supported.

Significant landscaping and buffers are to be provided on the site, informed by Landscape and Visual Impact Assessments. Opportunities to enhance and link into the existing Public Rights of Way network are encouraged.

Buildings will provide a high quality attractive environment with areas of green infrastructure and appropriate provision for vehicular parking, walking and cycling.

Proposals which provide small scale complementary uses which serve the ancillary needs of the site will be supported where appropriate and do not detrimentally impact the overall function of the site.

## Ransomes, Nacton Heath



- 12.147 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).
- 12.148 This 30 ha site lies to the east of the existing Ransomes Business Park. The whole site is self contained being bounded by the A14, the railway line and the adjacent employment corridor of Ransomes Business Park/Ransomes Europark. The site is suitable for a range of uses including B1 Business, B2 general industry and B8 storage and distribution. The primary issues are access and impact on the local road network, the desire to maintain a mix of employment uses across this wider employment area, and potential adverse impacts on the Area of Outstanding Natural Beauty (AONB) such as visual impact on the landscape and the natural beauty of the wider AONB.
- 12.149 The site comprises 19 ha of land which has been carried forward as an employment allocation from the previous Local Plan, just over 14 ha of which is vacant and available for development. This part of the site represents the final phased area of development of the Ransomes Business Park/Ransomes Europark employment area, the majority of which lies within the neighbouring Ipswich Borough Council administrative area.
- 12.150 The site will assist in providing employment land in a well established employment area with easy access to Ipswich and the wider area via the A14. The eastern most part of the site lies wholly within the Area of Outstanding Natural Beauty, of national importance for its natural beauty. The boundary of the AONB follows the track running north-south along the eastern boundary of the Piggeries and the lorry park. This part of the AONB has a degree of physical and visual separation from areas of AONB lying to the south, having been severed from the larger AONB designation by the construction of the A14 trunk road in 1980.



- 12.151 Consultation received a mixed response to extending the employment area into the AONB. Where objection was raised, this appears to be an objection in principle to the loss of AONB rather than specific objection to the parcel of land in question and could potentially be overcome if mitigation measures are provided.
- 12.152 Discussions have taken place between Ipswich Borough Council, who have a similar site specific issue in the AONB, Suffolk Coastal Council and the AONB Partnership to see if common agreement could be reached that would allow development to take place on the sites in question. As a result, a statement has been agreed with the Suffolk Coast and Heaths AONB Partnership that recognises the importance of sustainable development and the economic well-being of the area and provides support in principle for the site being allocated for economic development. The Partnership is clear that any detrimental impact upon the natural beauty and special qualities of the AONB landscape should be appropriately mitigated, through site master planning or consultation with the Partnership.
- 12.153 Historic England has confirmed that extending into the AONB could have an impact on a number of Scheduled Monuments immediately to the east; namely several pre-historic bowl barrows (burial sites) as part of the Seven Hills barrow cemetery. These would require further investigation as proposals are brought forward for this site.
- 12.154 The Environment Agency have highlighted that the site overlies Principal and Secondary Aquifers and whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application. As a site of over 1 ha, a flood risk assessment will be required.
- 12.155 Anglian Water require any developer to demonstrate that foul sewerage can be adequately dealt with.

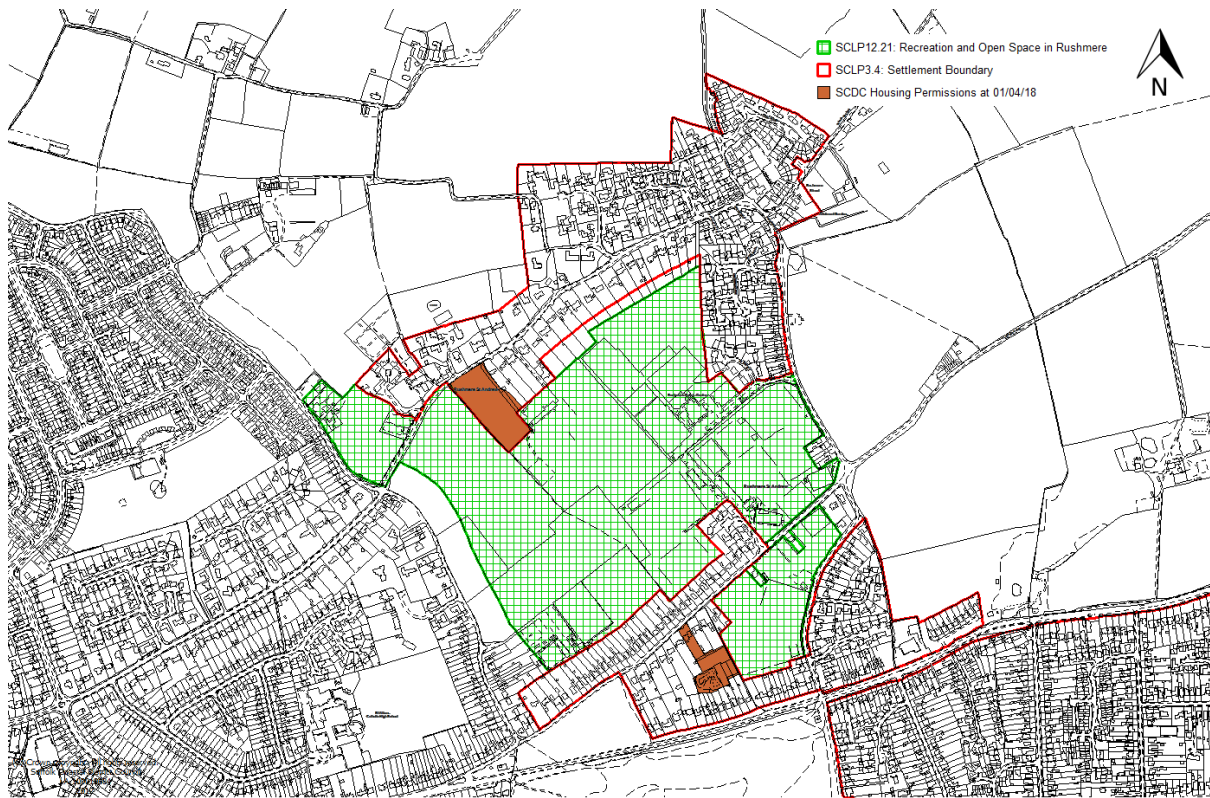
## Policy SCLP12.20: Ransomes, Nacton Heath

30ha of land is identified at Ransomes, Nacton Heath as shown on the Policies Map for new employment provision for a mix of B1, B2 and B8 uses.

Development will be expected to accord with the following criteria:

- a) Minimising impact on landscape including the nationally designated Area of Outstanding Natural Beauty;
- b) Further investigation into any designated and non designated heritage assets required;
- c) Impact on the local and strategic highway network including provision for access to public transport, and access via foot and cycle, and provision of any mitigation measures required;
- d) Ensure an appropriate design, scale and massing of buildings for example through the introduction of a design code;
- e) Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- f) Potential contamination of the site will need to be investigated and addressed where necessary; and
- g) Integration of new uses with existing businesses within the site.

## Recreation and Open Space in Rushmere

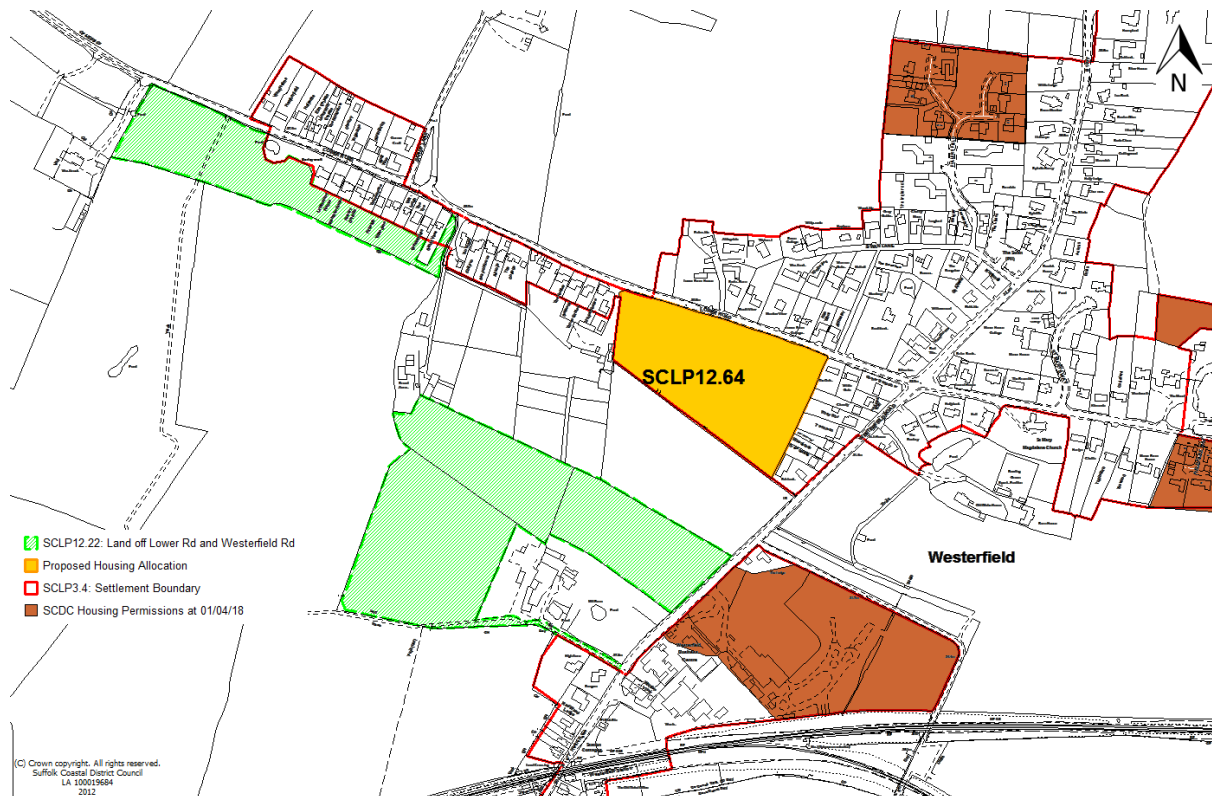


12.156 Within this part of the District, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space and countryside, whilst others blend into one another. Previous Local Plans sought to protect the open space between Ipswich and Rushmere Village through a specific policy and this is continued in this Local Plan. Land in this area is to be retained for sport and recreational uses primarily which also restricts inappropriate development in this location. Over the plan period, the provision of sport and recreational opportunities, both public and privately accessible, will be retained for the benefit of the community as well as reducing the coalescence of settlements.

### Policy SCLP12.21: Recreation and Open Space in Rushmere

Land is identified near Rushmere Street as shown on the Policies Map to retain settlement separation and natural open spaces and support biodiversity and wildlife networks. Land between Ipswich and Rushmere village, in its undeveloped form, presents an important green space between communities whilst contributing to the recreational needs of the District and Ipswich Borough. Proposals will only be granted for sports ground or other associated recreational uses.

## Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)



12.157 In Suffolk Coastal District there is a deficit of accessible natural greenspace along the northern edge of Ipswich. The planned provision of a country park at Ipswich Garden Suburb will help address this deficiency. This is relevant for nearby parishes in Suffolk Coastal District such as Westerfield.

12.158 The Ipswich Garden Suburb is a significant urban extension to Ipswich which will provide up to 3,500 new homes, supported by new social, community and physical infrastructure provision. The provision of a country park is an important element of the Ipswich Garden Suburb required to mitigate the impact of new development from the Ipswich Garden Suburb and beyond the Ipswich Garden Suburb in both Ipswich Borough Council and Suffolk Coastal District areas on nearby sites designated as being of international importance for their nature conservation interest (e.g. Orwell and Deben estuaries European sites). Part of the land required for the provision of a country park, including a car park to serve the country park is located within Suffolk Coastal.

12.159 An outline planning application for the Henley Gate part of the Ipswich Garden Suburb, which includes the areas within Suffolk Coastal District, received a resolution to grant permission in April 2018 subject to the Section 106 agreement being drawn up.

12.160 Policy SCLP12.22 allocates two parcels of land for public open space as part of the new country park. This allocation will help maintain the separate identity of Westerfield from the new development. The provision of the car park to serve the country park is expected to be provided within that parcel of land accessed via Westerfield Road.

## **Policy SCLP12.22: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)**

Two parcels of land, as shown on the Policies Map, are designated as public open space. This land is intended to form part of the country park (minimum of 24.5ha total) required to be provided in association with the new Ipswich Garden Suburb, the built area of which is located within the administrative boundary of Ipswich Borough Council. The detailed scheme for the country park as it relates to Suffolk Coastal District will be expected to:

- a) Safeguard existing pedestrian and cycle access points and provide suitable links to the existing public rights of way network;
- b) Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road;
- c) Make suitable provision for the provision of any necessary maintenance tracks and access points; and
- d) Provide detailed boundary treatments and be required to demonstrate that the residential amenity of dwellings which abut the boundary of the country park and the public rights of way has been safeguarded.

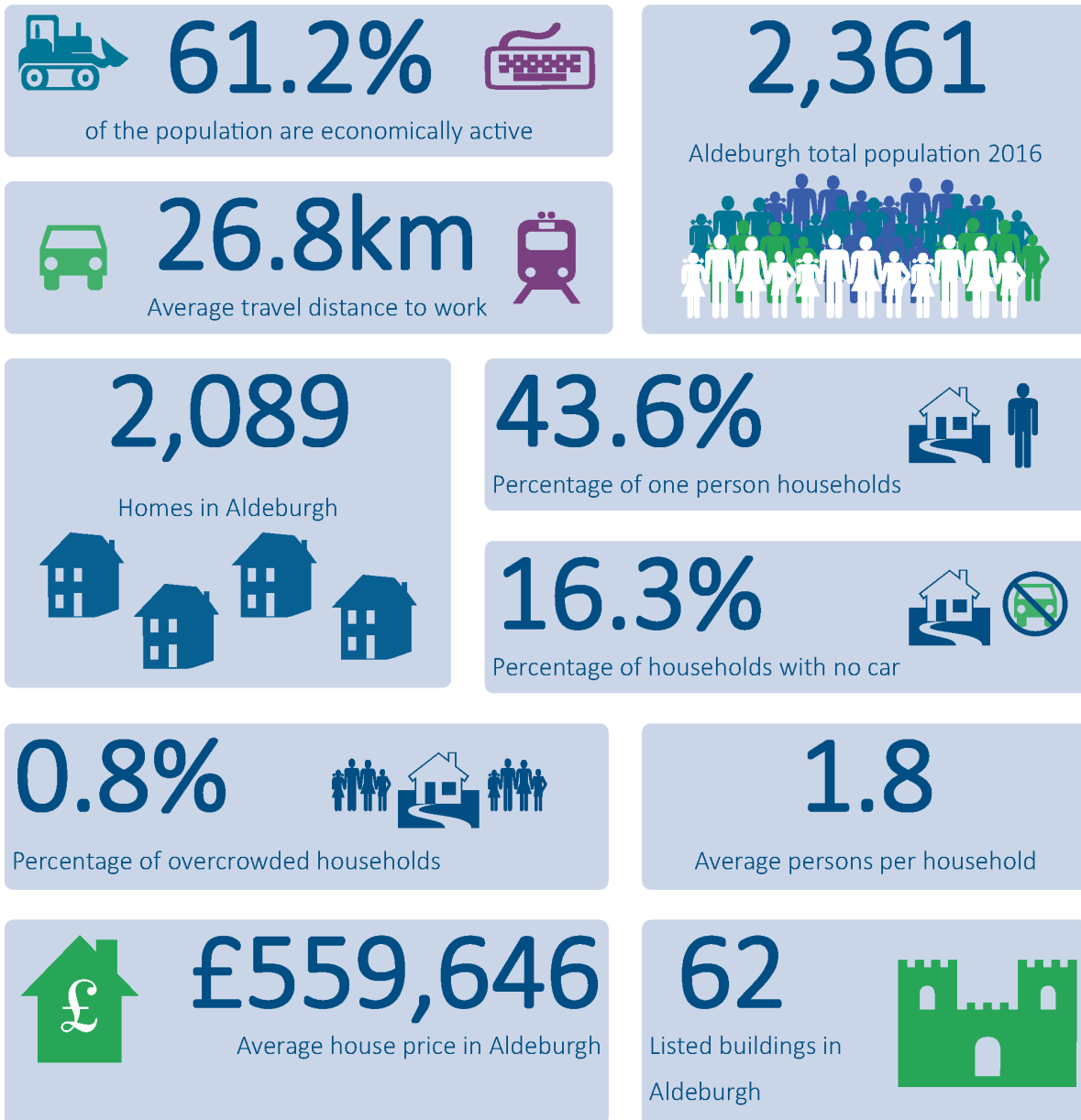
Sensitive treatment will also need to be given to Mill Farm, which is a listed building, and its setting. An archaeological investigation may be required dependent on the nature of the groundworks involved.



# Market Towns

## Strategy for Aldeburgh

### Key Statistics for Aldeburgh



12.161 Aldeburgh is a small coastal town and resort (2011 pop. 2,466) which is an extremely popular destination for tourists and visitors which poses significant challenges in the peak periods and places increased pressure on the range of services and facilities in the town. The town of Aldeburgh is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, surrounded by a natural landscape that provides prosperity to the area.

- 12.162 As a centre, the town provides a range of services and facilities which meet the needs of local residents as well as tourists. Aldeburgh has become a prominent location for cultural events and activities related to arts, music and food which has made the area a popular location and the Local Plan seeks to support such activities.
- 12.163 A high proportion of dwellings in the town are second homes or holiday homes which mean there can be significant seasonal variations in population numbers. The high number of second homes, high house prices and lack of employment opportunities make it difficult to retain and attract young people to the town. As a result, the resident population is declining and the population profile of the town is ageing.
- 12.164 Many of the shops and facilities are targeted at the tourism industry rather than the local population and there is a continuing need to ensure that this difference is rebalanced to ensure all year round services and facilities are viable.
- 12.165 Although categorised as a Market Town in the Settlement Hierarchy, Aldeburgh lacks the facilities of other Market Towns, namely secondary school provision and leisure facilities. The town also provides limited employment opportunities outside of the retail, tourist and service sectors.
- 12.166 In peak tourist periods, the town becomes a destination which is very popular with tourists and visitors, placing greater pressure on existing facilities and infrastructure such as roads and car parking. At the same time, these visitors bring great economic benefit to the District.
- 12.167 Aldeburgh is physically constrained by issues of coastal erosion and flood risk and surrounded by high quality landscapes and sites of ecological value, which means that limited opportunities are available for future development. Therefore no additional specific allocations are identified, for uses such as housing or employment, although the allocation at land to the rear of Rose Hillis will be carried forward from the Site Allocations and Area Specific Policies Development Plan Document. Within the Settlement Boundary there are likely to be opportunities over the plan period for redevelopment of previously developed land.
- 12.168 Where opportunities for development of previously developed land or infill come forward these will be required to provide residential accommodation that meets the needs of the local population, including affordable housing for young people and to address the ageing population. Proportionally, Aldeburgh has a larger ageing population than other towns in the District and this requires a more targeted range of facilities to meet these local needs. Over the plan period, the Council will work with service providers to ensure that appropriate infrastructure is delivered.
- 12.169 Aldeburgh has a distinctive built character and the Garrett Era Area which was built in the mid 19<sup>th</sup> century is unique. Large houses in equally large grounds, well planted with trees, occupy a prominent position close to the town centre. Much of the character of this area is afforded by trees and the spaces they occupy, rather than the buildings as these are well hidden by the nature of the area. Due to the limited land available in Aldeburgh, this area may come under pressure from potential sub-division which would impact the character of this area over the plan period.
- 12.170 Over the plan period it is fundamental that the vibrancy of the town is retained and opportunities are brought forward to improve the quality of life of the local community. Encouraging economic

opportunities along with the appropriate infrastructure and residential development will enable the community of Aldeburgh to be maintained and enhanced.

### **Policy SCLP12.23: Strategy for Aldeburgh**

The vision for Aldeburgh is set within the physical and natural constraints of the town and the need to retain a balanced and cohesive community.

The strategy will seek to ensure that:

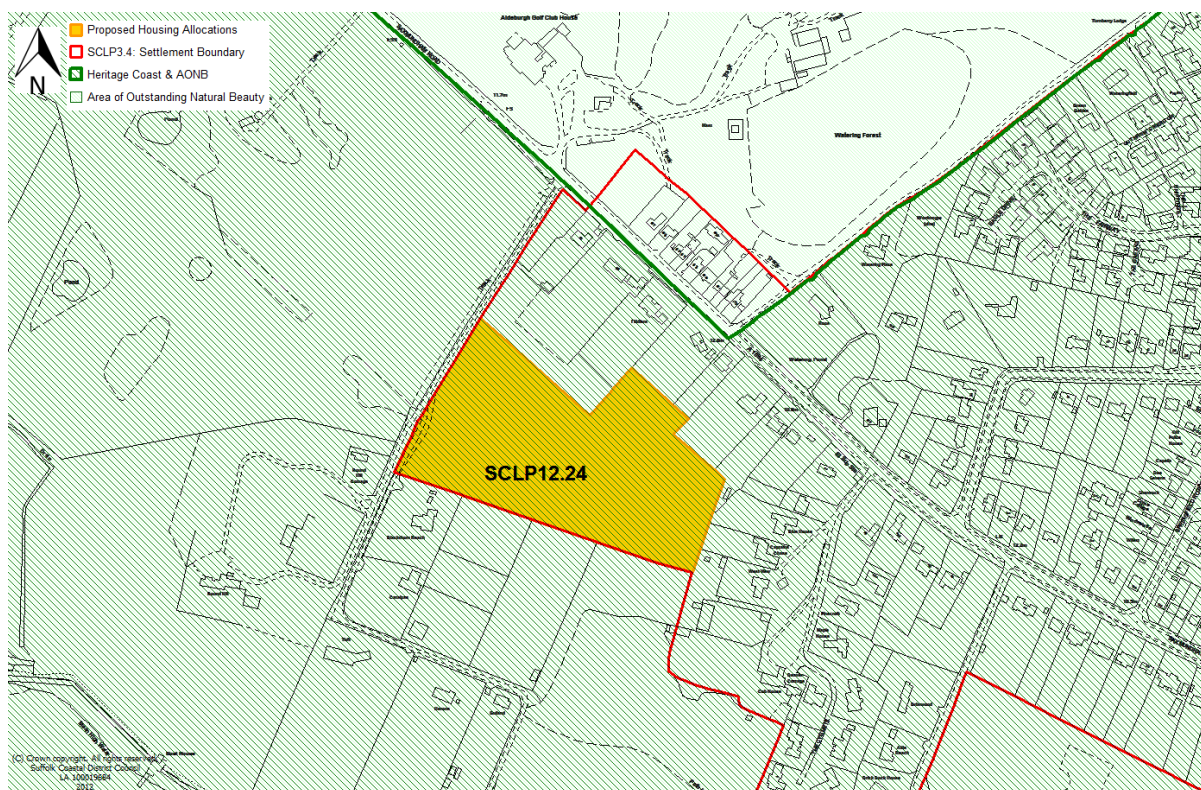
- a) The historic character of the town is retained and protected;
- b) Services and facilities support the local residents and those in surrounding rural communities;
- c) New residential development is targeted at meeting the needs of the local community through provision of dwellings targeted at the ageing population and enabling local residents to stay within the area;
- d) The sensitive environment surrounding the town is not detrimentally impacted;
- e) Its role as a tourist centre and resort, offering a range of accommodation is maintained; and
- f) The flood risk is minimised and coastal defences are effectively managed.

The Garret Era Area defined on the Policies Map has a unique and distinctive townscape character which is important to retain. Proposals to substantially enlarge existing properties or sub-divide existing plots will not be supported where they would:

- g) Materially adversely affect the character of the area;
- h) Materially adversely affect the setting of the existing buildings;
- i) Result in the serious loss of existing trees; or
- j) Prejudice replanting schemes of suitable species once existing trees die or are removed.



## Land to the rear of Rose Hill, Saxmundham Road, Aldeburgh



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.171 This site to the rear of Rose Hill is 3ha in size. It is fairly regular in shape with adjacent low density residential development on three sides. The site is accessed via a track running north direct onto Saxmundham Road which would need to be widened to bring it up to standard. The track is within the control of site owner. Land to the west of the track is in the ownership of the Aldeburgh Golf Club who have confirmed their willingness to facilitate that widening. Furthermore improvements to this junction would also meet with their aspirations to provide a safer junction at this point. The access track forms the western boundary beyond which is open countryside.
- 12.172 To maintain the low density character of development in this part of Aldeburgh, to limit its visual impact further, and to help provide a wider mix of accommodation within the town, the site is promoted for a care home development with some (approximately 10) open market houses within the 'grounds'. Development would be restricted to a maximum of two storeys. Care would need to be taken with the overall design and landscaping to ensure that any new development did not appear as a large block out of keeping with nearby development, when viewed from the estuary.
- 12.173 The presence of bats has been recorded nearby. Further information on the extent of bat activity will need to be obtained from relevant experts and may require the incorporation of bat friendly features within the design of the new buildings.



- 12.174 Natural England have also confirmed that, given the location of the site is within 300m of the Alde and Ore Estuary, a Habitats Regulation Assessment will be required at the planning application stage.
- 12.175 Suffolk County Council Archaeology, note that the site is close to a Bronze Age occupation site. Prehistoric, Saxon and Iron Age remains have been recorded from the golf course and that it is also close to World War II features. Given this rich history, an archaeological assessment will be required at an appropriate stage in the design of new development to allow for in situ preservation if appropriate.

### **Policy SCLP12.24: Land rear of Rose Hill, Saxmundham Road, Aldeburgh**

3ha of land to the rear of Rose Hill, Saxmundham Road, Aldeburgh, as shown on the Policies Map, is identified for a mixed development comprising a care home and open market housing for approximately 10 units.

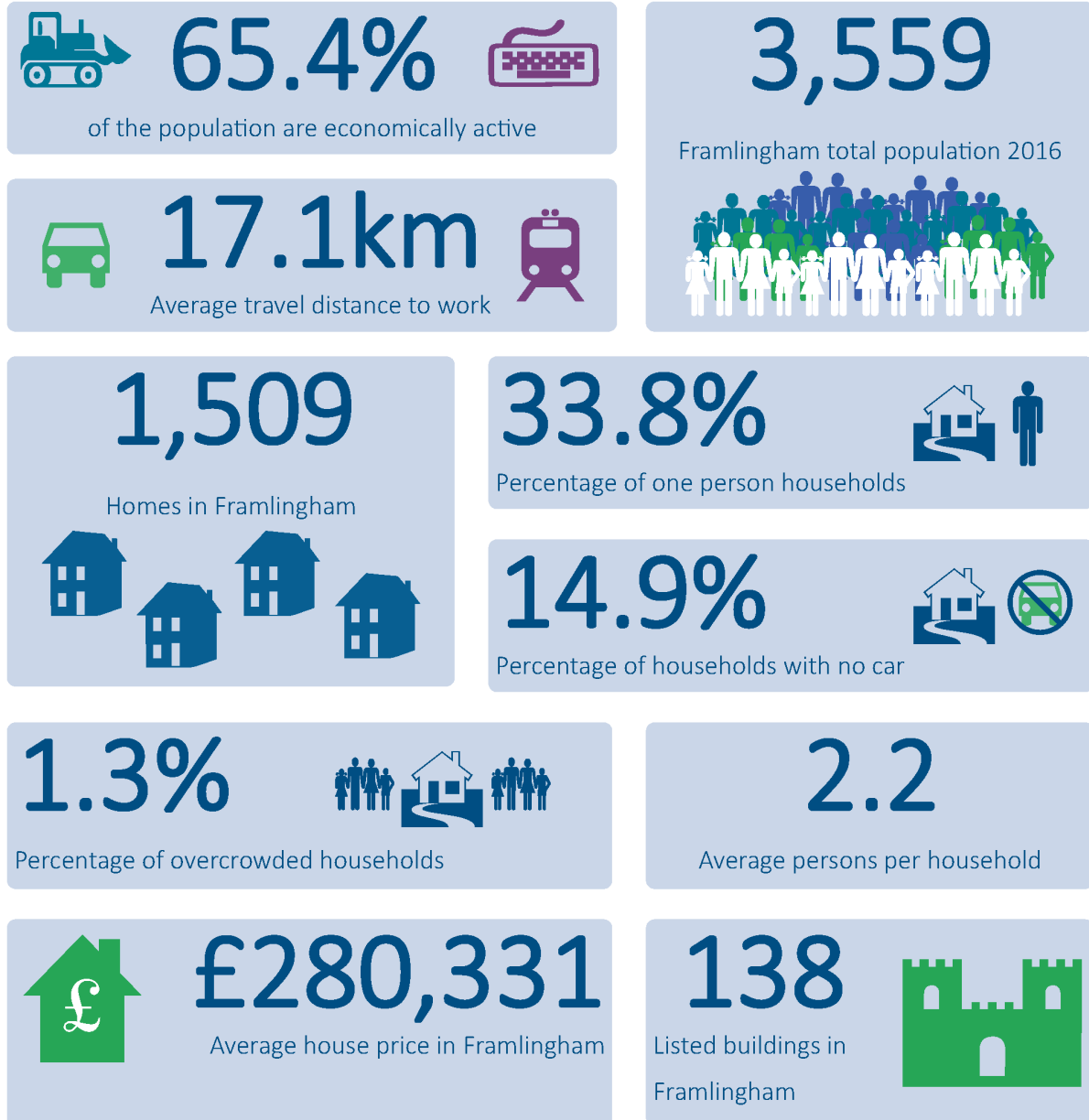
Applications for development of this site will need to be subject to a Habitat Regulations Assessment screening. Any development which would result in significant adverse effects upon the nearby European site, which could not be appropriately mitigated, will not be permitted.

Development will be expected to accord with the following criteria:

- a) A financial contribution will be sought towards affordable housing provision;
- b) An archaeological assessment will be required at an early stage in the design process;
- c) Provision of a flood risk assessment;
- d) No development should exceed two storeys in height;
- e) Careful consideration being given to the scale and massing of new building to ensure that it does not appear out of character with surrounding development when viewed from the estuary;
- f) The provision of an external lighting scheme given the sensitivity of the site on the edge of Aldeburgh and its elevated position when viewed from the estuary;
- g) A comprehensive landscaping scheme for the whole development;
- h) A Landscape Visual Impact Appraisal and if necessary, provision of appropriate mitigation;
- i) A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings;
- j) Access to the site should be via the existing access track which follows the western boundary of the site. New access and junction arrangements should be designed to meet the needs of both residents and the adjacent golf club; and
- k) Contribution to primary school places.

## Strategy for Framlingham

### Key Statistics for Framlingham



12.176 In March 2017, the Framlingham Neighbourhood Plan was ‘made’ as part of the Suffolk Coastal Development Plan. The Neighbourhood Plan sets out a vision and strategy for Framlingham (2011 pop. 3,342) which the District Council strongly supports. The Neighbourhood Plan allocates sites for a variety of uses including residential, community, employment, cemetery and pedestrian walkway routes which will guide the future development in Framlingham until 2031. All of these allocations are shown on the Policies Map.

- 12.177 It is important for this Local Plan to ensure that the principles within the Neighbourhood Plan and the vision are retained up to 2036 to facilitate a review of the Neighbourhood Plan when the local community considers it necessary.
- 12.178 As well as the Neighbourhood Plan identifying sites for residential use, Framlingham has also seen significant levels of development coming forward through the planning application process. It is therefore not considered necessary for this Local Plan to allocate further development in the town. However, a key part of the relationship between the Local Plan and Neighbourhood Plans is to provide direction on housing requirements. Growth in Framlingham to 2031 is already planned for, so it is not anticipated that any future growth will come forward until post 2031.
- 12.179 By 2036, Framlingham will have continued to be a vibrant, distinctive and prosperous parish with a thriving market town at its heart. The town will have evolved and expanded whilst retaining its unique and distinctive character and providing an outstanding quality of life for current and future generations of local residents and visitors, as well as the inhabitants of the surrounding villages it serves.
- 12.180 Framlingham is a key market town which serves the needs of its own residents and visitors as well as those of neighbouring communities. It is also a key employment centre with a range of services, facilities and opportunities as well as Primary, Secondary and Independent education. Although well served by a range of services and facilities consultation responses have highlighted that a significant increase in infrastructure is required to ensure that the town continues to thrive.
- 12.181 In recent years, Framlingham has seen significant residential development allowed through appeals which has resulted in sites coming forward outside of the plan led approach. The individual sites have collectively had a detrimental impact on the provision of infrastructure in the town which has not been able to keep pace with current demands.
- 12.182 The Framlingham Neighbourhood Plan identifies need for additional education provision (including Early Years), expansion of medical facilities, adequate and accessible community and leisure space as well as the need for a large community centre. Over the Local Plan period, the Council will support improvements and enhancements to infrastructure which are proposed through a review to the Neighbourhood Plan or planning applications on appropriate sites. In November 2017, the Council committed to spend funds generated through the Community Infrastructure Levy Charging Schedule on an extension to the Framlingham Medical Practice.
- 12.183 The historic environment comprising Framlingham Castle, the Mere and many Listed Buildings attract many tourists and provide a unique area to visit and experience. The historic environment also acts as a constraint in respect of vehicular movements around the town. The existing road network and car parking opportunities are becoming increasingly under pressure as a result of the increased traffic generated by the recent developments. Over the plan period, actions to mitigate the impact of vehicular movements on the environment will be supported in principal subject to the satisfaction of Suffolk County Council as highways authority.

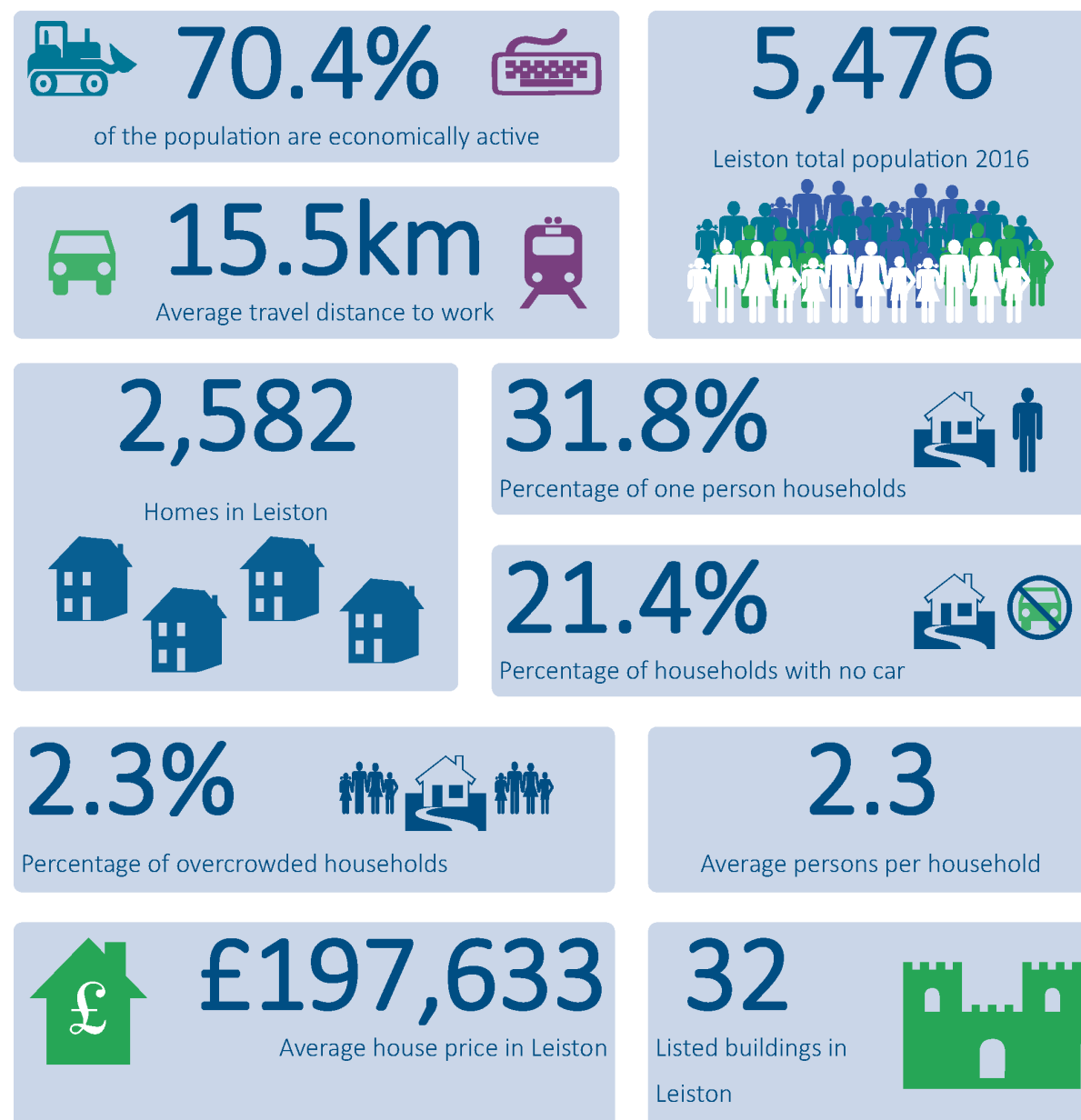
- 12.184 As outlined in the Spatial Distribution of Housing, Framlingham is directed 5% of growth (over the plan period 2016-2036 – see Table 3.5) which equates to approximately 50 additional units to come forward towards the later stages of the plan period above that which is already allocated in the Framlingham Neighbourhood Plan or with planning permission.
- 12.185 The Neighbourhood Planning Regulations require Neighbourhood Plans to be kept under review and in conformity with the Local Plan. In the short to medium term the policies within this Local Plan will not require a review of the Neighbourhood Plan but in the longer term this may be required to identify sites to meet the housing requirement outlined in the Spatial Distribution of Housing for the later stages of the plan period.



Source – [www.thesuffolkcoast.co.uk](http://www.thesuffolkcoast.co.uk)

## Strategy for Leiston

### Key Statistics for Leiston



12.186 In March 2017, the Leiston Neighbourhood Plan was ‘made’ as part of the Suffolk Coastal Development Plan. The Neighbourhood Plan sets out a vision and strategy for Leiston (2011 pop. 5,508) which the District Council strongly supports. The Neighbourhood Plan allocates sites for a variety of uses including residential, employment, car parking and tourism which will guide the future development in Leiston until 2029. All of these allocations are shown on the Policies Map.

12.187 It is important for this Local Plan to ensure that the principles within the Neighbourhood Plan and the vision are retained up to 2036 to facilitate a review of the Neighbourhood Plan when the local community considers it necessary.



12.188 Given the significant level of development being brought forward in Leiston through the Neighbourhood Plan and planning applications, it is not considered necessary for this Local Plan to allocate further development in the town. However, a key part of the relationship between the Local Plan and Neighbourhood Plans is to provide direction on housing requirements. Growth in Leiston to 2029 is already planned for, so it is not anticipated that any future growth will come forward until post 2029.

12.189 By 2036, Leiston will have continued to thrive as a community that recognises and embraces its industrial heritage whilst serving its residents and surrounding communities. Sizewell nuclear power station has an influence on Leiston and over the plan period nationally significant decisions made in respect of Sizewell C will have impacts locally which the Neighbourhood Plan (or Local Plan) will seek to mitigate in future revisions.



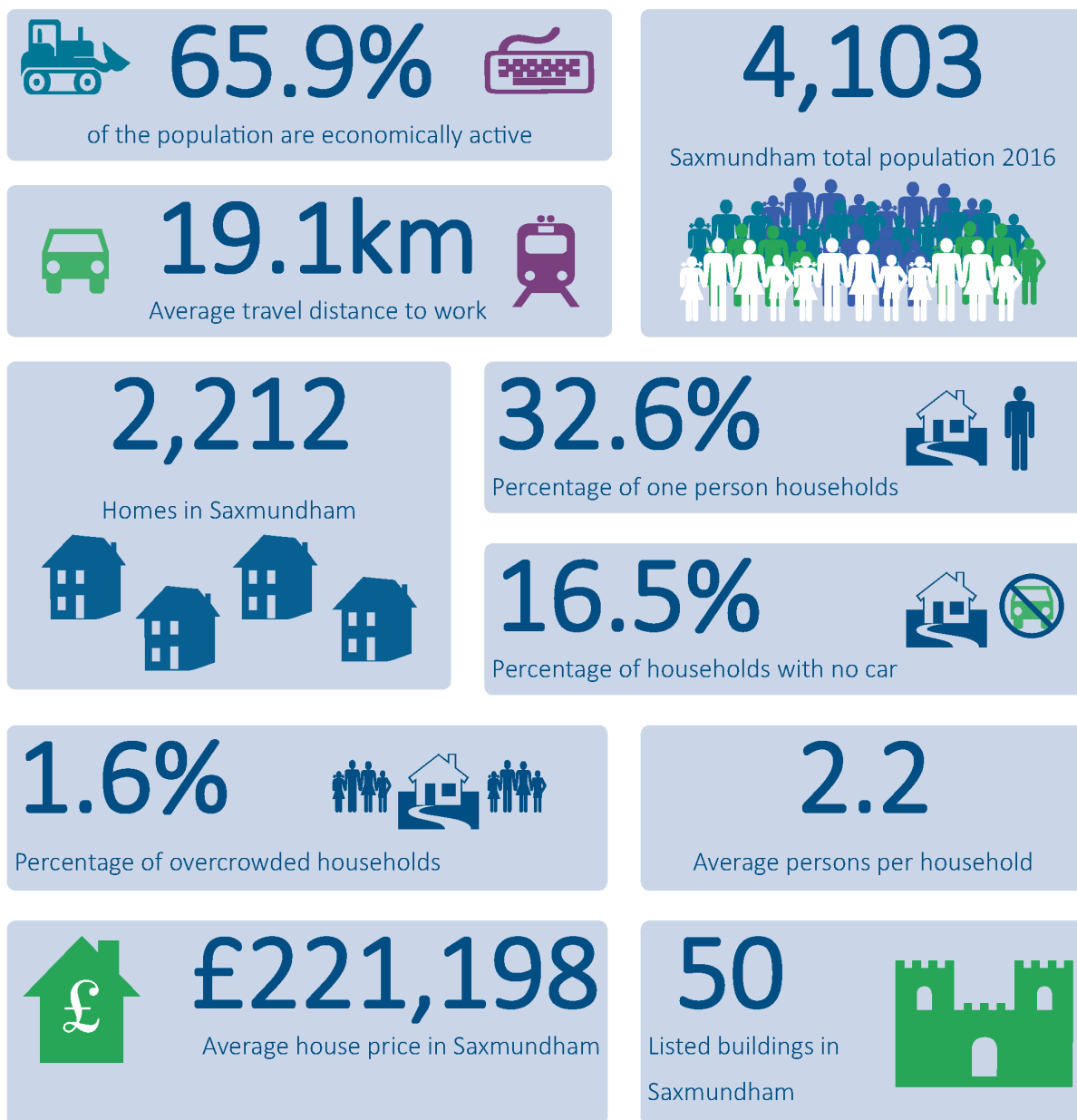
12.190 Decisions made in respect of Major Energy Infrastructure proposals will be informed by Local Plan Policy SCLP3.5 and it is anticipated that these will have a significant impact on the community of Leiston. It is imperative that the Council and the local community work in partnership to ensure that any impacts of these projects are mitigated to the benefit of Leiston and also the wider natural environment.

12.191 Leiston is an area which makes a significant contribution to the District's economy and provides a variety of employment opportunities. To support these employment opportunities and activities the Local Plan requires a sufficient mix of community facilities, services and residential development over the plan period as outlined in the Leiston Neighbourhood Plan. As outlined in Table 3.5, Leiston is directed 5% of growth (over the plan period 2016-2036) which equates to approximately 50 units to come forward towards the later stages of the plan period above that which is already allocated in the Leiston Neighbourhood Plan or with planning permission.

12.192 The Neighbourhood Planning Regulations require Neighbourhood Plans to be kept under review and in conformity with the Local Plan. In the short to medium term the policies within this Local Plan will not require a review of the Neighbourhood Plan but in the longer term this may be required to identify sites to meet the housing requirement outlined in the Spatial Distribution of Housing for the later stages of the plan period.

## Strategy for Saxmundham

### Key Statistics for Saxmundham



12.193 Saxmundham is an historic market town on the banks of the River Fromus (2011 pop. 3,644). It is bound by the A12 to the west which provides road access to the rest of the District. The town has good rail access on the East Suffolk rail line which provides passenger services to Ipswich and Lowestoft.

12.194 The town functions as an important centre for the community of Saxmundham as well as other neighbouring rural communities. In recent years Saxmundham has seen residential development, as well as supermarket developments, which have changed the focus of the town centre away from the High Street. Saxmundham is a town which is well placed to take advantage of town centre redevelopment

opportunities to retain its position as a vibrant market town as outlined in the Suffolk Coastal Retail and Commercial Leisure Study.

- 12.195 Like other market towns, the level of employment in Saxmundham is limited with opportunities provided in other parts of the District and nearby communities. A range of employment sites and economic opportunities exist in close proximity to Saxmundham but a significant proportion of residents travel for employment to locations such as Ipswich, Martlesham and Lowestoft.
- 12.196 Saxmundham Town Council has committed to undertake a Neighbourhood Plan to guide the future of their community. The Neighbourhood Plan Area was designated in August 2017 and in accordance with the Neighbourhood Planning Regulations will be required to broadly accord with the policies in the Local Plan. The Council will continue to engage and support the work being undertaken on the Saxmundham Neighbourhood Plan as the Local Plan evolves.

### **Policy SCLP12.25: Strategy for Saxmundham**

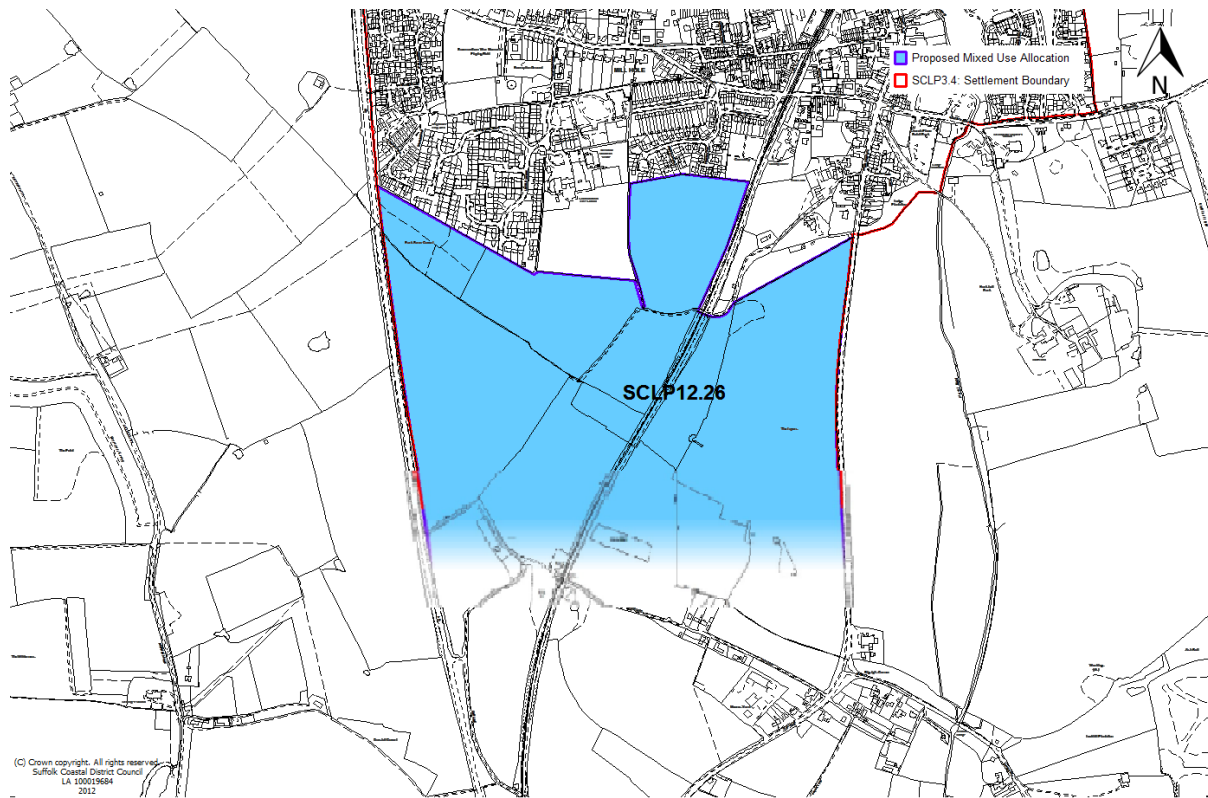
Saxmundham will continue to be a thriving retail, employment and service centre, serving a key role in meeting the needs of its residents, surrounding rural communities and visitors, recognising the opportunities related to the connections offered by the rail and A12 transport corridors.

The strategy for Saxmundham is to:

- a) Enhance the vitality and vibrancy of the town centre, including through protecting and enhancing the historic core of the town;
- b) Utilise opportunities related to the presence of the railway and the proximity to the A12;
- c) Diversify and expanding employment opportunities;
- d) Enhance pedestrian and cycle connectivity around and beyond the town, particularly to the town centre and the railway station;
- e) Promote quality of life through enhancements to networks of green infrastructure; and
- f) Increase the provision of housing and affordable housing, and providing greater choice in the mix of housing available.

The creation of the South Saxmundham Garden Neighbourhood will provide new opportunities for housing, employment and community facilities, focused around the principles of an inclusive community and integration with Saxmundham and the surrounding countryside through enhancing green infrastructure networks.

## South of Saxmundham Garden Neighbourhood



12.197 The current Local Plan seeks to ensure that Saxmundham focuses on its function as a local retail, employment and service centre which makes the most of its historic environment and connections to the rest of the District.

12.198 It is essential that this Local Plan retains these principles and to do this there is an opportunity to take a master plan approach, informed by public engagement and multiple land owner collaboration, to deliver an education and employment led sustainable garden neighbourhood as an extension to the existing built up area, including land within the parish of Benhall. Landowner collaboration and partnership working with a range of stakeholders such as Suffolk County Council, Benhall Parish Council, Saxmundham Town Council and community groups will inform a master plan for the garden neighbourhood covering the whole site as part of a future planning application.

12.199 Consultation responses and engagement with Suffolk County Council have highlighted the need for increased primary school provision in the Saxmundham area. Limited capacity in existing schools is increasingly acting as a barrier to the future development of Saxmundham and the surrounding communities. The provision of a primary school with early years provision would support future development in this part of the District. The exact location of a new primary school with early years provision will need to be considered early in the master planning stages to ensure it is an integral and accessible part of the design and layout of the new development.

- 12.200 To the south of Saxmundham, the landscape is characterised by Hurts Hall, an area known as ‘The Layers’, agricultural land, the railway line and the A12. The landscape study identified that land to the east of the B1121 is sensitive with views of Hurts Hall and the town beyond; therefore the master plan area is to only include land to the west of the road. To reduce the impact of the development, significant green infrastructure provision and areas of natural green space for recreation are required. These areas will provide amenity value for the future community, a variety of habitat for wildlife and also reduce the perception of settlement coalescence between the built up areas of Benhall and Saxmundham. Through the master plan approach the southern boundary of the garden neighbourhood will be defined through appropriate green infrastructure. Ensuring the provision of appropriate green infrastructure is a fundamental part of the creation of a new community in this part of the District and will complement the existing areas of woodland, the public rights of way and the adjacent countryside.
- 12.201 Introducing a comprehensive approach to green infrastructure will allow the biodiversity networks to be enhanced both through natural processes and any management techniques that may be introduced over the plan period. Guidance from Public Health England is clear that access to the natural environment improves physical and mental health and wellbeing for communities. The approach to the development of the site with green infrastructure as an integral part of the layout and design will also provide benefits in terms of water management on the site, noting that there is an existing area of surface water flooding towards the centre of the site.
- 12.202 An important aspect of any master plan development of this scale is to ensure that the relationship between the existing communities and the new development is seamless and connections between can be easily navigated through a choice of walking, cycling and vehicular routes. The area to be master planned is in close proximity to established areas of residential development, Saxmundham Free School and the town centre. Fundamental to the success of any master plan is to ensure that the local community can access existing services and facilities as well as those which will be created over the plan period. Taking a comprehensive approach to facilities and ensuring that links connecting the new developments are attractive to use, well designed and implemented at the start of the development will be beneficial to creating a successful community. Opportunities to provide walking and cycling links to Benhall utilising existing Public Rights of Way should also be created.
- 12.203 Vehicular access is expected to be from the A12 and also the B1121. The creation of new access points onto the existing road network will ensure that the new community is served by appropriate vehicular access. The railway line splits the area to be master planned and it is essential that appropriate vehicular crossings are introduced to enable the free circulation of vehicular movements on this site. An existing crossing is already in place and the Council will work in partnership with the landowners and Network Rail to ensure appropriate crossings are realised over the plan period. It is likely that the development will result in localised impacts on the transport network, and any necessary mitigation measures will need to be provided, as informed by transport assessments.
- 12.204 From the south, Saxmundham is primarily accessed by the B1121 South Entrance. This provides an historic entrance to the town which could be enhanced as part of the master plan. The buildings found at South



Entrance have an historic character and are within the Conservation Area. Any future development in this area needs to be sympathetic to the character and setting of this area.

- 12.205 The master plan approach provides the opportunity to create new community spaces and facilities which can serve the new community but also support the existing facilities in nearby settlements. The need for community facilities and spaces such as meeting places, sports provision or medical facilities will be informed by public engagement in the master plan process to ensure that concerns raised in respect of provision through the consultation responses are taken into account. NHS England have identified that enhancements to provision of primary care would be needed to support growth in Saxmundham.
- 12.206 In order to provide a further mix of uses within the master plan, the Local Plan will require the provision of employment land on the site well related to the A12. New employment opportunities are limited in the north of the District and the creation of new employment land targeted at start up enterprises or to provide grow on space for existing businesses will be encouraged. Employment uses which are sympathetic to the surrounding uses and amenity of the area will be supported.
- 12.207 To support the delivery of these requirements, residential development of approximately 800 dwellings will be required in this location. The dwellings will generate the need for primary school and early years provision but can also help facilitate additional provision of infrastructure required. A range of dwelling types and tenures will be required in accordance with housing policies in this Local Plan. The opportunity exists however to meet the needs of local people and re-establish higher standards of building design which takes into account modern environmental and energy efficient standards to create a healthy community. Dwellings targeted at younger people as well as those which meet the needs of the ageing population will be delivered alongside affordable housing and open market housing.
- 12.208 Habitats Regulations Assessment screening has identified the need for Appropriate Assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.

## Policy SCLP12.26: South Saxmundham Garden Neighbourhood

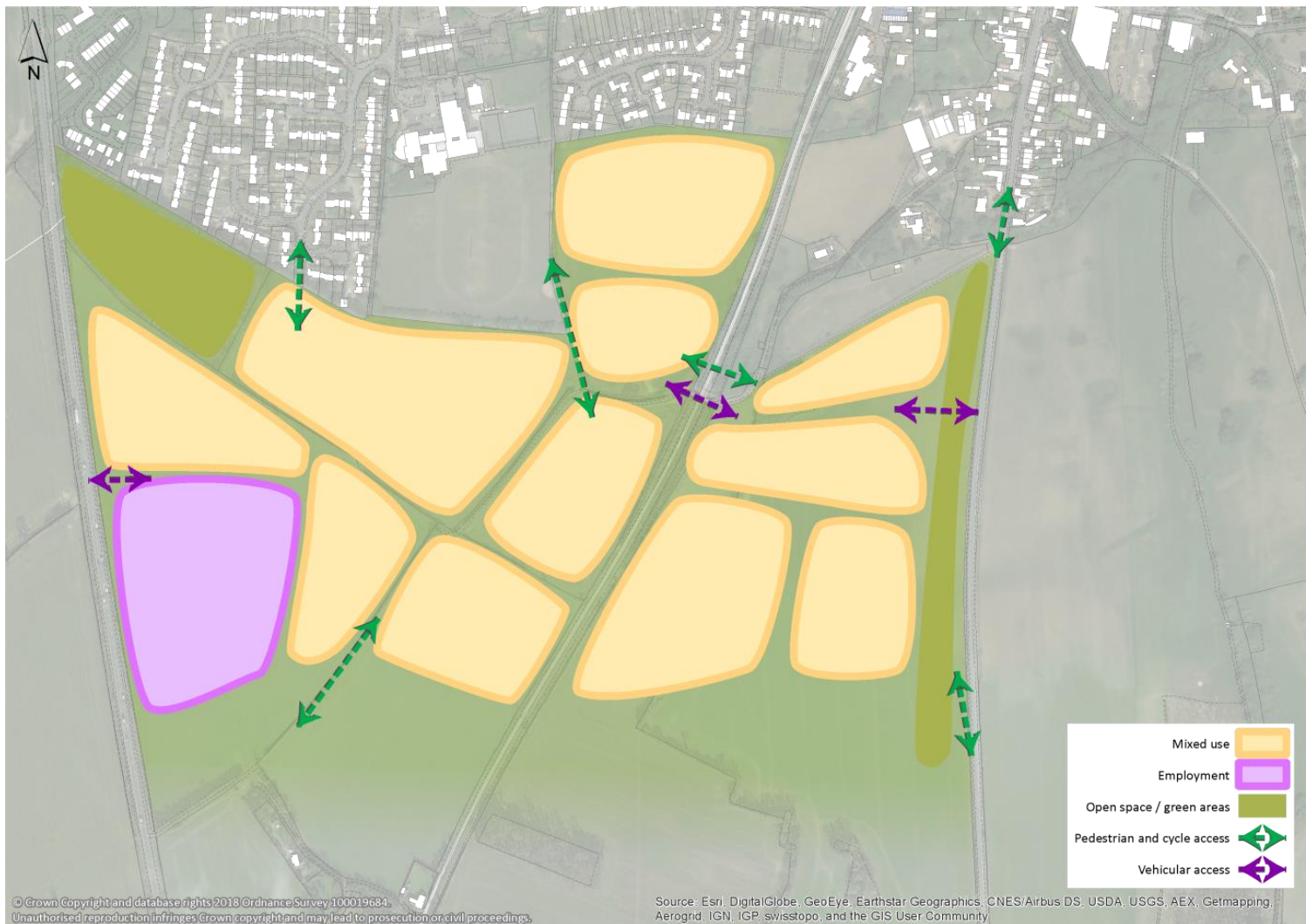
Approximately 44ha of land for a garden neighbourhood is identified to the south of Saxmundham, which includes land within the parish of Benhall, for an education led development, comprising primary school provision, community facilities and employment land alongside a variety of residential development. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.

Critical to the success of this master plan will be the integration of the new garden neighbourhood with the existing community of Benhall and Saxmundham, as well as taking into account the location of the site.

The master plan should be informed by community engagement and include:

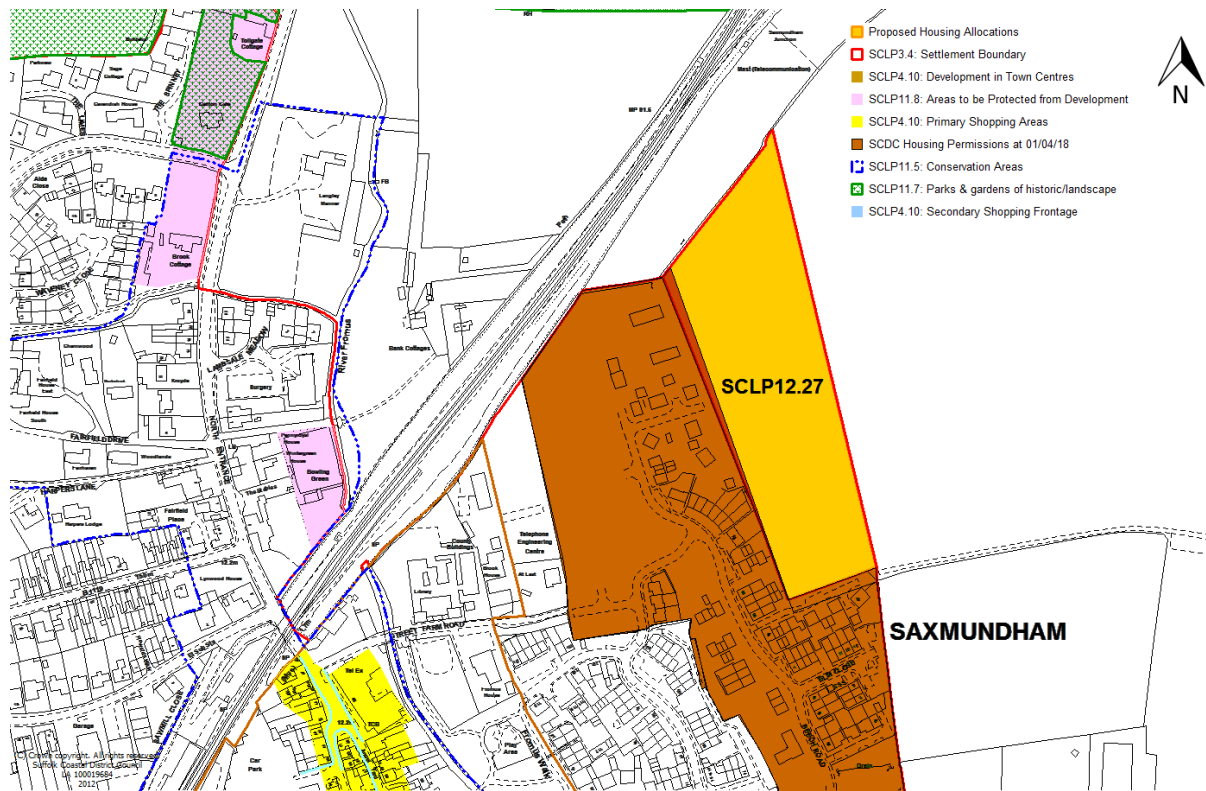
- a) Provision of a primary school with early years provision;
- b) Appropriate green infrastructure provision to provide accessible natural green space and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;
- c) Appropriate open space provision for both informal and formal recreational opportunities;
- d) Public rights of way on the site should be preserved and enhanced;
- e) Biodiversity networks and habitats to be preserved and enhanced;
- f) Design and layout that supports a dementia friendly environment;
- g) Provision of new vehicular access points off the A12 and the B1121 supported by further access for pedestrian and cycle traffic in other locations;
- h) Employment land; and
- i) Approximately 800 dwellings of a range of types, sizes and tenures including housing to meet the needs of older people and younger people, and provision of self build plots.

12.209 The illustration below provides an initial indication of how the Garden Neighbourhood could be masterplanned, demonstrating the focus on the creation of neighbourhoods focussed around green infrastructure. Through the process of consultation, it is envisaged that the masterplan will be refined. The southern boundary of the site is to be defined, and will be informed through responses to consultation but is intended to avoid coalescence between Saxmundham and Benhall.



*South Saxmundham Garden Neighbourhood – Indicative draft masterplan*

## Land north-east of Street Farm, Saxmundham



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

- 12.210 The land north-east of Street Farm comprises an area of approximately 2.18ha of agricultural land. The design of the scheme will need to take this into account the residential development to the south. At the south western corner, it abuts Street Farm which contains a range of employment uses. The railway line forms the northern boundary of the site. The eastern boundary to the site adjoins the open countryside so provision of a substantial landscape scheme will be required as a buffer between the built area and open countryside beyond.
- 12.211 Concerns regarding the capacity of the highway network in this part of the town and its ability to accommodate additional provision over that already permitted means that a transport assessment will be required.
- 12.212 Anglian Water have confirmed there will be a need for improvements to the foul sewerage network to enable the development of this site.
- 12.213 Suffolk County Council Archaeology have confirmed that the site is in an area of high archaeological potential overlooking the River Fromus. Evaluation to the south identified possible occupation layers of Later Neolithic / Early Bronze Age date. An archaeological assessment will therefore be required to be undertaken at an appropriate stage in the design of new development to allow for in-situ preservation if appropriate.

## Policy SCLP12.27: Land north-east of Street Farm, Saxmundham

2.18ha of land north-east of Street Farm, Saxmundham, as shown on the Policies Map, is identified for residential use for approximately 40 units.

Development will be expected to accord with the following criteria:

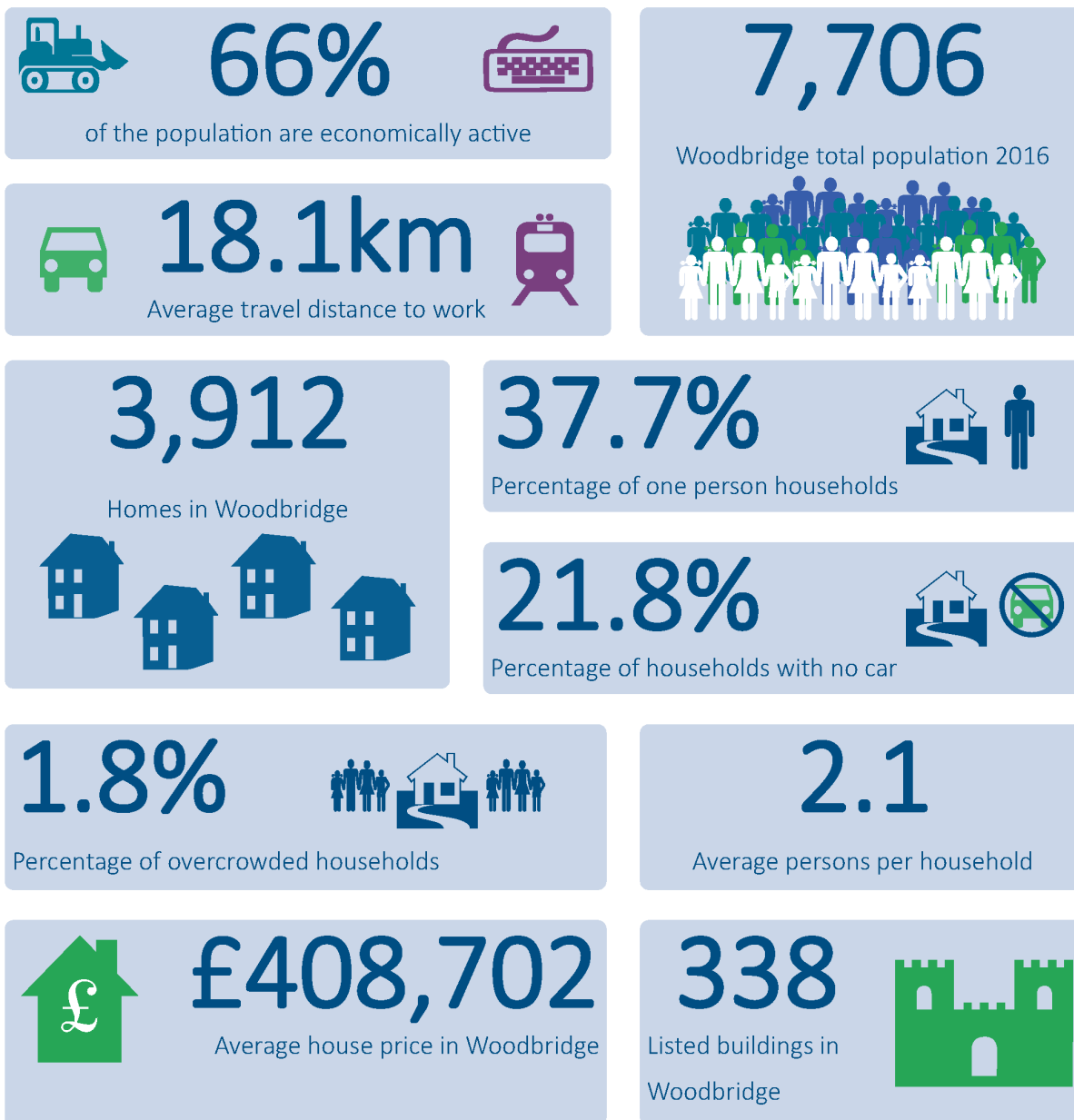
- a) Provision of affordable housing;
- b) Main access through existing residential developments off Church Hill;
- c) Potential to improve east-west access across the site to provide pedestrian and cycle access to the north end of the High Street;
- d) Need to provide a strong planted boundary to the east of the site where it abuts the open countryside;
- e) Transport assessment required;
- f) A flood risk assessment;
- g) An archaeological assessment will be required; and
- h) Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available.

If opportunities arise, applicants should explore options to link with wider redevelopment options around Street Farm Road (currently a mix of offices, Suffolk County Offices, Library, Vets practice and hand car wash).



## Strategy for Woodbridge

### Key Statistics for Woodbridge



12.214 Woodbridge is the largest market town in the District with a 2011 Census population of 7,749. It has an historic centre sandwiched between the A12 and the Deben Estuary with the built up area of the town extending into the neighbouring parishes of Martlesham and Melton. Both adjoining parishes have prepared Neighbourhood Plans.

12.215 The town is an important retail and employment centre and provides a variety of leisure, medical, education and transport facilities which serve the surrounding rural settlements. The town is also popular with visitors and tourists who wish to experience the historic town, cultural attractions, riverside character and access to the rest of the District.

- 12.216 Previous Local Plans have identified the A12 as the western limit of the town, beyond which growth would not be supported. This Local Plan seeks to continue that approach until such time as further detail and justification is available for the Ipswich Northern Routes and the situation can be reviewed. Consultation undertaken by Suffolk County Council in January 2017 identified a number of potential routes. These routes may have an impact on the town of Woodbridge and the Council is concerned that any development west of the A12 will blight the choices relating to this significant piece of infrastructure.
- 12.217 In order to maintain the vitality of Woodbridge, the need to improve links between the different parts of the town, namely the riverside, Thoroughfare and Market Hill will be supported by the Council over the plan period. The riverside and town centre complement one another and serve residents, businesses, visitors and tourists.
- 12.218 The built up area of Woodbridge is constrained and within the Settlement Boundary, which extends into the Melton Neighbourhood Plan area<sup>46</sup>, limited opportunities are available for new housing provision. In recent years, development opportunities have come forward on previously developed land through conversions and reuse which has maintained a level of housing delivery in the town, or within the parishes of Martlesham and Melton which adjoin Woodbridge which has provided housing opportunities in the area. Further residential opportunities are limited within Woodbridge but are expected to come forward on sites within the Settlement Boundaries over the plan period.
- 12.219 Woodbridge like many other parts of the District is experiencing an increasingly ageing population alongside higher house prices (when compared to other parts of the District). Any residential development that comes forward over the plan period will be expected to target the ageing population and provide lower cost housing opportunities to meet locally generated needs.
- 12.220 Encouraging redevelopment opportunities to come forward on sites within the Settlement Boundaries may put non residential uses, such as parks, open spaces and playing fields under pressure for development over the plan period. These areas provide recreational opportunities and promote healthy communities and well being and it is essential these are retained and protected over the plan period. Through redevelopment of sites across the town, the Council will seek opportunities to maintain and further enhance the provision of recreational facilities to support the needs of the existing and future communities.
- 12.221 In 2006, an Air Quality Management Area was declared which covers 6 properties at the junction of Sun Lane and Melton Hill in Woodbridge as a result of traffic emissions at this junction. Following the declaration of an Air Quality Management Area, the Council is required to produce an Action Plan to provide a framework for identifying and implementing measures to reduce emissions and mitigate the effects of air pollution. The Council works in partnership with Suffolk County Council and landowners to implement the Action Plan which is monitored and reported on annually. The Local Plan acknowledges the

---

<sup>46</sup> The Melton Neighbourhood Plan area extends into the built up area of Woodbridge and defines the Settlement Boundary for that area. The Martlesham Neighbourhood Plan area excludes the built up area of Woodbridge.

Air Quality Management Area and seeks to direct new development away from this area. Where redevelopment opportunities come forward over the plan period, the impact of these on the Air Quality Management Area will need to be considered alongside other material planning considerations.



12.222 The 2001 Local Plan had a number of area specific policies which related to areas of Woodbridge. A number of these are still extant policies (Policies AP236, AP249, AP250, and AP252) but over time Woodbridge has evolved and the objectives of the policies are, in some circumstances no longer relevant. However the principles of riverside character which seek to protect the area from inappropriate development whilst seeking opportunities to enhance the character of the area are to be retained within this plan period. Proposals in riverside locations however, need to be balanced against the principles of visitor management of the Deben Estuary, as outlined in the Deben Estuary Plan, and the Suffolk Coastal Recreational Avoidance and Mitigation Strategy.

12.223 Like many other areas which are popular with visitors and provide a range of services and facilities, Woodbridge at times experiences traffic management issues which were also highlighted in the 2001 Local Plan (Policy AP263). Consultation responses have outlined that traffic management is still an issue which needs to be considered with partner organisations such as Suffolk County Council and Woodbridge Town Council over the plan period.

12.224 Through this Local Plan Review, the District council proposes to supersede the 'saved' policies from the 2001 Local Plan into a new policy to guide the future development of Woodbridge.

## Policy SCLP12.28: Strategy for Woodbridge

The strategy for Woodbridge is to balance opportunities with the acknowledged physical and environmental constraints in order to maintain and enhance its role as a market town, an employment centre and a tourist destination.

Opportunities to enhance the historic environment and the riverside character area of the town will be supported where they bring economic and social benefits which do not have a significant adverse impact on the environmental designations.

Residential development will be expected to come forward on sites within the Settlement Boundary, consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land.

The strategy, therefore is to consolidate a town that:

- a) Retains the special quality of the built environment including Conservation Areas and Listed Buildings and the character of the riverside and estuary;
- b) Retains the A12 as a firm edge to the town;
- c) Enhances the links between the town centre and the riverside;
- d) Enhances the town centre through the retention of national and independent shopping opportunities;
- e) Actively manages traffic and visitors to the town and surrounding areas through the use of appropriate traffic management, suitable car parking and signage;
- f) Promotes improvements to air quality; and
- g) Supports the further provision of open space and recreational facilities to meet the needs of the town over the plan period.



## Strategy for the Rural Areas

- 12.225 The rural areas of the District comprise the Large Villages, Small Villages and countryside across the District.
- 12.226 45% of the population of Suffolk Coastal District live within the rural areas. Whilst the rural parts of the District are generally less deprived than the urban areas, there are some places, particularly in the north of the District that are identified as being relatively deprived. Within the rural areas, the potential for people to become isolated, particularly if they do not own a car, is greater than in the urban areas, and therefore it is important to ensure that rural communities continue to be vibrant and that interaction is facilitated. In addition, the more remote rural parts of the District are less well-served by high speed broadband.
- 12.227 The rural areas of the District also contain some of the most sensitive and valued environments including the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Historic Parks and Gardens and Heritage Coast, along with internationally protected habitats. These areas are also some of the most desirable in which to live, as evidenced by house price data in the Strategic Housing Market Assessment (2017) which showed the Suffolk coast in particular as having much higher house prices than the more urban areas. Suffolk Coastal District also has a high number of second homes, at over 2,500 properties compared to under 500 in neighbouring Mid Suffolk. Many of the rural parts of the District are also important as visitor destinations.
- 12.228 A key part of the strategy for the Local Plan is around sustaining and supporting rural communities. The National Planning Policy Framework recognises the importance of supporting the retention of local services and facilities and locating housing where it will enhance and maintain the vitality of rural communities.
- 12.229 The rural parts of the District include a number of Large and Small Villages (as set out in the Settlement Hierarchy) as well as extensive areas of countryside which support smaller communities.
- 12.230 The approach for rural areas is to allocate sites in the Large and Small Villages, in particular where this can help to support local services and where it will provide opportunities for a range of site sizes to come forward and to diversify the mix of housing available, and where this might support opportunities for increasing the mix of housing available to the older population. Alongside this, it is important that growth in rural areas maintains, and enhances where possible, the diverse and high quality natural and historic environment of the District.
- 12.231 Opportunities and constraints to further development vary across the rural parts of the District. Those rural areas that are well related to the A12 or to Ipswich present greater opportunities for new development to be well connected to other, larger locations, whereas those places which are more remote are less well placed to provide such benefits, albeit that some growth in these locations can help to support local services and communities. Significant further development in the area around Hollesley, which is primarily accessed via Melton, is constrained due to issues related to capacity at the crossroads in Melton.



## Policy SCLP12.29: Strategy for the Rural Areas

The vision for the rural areas is to support and enhance the vitality of rural communities and enhance the visitor experience whilst protecting and enhancing landscapes, and the natural and historic environment.

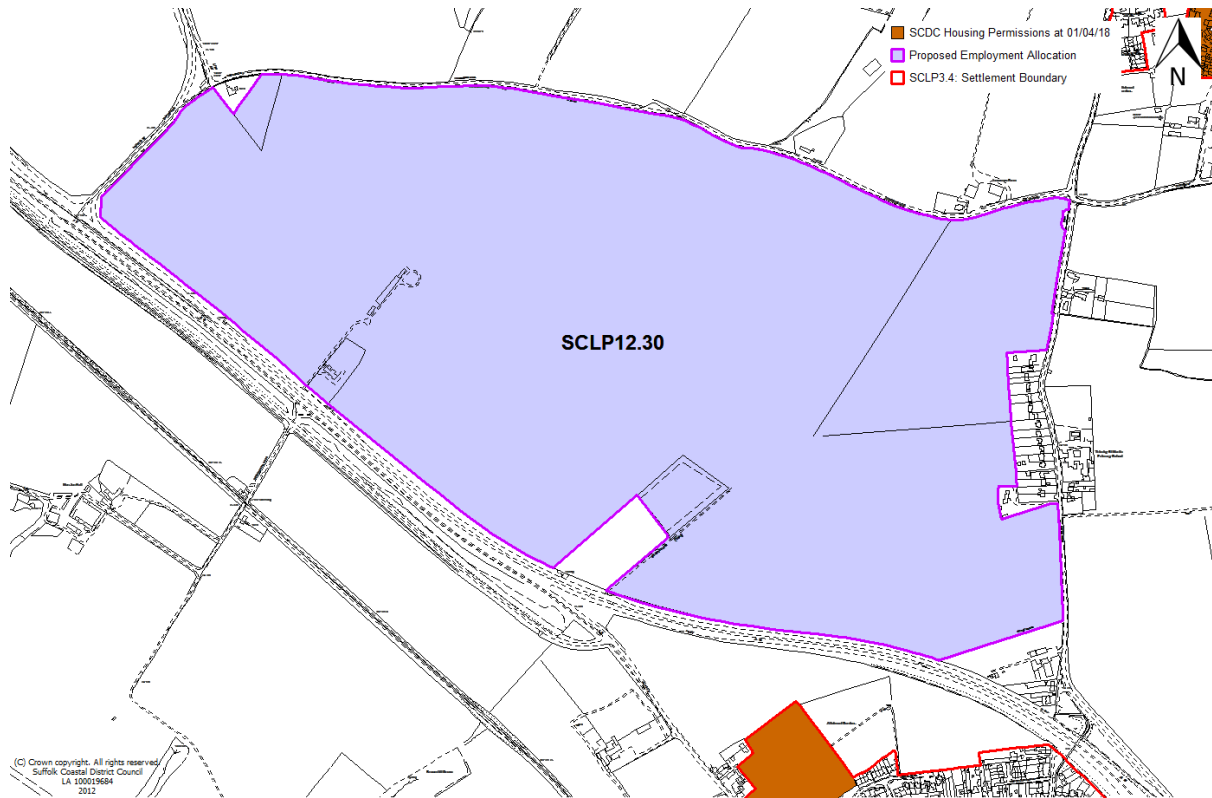
The strategy for rural areas seeks to deliver:

- a) Opportunities for employment development alongside the protection of existing employment uses;
- b) Improvements to connectivity and accessibility, including through continued improvements to high speed broadband and mobile phone coverage;
- c) The provision of new housing which contributes to providing a mix of housing choice in rural areas and helps to sustain rural communities, including through allocations in or well related to Large Villages and Small Villages;
- d) Enhancements to the visitor experience;
- e) Protection and enhancement of the Area of Outstanding Natural Beauty, whilst also recognising the value of locally important landscapes;
- f) Protection of designated habitats, including managing the effects of increased visitor pressure on the European protected sites, and seeking to provide enhancements for biodiversity; and
- g) Conservation and enhancement of the District's valuable heritage assets.



## Employment site allocations

### Land at Innocence Farm (adjacent to Trimley St. Martin and Kirton)



- 12.232 A large area of land is identified for employment related uses adjacent to the communities of Kirton and Trimley St Martin at Innocence Farm. The site is agricultural land with a relatively flat topography and provides access to the A14 as well as the local road network.
- 12.233 Public consultation responses highlighted the limited opportunities for future expansion on land currently identified for economic use at the Port of Felixstowe and on sites adjacent. In response to these public consultation responses, the Council commissioned the Port of Felixstowe Growth and Development Needs Study (2018) which sought to understand the likely future growth potential for the Port of Felixstowe and the related need for additional land allocations.
- 12.234 Although well in excess of the employment land need identified in the evidence base for the whole District, the Port of Felixstowe Growth and Development Needs Study demonstrates that the Port and related economic sectors require significant additional land to accommodate future needs and forecasts. The need for additional land reflects the important economic role played by the Port of Felixstowe at the local, national and international level.
- 12.235 The Department for Transport acknowledges the importance of ports across the country in the Transport Infrastructure for our global future study published in 2018. The study highlights that key role played by ports as a facilitator of trade and economic activity in a country that is heavily reliant on ports for imports

and exports of goods. The Government acknowledge that investment in hinterland links can facilitate a successful port industry, which potentially enables wider economic benefits<sup>47</sup> to be realised and the Local Plan has a role in delivering this success.

12.236 The Port of Felixstowe accounts for approximately 40% of all container traffic into the United Kingdom (equivalent of 4 million containers per year) and this generates a need for port based logistics, transport, haulage and warehousing operations to support the supply chain businesses in the area. Land at the Port of Felixstowe and that immediately adjacent has been developed over recent decades but some buildings are nearing the end of their lives and are becoming increasingly inefficient for modern day requirements. The limited land available within the existing area identified for port related uses makes the redevelopment of these sites problematic.

12.237 Land at Innocence Farm provides an opportunity which is well related to the Port of Felixstowe, existing operations and activities to provide additional land specifically for port related uses. Over the plan period, the evidence forecasts a need for additional land to meet the demands of this ever changing and rapidly evolving sector.

12.238 In March 2017, the Council responded to a Scoping Opinion request submitted by the landowners of Innocence Farm (DC/17/0010/SCO). The Scoping Opinion was prepared in accordance with Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The response to this Scoping Opinion identified a wide variety of issues which have informed the details of this Local Plan Policy and need to be taken into account with supporting studies and assessments to provide justification through the planning application process, such as:

- Archaeological assessment,
- Air quality assessment,
- Contaminated land survey,
- Noise assessment,
- Flood Management and Sustainable Urban Drainage strategy,
- Minerals resource assessment,
- Landscape and Visual Impact assessment,
- Habitats Regulation Assessment,
- Transport and Travel Assessment

12.239 The site is in agricultural use and provides a break between the communities of Kirton and Trimley St Martin. To retain this separation and reduce the impact of development in this location, the Council will require significant landscaping on all boundaries of the site. Landscaping in the form of retaining hedgerows, tree planting and bunds will be required to complement the surrounding landscape. Proposals

---

<sup>47</sup> Transport Infrastructure for our global future, A Study of England's Port Connectivity Department for Transport 2018.

will need to be informed by a Landscape and Visual Impact Assessment and take into account any views of the site from within the Area of Outstanding Natural Beauty.

- 12.240 Uses on this site will be restricted to those which provide support for port related businesses and operations. The Council will take a flexible approach to allow businesses to be flexible to ever changing demands of the sector which is expected to include warehousing, haulage yards, lorry parking and logistics centres. Ancillary uses on the site will be limited to small scale operations which support the needs of the businesses and operations (such as cafes and truck stop facilities). The design and layout of the site will need to be sympathetic to the nearby communities and ensure that appropriate screening is provided. The site is expected to be operational 24 hours a day to reflect the operations of the Port of Felixstowe and therefore lighting and noise strategies need to be established and kept under review to reduce the impact of the development.
- 12.241 Suffolk Coastal is a District at the forefront of Major Energy Infrastructure for the country as outlined in Policy SCLP3.5. Over the plan period, the Council is aware of nationally significant infrastructure projects which may have significant economic benefit for the District and the country as a whole. The location and size of the site at Innocence Farm may result in opportunities that could be accommodated in exceptional circumstances to assist the delivery of infrastructure for these projects to bring significant economic benefits. Should opportunities come forward relating to Major Energy Infrastructure projects it may be appropriate to allow for these uses to be catered for at Innocence Farm. Once completed and the land is no longer needed for Major Energy Infrastructure projects any land will be expected to revert back to solely port related uses.
- 12.242 Access is currently provided by a number of small tracks and entrance points. To support the activities on the site, suitable access arrangements need to be created to the satisfaction of Suffolk County Council as Highways Authority as well as Highways England who have responsibility for the A14 and associated junctions. Initial transport modelling shows the potential for increasing pressure on the A14 corridor and the Seven Hills junction, as well as some more localised impacts. Economic evidence underpinning the Local Plan has highlighted the importance of appropriate access to sites for employment related uses and this site is no different. The increased use of HGV vehicles will require upgraded access points to the A14 and the local road network, but should be restricted from using Innocence Farm and nearby roads through Kirton.
- 12.243 The Port of Felixstowe is well served by railway connections which transport containers to the rest of the country and reduce the volume of HGVs on the road network. With support from Network Rail, the Port of Felixstowe has developed its £37 million North Rail Terminal which has doubled rail capacity<sup>48</sup>. The continued use of the railway is supported by the Council and opportunities to link Innocence Farm with the railway connections serving the Port of Felixstowe should be investigated and where feasible implemented.

---

<sup>48</sup> Transport Infrastructure for our global future, A Study of England's Port Connectivity Department for Transport 2018.

- 12.244 Public consultation responses have highlighted that the parking provision for HGVs is limited in the area, which leads to an increased use of laybys for over night stops. The scale of the site at Innocence Farm provides the opportunity for over night parking to be provided for HGVs as a realistic alternative to the continued use of laybys on the A14 and the A12.
- 12.245 The Local Plan identifies the site as an area for economic activity which is specifically for port related uses. As outlined in the Port of Felixstowe Growth and Development Needs Study, the level of future growth anticipated is subject to fluctuations dependent on a variety of outside factors. As a result of these factors and uncertainty, the Council consider it appropriate to allocate the entire site, with significant landscaping to enable opportunities to be realised over the plan period. Development is not expected to come forward all at once and therefore will be phased over the plan period (and beyond 2036) if delivery is slower than anticipated. The scale of the development will be kept under review by the Council in conjunction with the landowners and may be subject to review in future Local Plans if delivery is faster or slower than forecast.
- 12.246 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

### **Policy SCLP12.30: Land at Innocence Farm**

A large scale employment allocation is identified at Innocence Farm to support the continued viability of the Port of Felixstowe and other related businesses including HGV parking. Proposals which provide small scale complementary uses which serve the ancillary needs of the businesses operating at this site will be supported where necessary.

Dedicated access points are required to provide vehicular access to the site in both an easterly and westerly direction with HGV movements restricted to dedicated routes introduced to the satisfaction of Suffolk County Council and Highways England. Opportunities to connect Innocence Farm and the Port of Felixstowe by railway should be investigated and these will be supported where they further reduce the traffic movements on the road network.

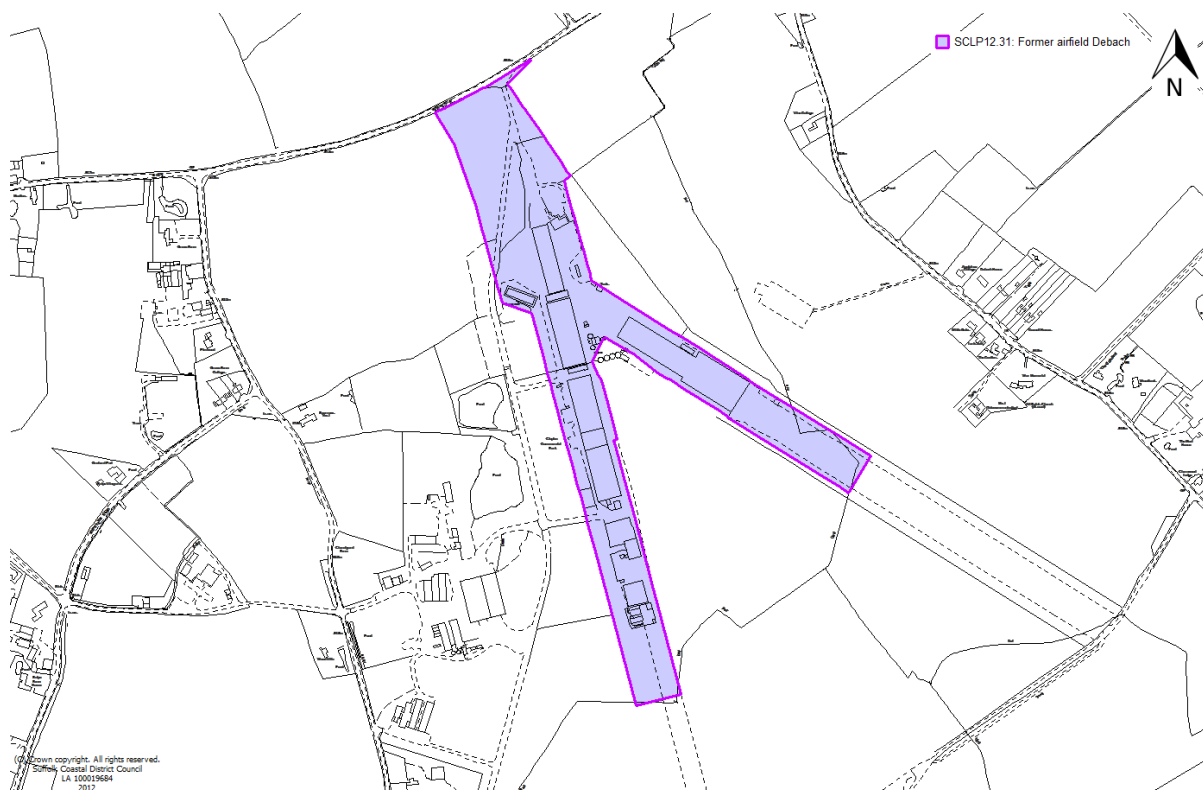
Significant landscaping and buffers are to be provided on the site which is to be informed by Landscape and Visual Impact Assessments. Opportunities to enhance and link into the existing Public Rights of Way network are encouraged.

The scale of buildings will be guided by operational requirements but will be required to implement design principles and use of materials to reduce the impact of any built form on the surrounding landscape.

Applications for development on this site will need to be subject to Habitats Regulation Assessment screening. Any development which would result in significant adverse effects which could not be appropriately mitigated will not be permitted.



## Former airfield Debach



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.247 Employment uses on this site are split between two ownerships, Debach Enterprises and Clopton Business Park. The developed area is long and narrow with limited scope for extension or intensification within it. The two areas contain a mix of lawful uses in Use Classes B1, B2 and B8. In order to enable the site to continue to accommodate churn of tenants over the plan period, the site owners have identified the need for limited flexibility to enable existing built units to be re-furbished or replaced to provide an appropriate gap between them. This would enable the site to meet modern fire regulation standards.
- 12.248 Traffic impact on the local highway network remains the key concern in respect of this site. Applications for any change of use or other proposals that would result in an intensity of use and associated increase in traffic will need to demonstrate that their proposal is acceptable to the Highway Authority.
- 12.249 The Environment Agency have highlighted that the site overlies a Principal Aquifer, with a groundwater abstraction licence in place approximately 50m from the site boundary. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 12.250 Anglian Water have advised that development of this site may require a new sewage treatment facility. This should be discussed between the developer and Anglia Water ahead of any relevant planning application being submitted to the Council.

- 12.251 Any relevant development proposals should include a desk-based assessment to identify potential impacts on heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

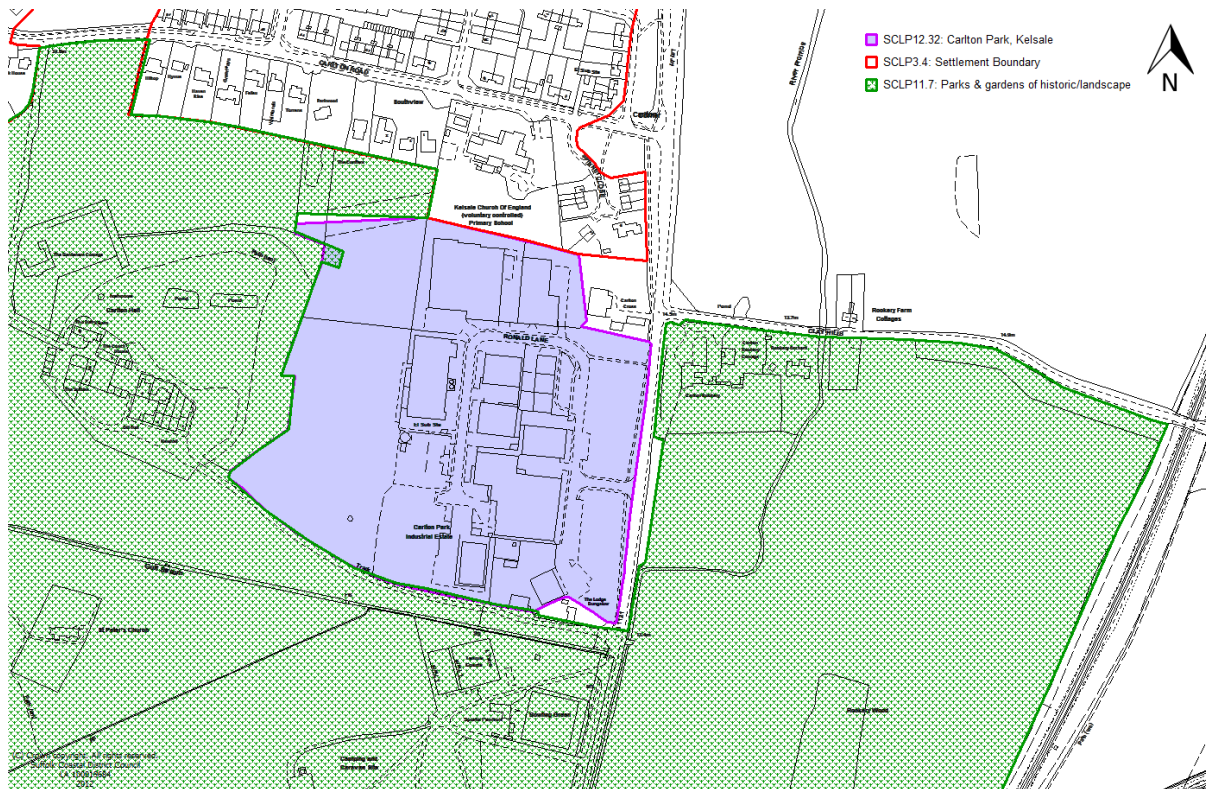
### **Policy SCLP12.31: Former airfield Debach**

The former airfield at Debach as identified on the Policies Map comprises 10.89 hectares of employment land. The site is fully occupied and contains lawful uses within Use Classes B1, B2 and B8.

Planning permission will be granted for new employment provision, through re-development or refurbishment of existing buildings or any other change of use proposal that would result in an increased level of activity within the site provided that:

- a) The use is restricted to activities falling within Use Classes B1, B2 and B8;
- b) Where necessary, a transport statement or transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- c) Where necessary, investigation of potential contamination at the site has been undertaken prior to submission of any relevant planning application;
- d) Where necessary, adequate sewage treatment facilities are provided;
- e) If required measures have been taken to assess and manage any heritage assets on the site; and
- f) Where necessary, a drainage strategy is approved and implemented before development proceeds.

## Carlton Park, Kelsale



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.252 Carlton Park is an existing and well established employment site of around 8ha which allows for a range of B1 Business, B2 General Industry and B8 Storage and Distribution employment uses. With direct access onto Main Road, Kelsale, it is well related to the A12 and thereby the main road network for the District. It is the only significant industrial estate in the Saxmundham locality and is particularly important given the amount of new residential development permitted in and around the town.
- 12.253 Approximately 3ha of land within the site as defined on the Policies Map remains available for development. Whilst the site remains appropriate to a range of employment uses, particular encouragement should be given to new uses which have a high employee to floorspace ratio, given the limited opportunities for employment around Saxmundham.
- 12.254 The Environment Agency have highlighted that the site overlies a Principal Aquifer and is within Groundwater Source Protection Zone 3. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application
- 12.255 The site includes a small area of Flood Zone 3 along the southern boundary, and a wider extent of Flood Zone 2 which encroaches into the undeveloped area. Any proposals for development must therefore have regard to this issue and be accompanied by a Flood Risk Assessment.

- 12.256 Suffolk County Council have advised that any development proposals should include a desk-based assessment and historic assets assessment of the buildings to be affected. Proposals should include appropriate treatment of heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

### **Policy SCLP12.32: Carlton Park, Main Road, Kelsale cum Carlton**

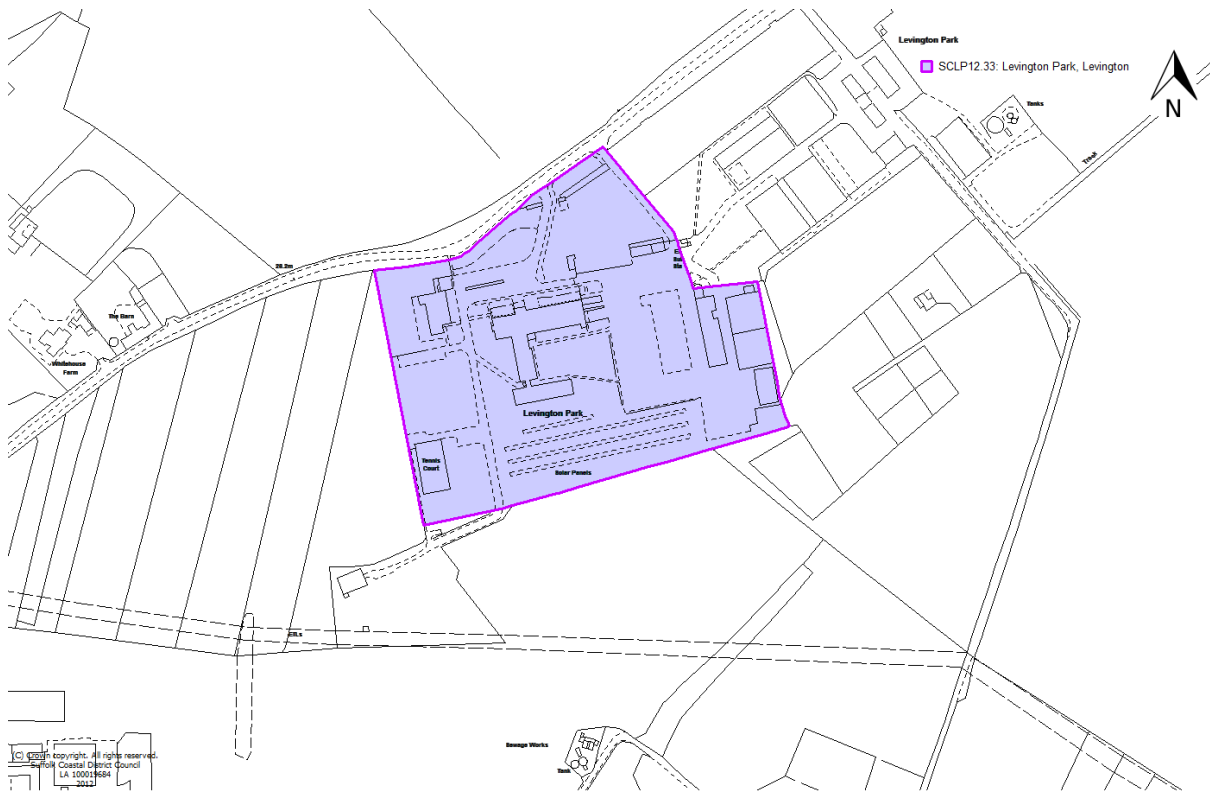
Carlton Park as identified on the Policies Map comprises some 8ha of employment land. 3ha of land remains vacant. The site contains lawful uses within Use Classes B1, B2 and B8.

Proposals for development of B1, B2 and B8 uses will be permitted subject to the following criteria:

- a) Proposals for further development of the site should be accompanied by a Flood Risk Assessment;
- b) An investigation into any potential contamination of the site should be undertaken prior to the submission of a planning application; and
- c) Where appropriate, measures should be taken to assess and manage any heritage assets on the site.

In recognition that it is the largest employment site close to Saxmundham and well related to the local transport network, encouragement will be given to those uses which have a high employee to floorspace ratio.

## Levington Park, Levington



This allocation is carried forward from the Site Allocations and Area Specific Policies DPD (January 2017).

- 12.257 Levington Park is a former agricultural research station, which provides office space for manufacturing, logistics and shipping companies. The buildings are set in large well kept grounds reflecting both its former history and sensitive rural location. The site is surrounded by open countryside which forms part of the AONB, is close to the village of Levington but with limited road access which is not suited to HGVs or any use which generates significant amounts of traffic.
- 12.258 The Environment Agency have highlighted that the site overlies a Principal Aquifer. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 12.259 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.
- 12.260 Whilst continuing to support the site in its current employment use, it remains the case that the site is not suited to an intensification of employment activity.
- 12.261 Project level Habitats Regulations Assessment may be required to assess hydrological impacts and any effects would need to be adequately mitigated.



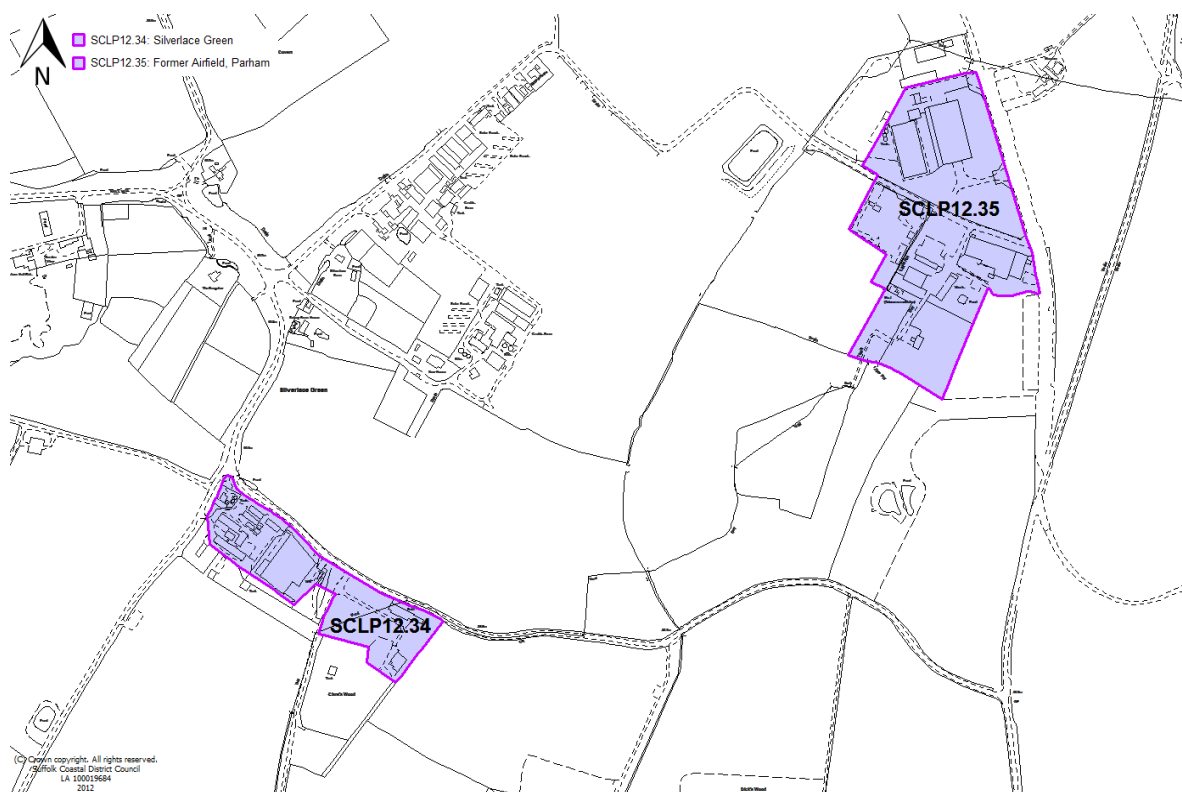
### **Policy SCLP12.33: Levington Park, Levington**

Levington Park, as identified on the Policies Map, is an existing low key employment site, some 3.29ha in size.

Development will be expected to accord with the following criteria:

- a) In order to reflect its former use, its sensitive location and poor road access, the Council will continue to resist any significant intensification of use which would have a demonstrable adverse impact on surrounding uses;
- b) Any proposals for development at the site will need to demonstrate that there is adequate capacity in the foul sewerage network or that capacity can be made available;
- c) An archaeological investigation may be required depending on the nature of the groundworks; and
- d) Project level Habitats Regulations Assessment will be required.

## Silverlace Green & Former Airfield, Parham



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.262 This disused former airfield site straddles a number of parishes however the employment element is concentrated in two areas as shown on the plan. Across the two areas, employment uses are restricted to Use Classes B1 Business and B2 General Industry use. Previous Local Plan policy encouraged the retention of tree and hedgerow planting where it screened buildings and acted as a sound barrier. Encouragement was given to replacement of buildings which had fallen into disrepair with limited space for expansion.
- 12.263 The sites have evolved over time but the policy approach remains the same. These sites are important sources of local employment, but due to their location traffic generation associated with them remains a key issue. Any applications for additional floorspace or an intensification of activity will require a transport assessment.
- 12.264 Consideration should be given to the need for mitigation to manage the relationship between any new employment uses and the existing waste use on the site. Anglian Water have advised that development of these sites may require a new sewage treatment facility. This should be discussed between the developer and Anglia Water ahead of any planning application being submitted to the Council.
- 12.265 The Environment Agency have highlighted that the site overlies a Principal Aquifer, the western end of the site falls within Environment Agency Groundwater Source Protection Zone SPZ 1, the eastern end SPZ3 and central section SPZ2. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.

- 12.266 The southern portion of land at Silverlace Green sits within attractive estate farmland and parkland landscape of strong and distinctive character. Particular attention will need to be given to the visual impact of any development in the wider landscape.
- 12.267 Suffolk County Council Archaeology have confirmed that any development proposals should include a desk-based assessment and historic assets assessment of the buildings to be affected, particularly if buildings survive relating to military use. Proposals should include appropriate treatment of heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

### **Policy SCLP12.34: Land at Silverlace Green (former airfield) Parham**

Land at Silverlace Green as identified on the Policies Map comprises some 2.24 hectares of employment land. Within the site 0.98 hectares of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.

Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:

- a) The use is restricted to activities falling within Use Classes B1 and B2;
- b) A transport assessment can demonstrate to the satisfaction of the Highway authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- c) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development;
- d) The proposals address the need to manage the relationship between new uses and the existing waste facility on the site;
- e) Adequate sewage treatment facilities are provided;
- f) A drainage strategy is approved and implemented before development proceeds;
- g) Investigation of potential contamination at the site has been undertaken prior to submission of any planning application;
- h) Any new building or extension to an existing building is acceptable in terms of visual impact on landscape character; and
- i) Where appropriate, measures have been taken to assess and manage any heritage assets on the site.

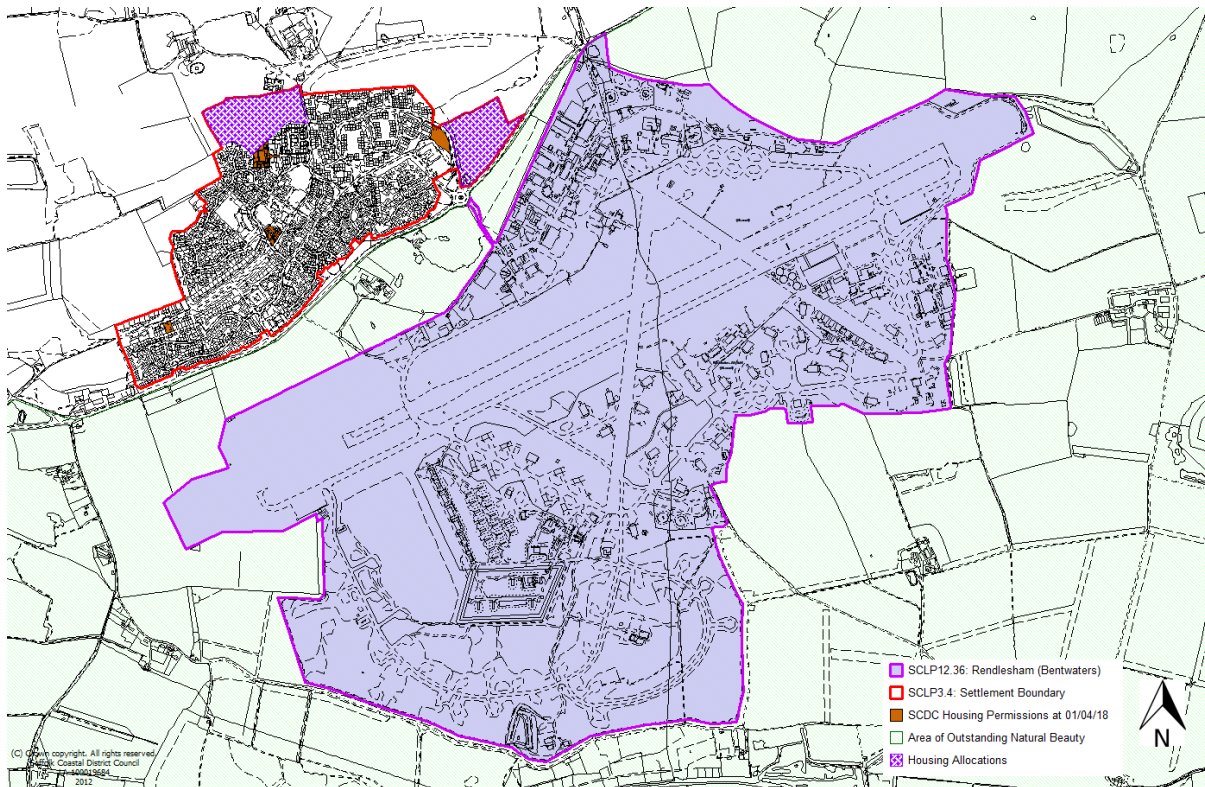
### **Policy SCLP12.35: Former airfield Parham**

The former airfield at Parham as identified on the Policies Map comprises some 5.72 hectares of employment land. 1.67ha of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.

Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:

- a) The use is restricted to activities falling within Use Classes B1 and B2;
- b) A transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- c) Adequate sewage treatment facilities are provided;
- d) A drainage strategy is approved and implemented before development proceeds;
- e) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development; and
- f) Where appropriate, measures have been taken to assess and manage any heritage assets on the site.

## Rendlesham (Bentwaters)



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.268 This site comprises the former Technical Base at Rendlesham. It is a large site approximately 390 hectares containing over 300 buildings and structures as well as extensive areas of grass. It is estimated to employ around 400 people. The site lies wholly within the AONB, adjoins The Sandlings SPA and is in close proximity to the Alde-Ore Estuary SPA, SAC and Ramsar site (European sites). Part of the site abuts Wantisden Church a grade 1 listed building.
- 12.269 The site, although predominantly within the parish of Rendlesham also crosses into Tunstall and Wantisden. The Rendlesham Neighbourhood Plan confirms that policies relating to this site will be dealt with through the Local Plan.
- 12.270 The site is unique within the District for the combination of buildings which remain on site and for the wide and very eclectic range of activities located here. Activities range from agricultural storage, to film recording as well as more traditional B1, B2 and B8 type uses. It is also subject to an extant planning permission for a hotel.
- 12.271 The site is also host to a number of innovative renewable energy facilities (including an anaerobic digester) and is connected to the Suffolk Strategic Lorry Route Network via a Zone Distributor Route.
- 12.272 As a consequence of its former military role, the site is acknowledged by Historic England to contain a range of historical assets including artwork. The cold war museum housed on the site is a tourist attraction.



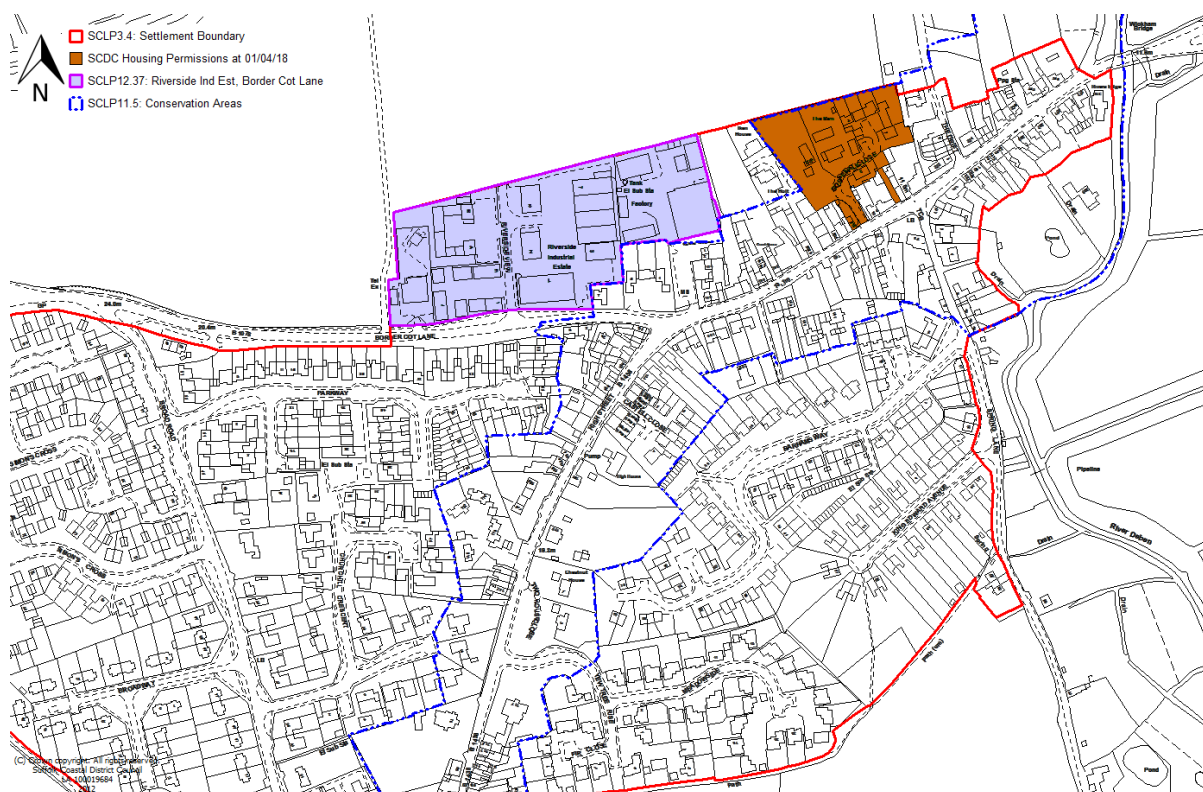
- 12.273 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.274 The Environment Agency have highlighted that the site overlies Principal and Secondary Aquifers. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated.
- 12.275 Project level Habitats Regulation Assessment may be required and projects will only be approved with effective measures to prevent impacts on European sites. Project level Habitats Regulation Assessment will need to consider a range of urbanisation effects such as noise and lighting.
- 12.276 The Council has recently granted planning permission for a comprehensive scheme for the whole site, which regularises the existing uses, as well as a business plan for its development. The planning permission C/10/3239 contains a schedule of uses for each of the buildings and areas within the site and an accompanying site plan. The decision notice and unilateral undertaking include a very comprehensive set of conditions designed to address issues of concern, most notably traffic impact on the local road network, issues of residential amenity and environmental concerns due to the site being within the AONB. This detailed information provides the baseline for the following policy and therefore sits as evidence in support of the Local Plan. A new footpath/bridleway access from Rendlesham into the adjoining countryside, opening up access for residents of Rendlesham is to be provided alongside these proposals.
- 12.277 The following policy is designed to support the recent planning permission and to support the longer term use of the site through the plan period.

### **Policy SCLP12.36: Bentwaters Park, Rendlesham**

Bentwaters Park as identified on the Policies Map covers an area of some 390 hectares. It contains a wide range of traditional and unusual (*sui generis*) employment uses which make use of the great variety of building sizes and types and infrastructure available on the site. The building types are reflective of its former use as a military airfield.

The Council is keen to ensure that this site remains a vibrant employment site. Accordingly, the Council will permit new employment uses where they will not breach site, environmental and highway constraints identified and conditioned in the planning permission C/10/3239 approved 11/12/2015. Outside of those limits new employment uses will be permitted where they are supported by robust evidence which confirms that their individual and cumulative impacts are acceptable. In both circumstances, proposals should conform to local and national planning policy, particularly with regard to the environmental designations on and in close proximity to the site.

## Riverside Industrial Estate, Border Cot Lane, Wickham Market



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.278 Riverside Industrial Estate is an important local employment site on the edge of Wickham Market with permission for a range of B1 Business and B2 General Industry type uses. The Council is keen to see it retained as a local employment centre, particularly as a number of smaller former employment sites around the village have been lost to other uses.
- 12.279 The Environment Agency have highlighted that the site overlies a Principal Aquifer and is within Groundwater Source Protection Zone 2. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 12.280 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.

**Policy SCLP12.37: Riverside Industrial Estate, Border Cot Lane, Wickham Market**

Riverside Industrial Estate comprises 2.04ha of land with permission for a mix of B1 and B2 type uses as shown on the Policies Map.

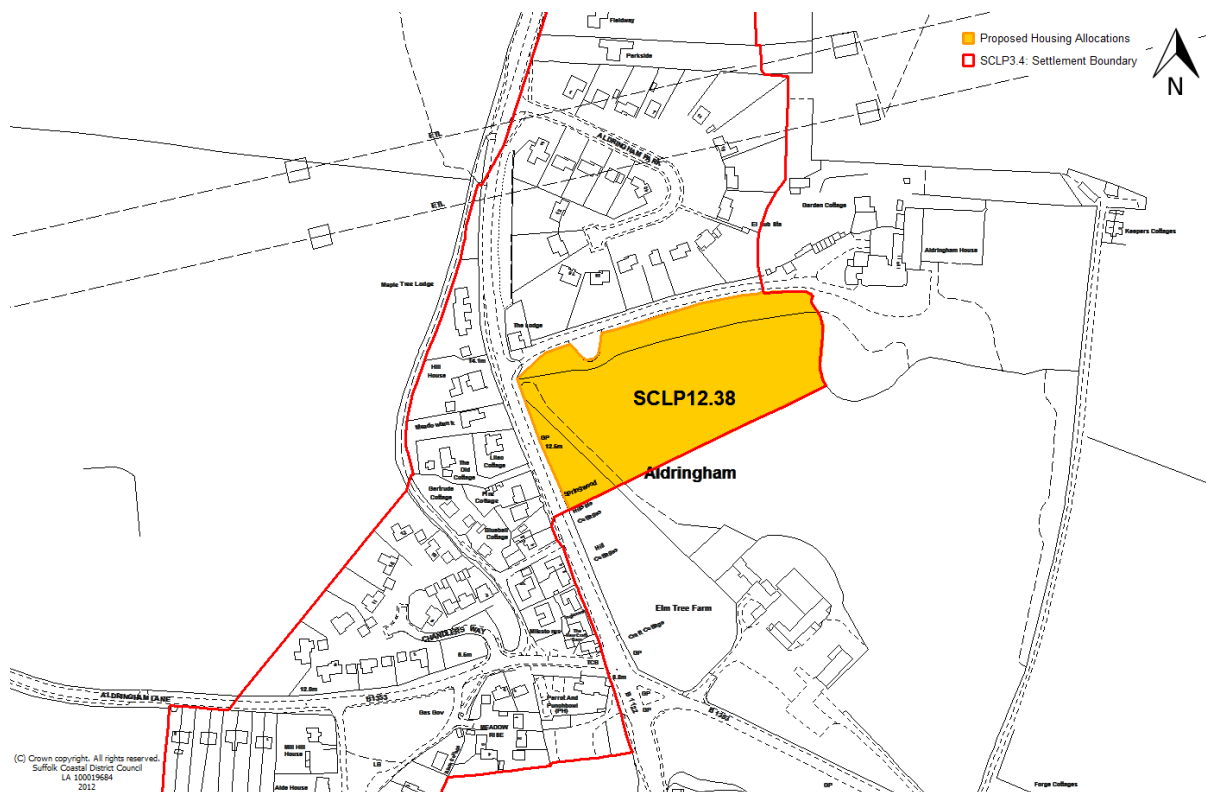
The Council will continue to support proposals for re-development or intensification of B1 and B2 uses within the defined area where it can be demonstrated that schemes are acceptable in terms of impact on the local highway network, and nearby residential uses. Design will also be an issue given the sites location on the edge of the village and the fact that it is surrounded by countryside of attractive and distinctive river valley landscape character.

Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:

- a) Developers will need to investigate potential contamination on the site prior to the submission of a planning application;
- b) Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available; and
- c) An archaeological investigation may be required depending on the nature of the groundworks.

## Housing and mixed use site allocations

### Land to the east of Aldeburgh Road, Aldringham



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

- 12.281 Aldringham (2011 pop. 759) is a Small Village in the settlement hierarchy situated to the south of Leiston and approximately 0.6 miles west of Knodishall. The settlement follows the B1122 main road between Aldeburgh and Leiston and is also built around the Green on Mill Hill. The Grade 2 listed building 'Parrot and Punchbowl Inn' situated on the crossroads acts as a visual, focal point for the village.
- 12.282 1.66 ha of land is identified as suitable for approximately 40 dwellings. The site is centrally located, on the eastern side of the village. The land rises gently to the north with Aldringham House located at the north east corner, with the cross roads situated 130 metres to the south.
- 12.283 Due to the prominent location of the site; on sloping ground, on the edge of Aldringham, a key consideration is how the development sits in the surrounding landscape. The development should enhance the character of the site and surrounding landscape through high quality design, including planting schemes and boundary treatments. Any loss of native species hedgerow will need to be replaced with additional native species hedging.
- 12.284 The design will need to be sympathetic to the setting of nearby Listed Buildings and, in particular, the Grade II Listed Building Elm Tree Farm House.

- 12.285 Achieving appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines, will be subject to approval by Suffolk County Council as the highways authority.
- 12.286 Anglian Water has confirmed that surface water disposal should be in accordance with the water management hierarchy. This may include the use of soakaways or other forms of sustainable drainage systems.
- 12.287 A project level Habitats Regulations Assessment will be required which will need to ensure that hydrological impacts are checked and adequately mitigated for if required.
- 12.288 Coldfair Green Primary School is forecast to be over capacity during the first five years of the plan period and therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.

### **Policy SCLP12.38: Land to the East of Aldeburgh Road, Aldringham**

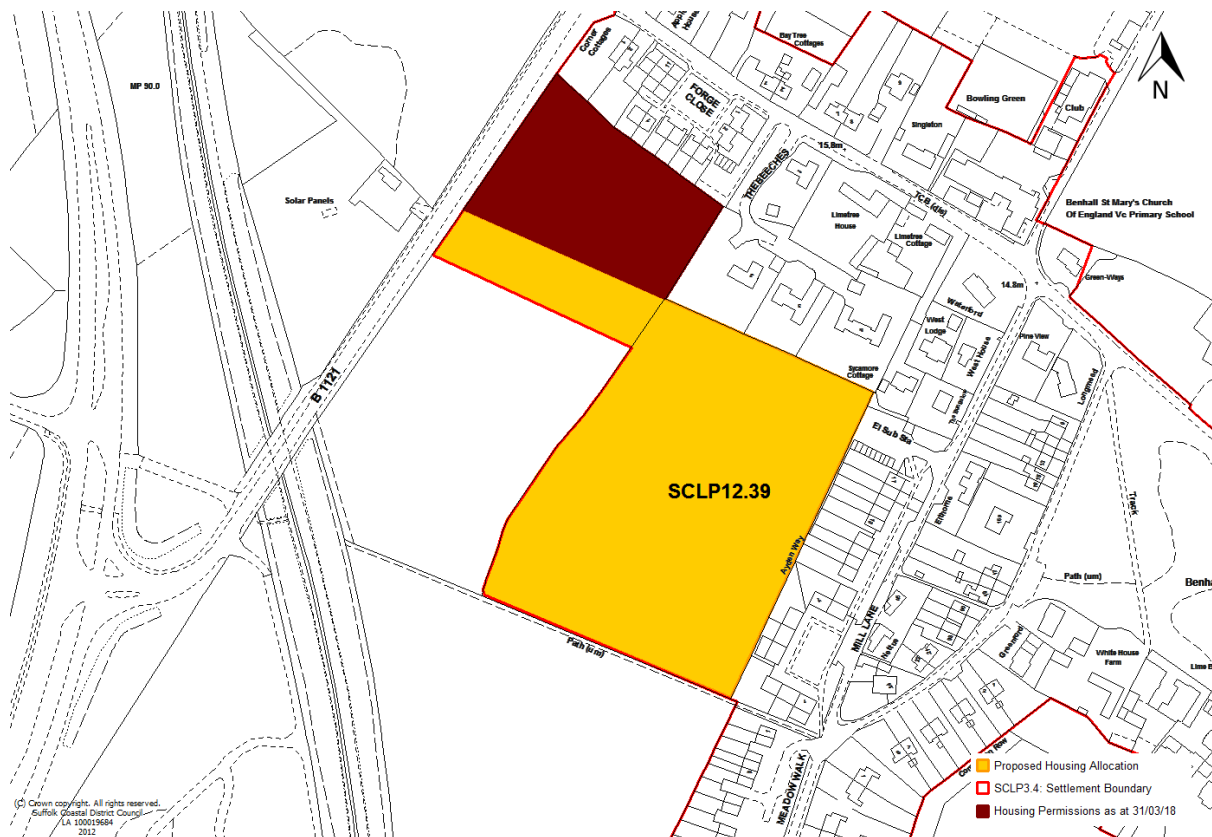
1.66ha of land to the east of Aldeburgh Road, Aldringham, as shown on the Policies Map, is identified for residential use for approximately 40 units.

Development will be expected to accord with the following criteria:

- a) Design and layout should enhance the character of the site and surrounding landscape through high quality design, including planting schemes and boundary treatments and be sympathetic to the setting of nearby Listed Buildings;
- b) Any loss of native species hedgerow will need to be replaced with additional native species hedging;
- c) Affordable housing to be provided on-site;
- d) Appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines;
- e) A biodiversity survey will be required and, if necessary, appropriate mitigation provided;
- f) An archaeological assessment will be required;
- g) Provision of a pedestrian crossing point;
- h) Surface water disposal must be in accordance with the water management hierarchy; and
- i) A flood risk assessment will be required, and any necessary mitigation provided.



## Land south of Forge Close between Main Road and Ayden, Benhall



- 12.289 Benhall (2011 pop. 521) is identified as a Small Village in the settlement hierarchy, having a range of facilities including a primary school, convenience store and village hall. Benhall is located close to the A12, and some additional development within the village will therefore help to support the Local Plan strategy which recognises the A12 corridor as a focus for growth.
- 12.290 The site is located close to the A12, immediately to the south of site SSP6 which was allocated in the Site Allocations and Area Specific Policies DPD and has subsequently received planning permission. The main part of the village is to the east of the site around Mill Lane and Benhall Green lies further east beyond this.
- 12.291 The site is well related to the existing built up area of the village and is currently agricultural land. The site represents a smaller part of the site originally submitted by the landowner for consideration for allocation, reflecting the potential for Benhall to accommodate a modest level of development.
- 12.292 Reflecting the character of the surrounding residential areas, the site is considered suitable for semi detached and terraced properties, particularly in the eastern part of the site. The site would also be suitable for housing designed for older people, particularly if connectivity to Mill Lane can be achieved.
- 12.293 As the site is located on the approach to Benhall, it will be important that the southern and western boundary of the site forms an appropriate 'edge' to the village through suitable landscaping. Features and

elements which define the estate farmland landscape such as its robust structure of hedgerows should be protected and enhanced.

- 12.294 Public open space should be provided on site to provide a focal point for the development and to provide opportunities for people of all ages to be active. Provision should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population,
- 12.295 As an access is provided on the southern part of the permitted site to the immediate north, the site should be accessed via this to avoid the need for a further access on to the B1121. Opportunities to connect the site with the main village of Benhall through pedestrian and cycling links to the east of the site should be explored.
- 12.296 There is a small area of surface water flooding recorded in the centre of the site and development will be expected to put appropriate measures in place to ensure that surface water disposal is undertaken in accordance with the surface water management hierarchy. There are Grade II Listed Buildings to the north of the site and development will need to be sympathetic to the setting of these.
- 12.297 St Mary's CEVCP School, Benhall, is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.
- 12.298 Additional primary care floorspace will be required in Saxmundham to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

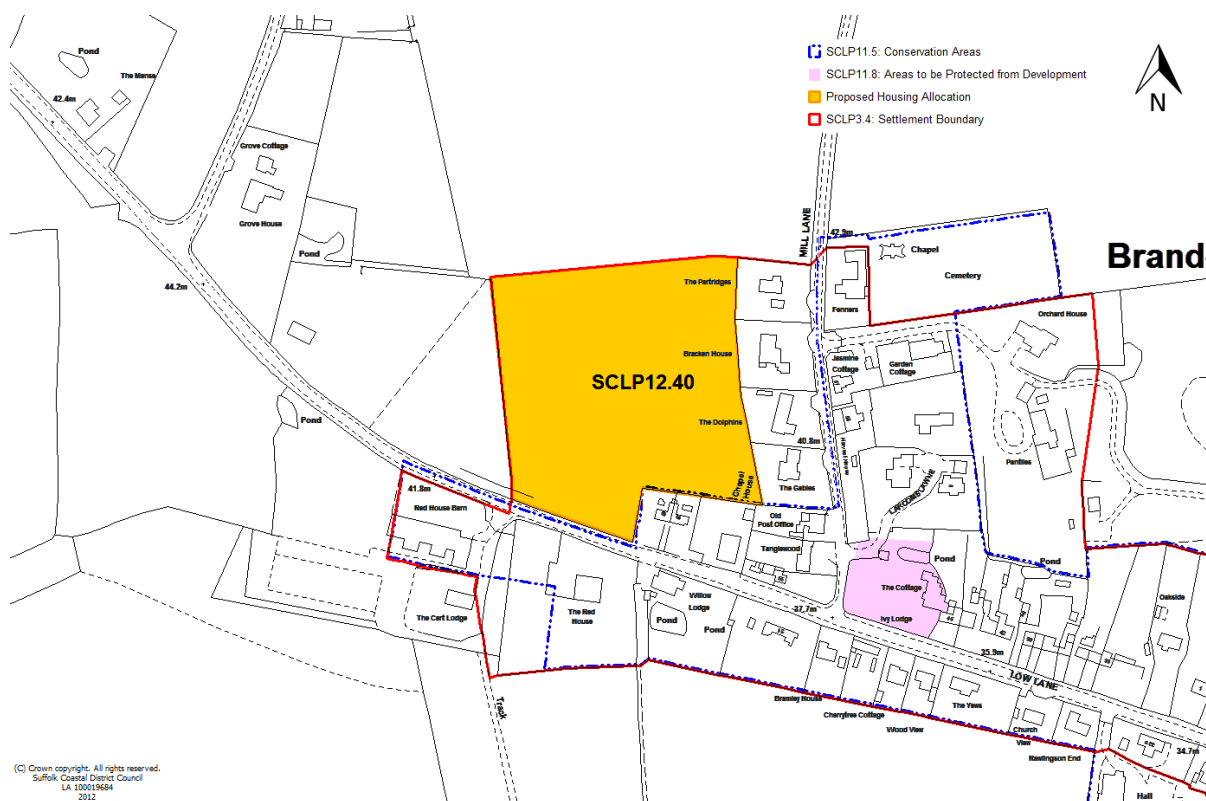
### **Policy SCLP12.39: Land south of Forge Close between Main Road and Ayden, Benhall**

2.4ha of land south of Forge Close between Main Road and Ayden, Benhall, as shown on the Policies Map, is allocated for the development of approximately 50 dwellings.

Development will be expected to accord with the following criteria:

- a) The development to be served by the existing access to the north of the site from Main Road;
- b) The design and layout of the development to provide for higher density terraced and semi detached properties in the eastern part of the site, and including provision of properties that would be suitable for older persons;
- c) Affordable housing to be provided on-site;
- d) Provision of public open space to act as a focal point for the development;
- e) Provision of appropriate landscaping to the south western boundary of the site;
- f) Provision of pedestrian and cycle access to Mill Lane where possible; and
- g) Surface water disposal to be in accordance with the water management hierarchy.

## Land at The Street and Mill Lane, Brandeston



12.299 Brandeston (2011 pop.296) is identified as a Small Village in the settlement hierarchy, reflecting the services it has which include a shop and a village hall.

12.300 The location of the site follows the village form by extending to the existing edge of the settlement to the north and west. The area immediately surrounding the site is characterised by detached houses on generous plots, and the southern edge of the site borders Brandeston Conservation Area. In order to respond to the character of the area the site is considered to be suitable for development at a relatively low density, and it is considered that there is potential to accommodate bungalows within the site.

12.301 The site is currently relatively open to views from the west and north and therefore careful consideration will need to be given to boundary landscaping. The site is located on the edge of the settlement and in this regard has potential to operate as a gateway development. Public open space provision should contribute to this gateway. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.

12.302 Access to the site would be via The Street and sufficient visibility splays will need to be accommodated. Development should protect the fine grained enclosure patterns and drainage ditch networks and provide sympathetic management for ecological benefits.

- 12.303 The site is within the catchment of Easton Primary School which is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.
- 12.304 Additional primary care floorspace will be required in Framlingham to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

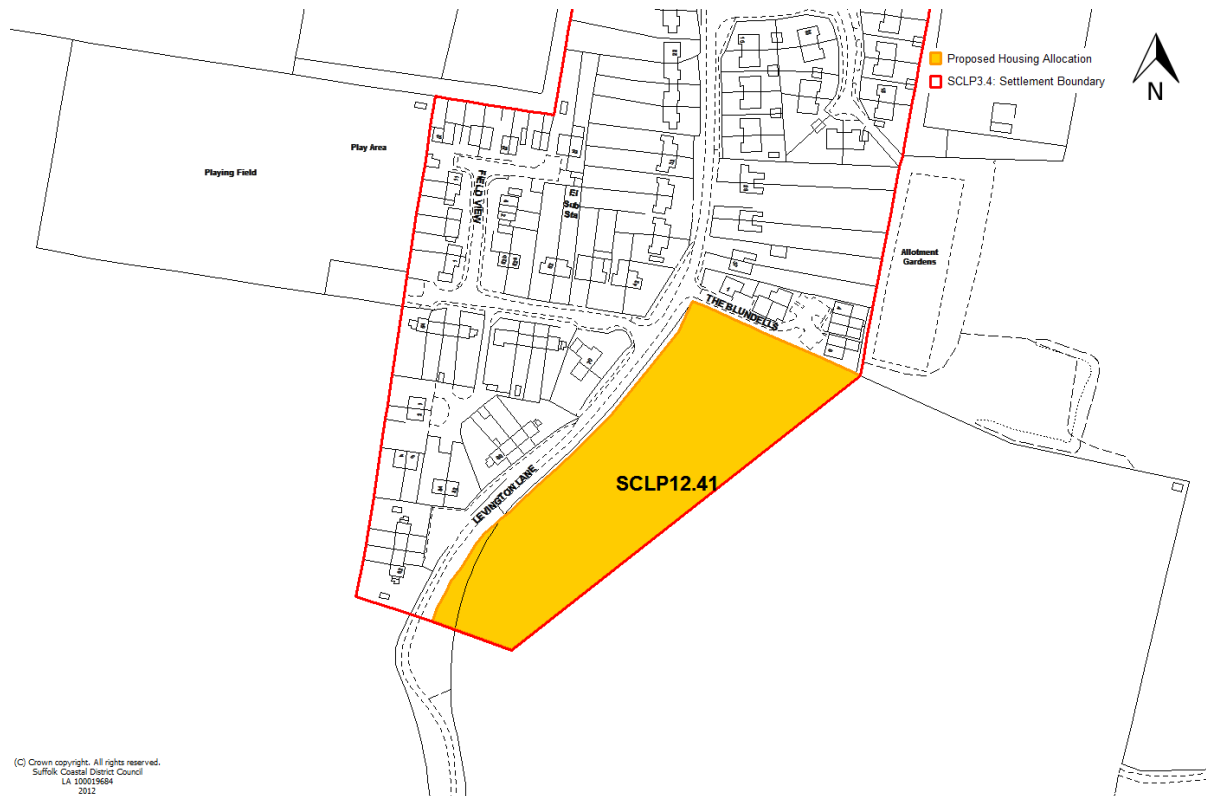
### **Policy SCLP12.40: Land at The Street and Mill Lane, Brandeston**

2.06ha of land at The Street and Mill Lane, Brandeston, as shown on the Policies Map, is allocated for the development of approximately 30 dwellings.

Development will be expected to accord with the following criteria:

- a) Design and layout to be of a high quality and to be appropriate within the context of Brandeston Conservation Area to the south;
- b) Provision of a mix of housing to include smaller, terraced housing set back from the main road and bungalows;
- c) Affordable housing to be provided on-site;
- d) Provision of public open space to be designed to reflect the site's position as a gateway to the village;
- e) Provision of appropriate landscaping to the west and northern boundaries of the site;
- f) Retention of mature trees and hedgerow along the southern border; and
- g) A flood risk assessment will be required, and any necessary mitigation provided.

## Land to the South East of Levington Lane, Bucklesham



- 12.305 Bucklesham (2011 pop. 526) is a Small Village which has a modest range of services including a primary school and a village hall, albeit that the school is located away from the main built up area of the village. Bucklesham is located close to the A14 between Ipswich and Felixstowe and is therefore better connected to larger centres and employment opportunities than some of the other settlements in the District.
- 12.306 The site represents a logical extension to the settlement, bringing the developed area of the eastern side of Levington Lane as far south as the edge of the developed area on the western side of the road.
- 12.307 The site itself has few constraints to development although the hedgerows and trees along the boundaries of the site should be retained wherever possible and careful attention will need to be paid to boundary treatments to the southern edge of the site to minimise any visual impacts on the approach into Bucklesham. Development should support restoration, maintenance and enhancement of the network of tree belts and natural features in the area.
- 12.308 The residential areas adjoining the site are typically semi detached dwellings. To reflect the character of the area, semi detached dwellings should be provided along the frontage with Levington Lane, with scope for lower density properties in the east of the site.
- 12.309 A footway should be provided to connect the site with the existing footpaths along the eastern side of Levington Lane to the north. It will also be necessary to widen Levington Lane along the western boundary of the site to accommodate access to the site.



12.310 Bucklesham Primary School is currently over capacity, and therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.

12.311 Additional primary care floorspace will be required to meet the needs arising from new development.

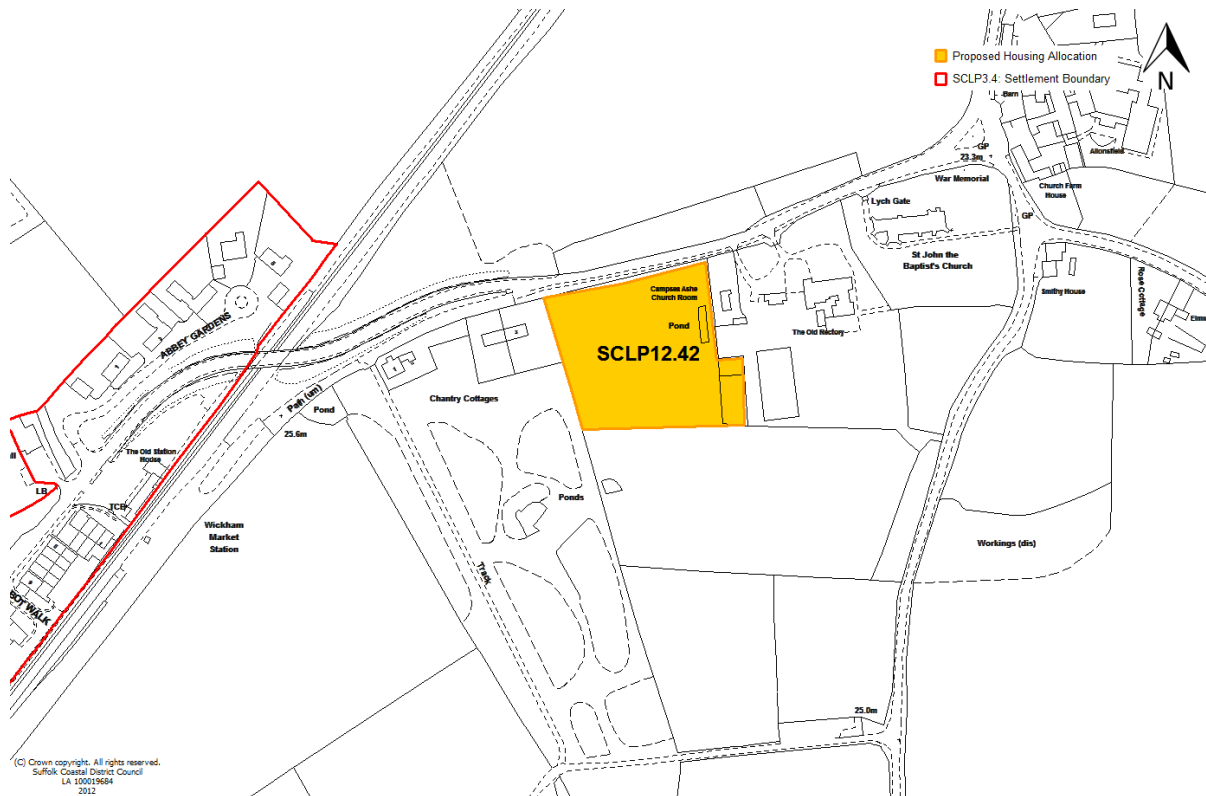
#### **Policy SCLP12.41: Land to the South East of Levington Lane, Bucklesham**

1.4ha of land to the south east of Levington Lane, Bucklesham, as shown on the Policies Map, is allocated for approximately 30 dwellings.

Development will be expected to accord with the following criteria:

- a) Design and layout to reflect the linear nature of Levington Lane, with semi detached or terraced properties provided on the frontage with Levington Lane;
- b) Affordable housing to be provided on site;
- c) Retention of trees and hedgerows along the frontage with Levington Lane where possible;
- d) Landscaping and boundary treatments appropriate to the rural character of the area surrounding the site to the east and south; and
- e) Provision of a footpath to connect the site with the footpaths to the north of the site, and widening of Levington Lane along western boundary of site where necessary.

## Land to the south of Station Road, Campsea Ashe



- 12.312 Campsea Ashe (2011 pop. 375) is identified as a Small Village in the settlement hierarchy, which has a few services including a shop and a village hall. Unlike most villages in the District, it has a train station (Wickham Market station) providing connections to Ipswich and Lowestoft, which provides an opportunity for sustainable travel options associated with development in the village.
- 12.313 The main part of Campsea Ashe is located to the west of the railway line, with the part of the village to the east (within which this site is located) being more dispersed and not historically being identified within the settlement limits. However, the site is well connected to the station and the main part of the village by a footpath along the B1078.
- 12.314 Adjoining the site is frontage development to the west and the Grade II Listed Old Rectory to the east. The site is bordered by trees to the east and west. Whilst the development along the B1078 in this location is low density and more sporadic than the main part of the village, the development of the site would be consistent with the pattern of development along the southern side of the B1078 and would not extend further south than the curtilage of The Old Rectory.
- 12.315 In order that the development integrates with the surrounding landscape, which is characterised by areas of woodland and arable fields, the existing hedgerows and trees on the site should be retained where possible. Boundary treatment to the southern edge of the site should reflect the character of the surrounding landscape for example through inclusion of trees and/or hedgerows. The development will also need to consider effects on the setting of the Grade II Listed Old Rectory to the east of the site, through appropriate layout, design and landscaping.

- 12.316 As the site contains a number of areas of mature hedgerows and trees, an ecological survey will be required, and any necessary mitigation will be required to be incorporated into the proposals.
- 12.317 There is surface water flooding recorded on a small area of the northern part of the site, and development of the site will therefore need to ensure that any potential risk of flooding from surface water is addressed.
- 12.318 Eyke Primary School is operating close to capacity and considering this allocation along with Suffolk County Council forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.
- 12.319 Additional primary care floorspace will be required in Wickham Market to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

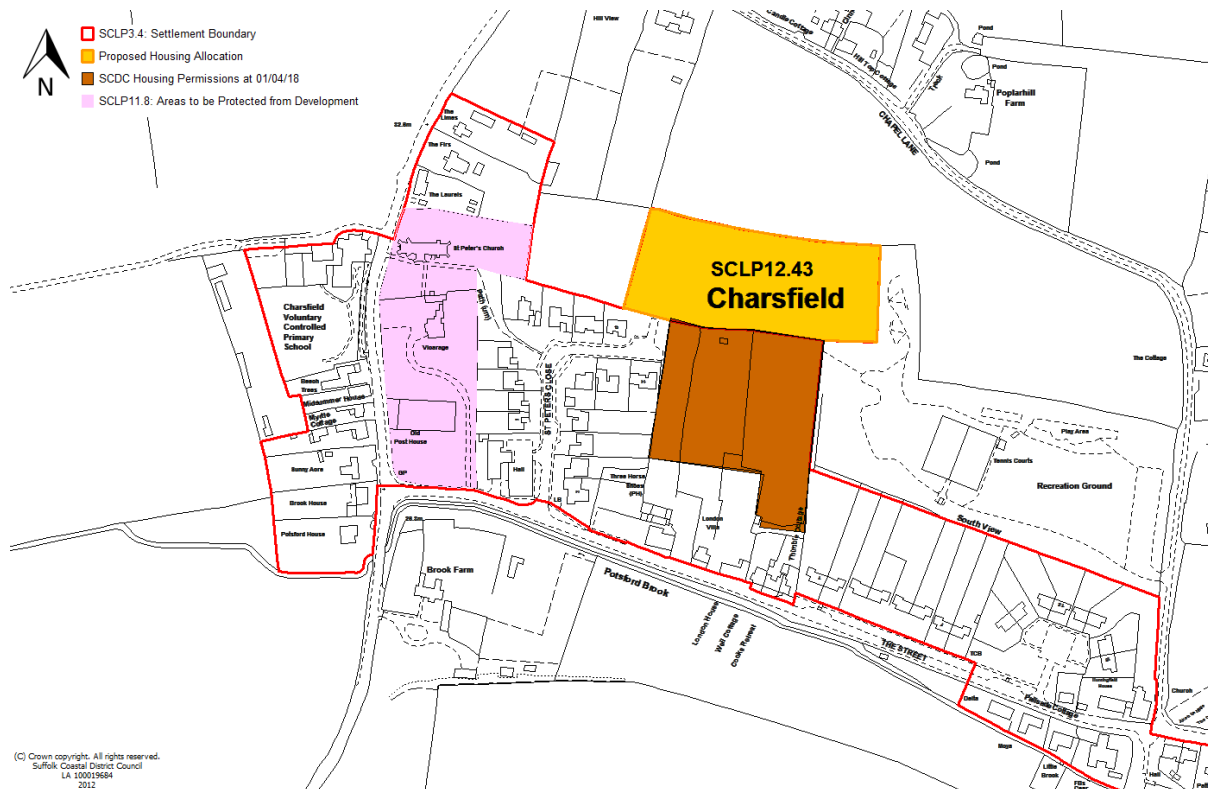
### **Policy SCLP12.42: Land to the south of Station Road, Campsea Ashe**

0.38ha of land to the south of Station Road, Campsea Ashe, as shown on the Policies Map, is allocated for development of approximately 12 dwellings.

Development will be expected to comply with the following criteria:

- a) Design and layout of the development to reflect the site's location close to the Grade II Old Rectory;
- b) Existing hedgerows and trees to be retained wherever possible;
- c) Retention of the pond in the eastern part of the site;
- d) Provision of appropriate boundary treatment to the southern border of the site reflecting the character of the local landscape;
- e) Provision of affordable housing;
- f) Provision of a biodiversity survey, and appropriate mitigation where required; and
- g) Surface water disposal to be in accordance with the water management hierarchy.

## Land behind 15 St Peters Close, Charsfield



12.320 Charsfield (2011 pop. 355) is identified as a Small Village, and has a number of local facilities including a primary school and village hall. The site is located in the centre of the village, with existing residential development to the south, the church and primary school to the west and playing fields to the east. Land to the south of the site has outline planning permission for 20 dwellings and this site would form a further phase of development in this part of the village.

12.321 The site slopes gently upwards to the east, and is bounded by existing trees and hedgerows on all sides. To integrate with the more rural areas to the north, development proposals should retain these hedgerows and trees.

12.322 The Grade I Listed St. Peter's Church lies to the west of the site, and development of the site will need to consider impacts on its setting, in particular when viewed from the Public Rights of Way further to the west. In this respect, and in order to provide a mix of housing, it is considered that bungalows may be appropriate on the higher parts of the site in order to contribute to diversifying the mix of housing but also to assist in preserving the setting of the church.

12.323 Access to the site is expected to be delivered through St Peter's Close, however should there be an opportunity to access the site through the proposed development to the south of the site this may also be acceptable. As the site is well located in relation to the playing fields to the east of the site, development would be expected to integrate with the village through provision of access to the recreation ground.

12.324 Additional primary care floorspace will be required in Wickham Market to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

### **Policy SCLP12.43: Land behind 15 St Peters Close, Charsfield**

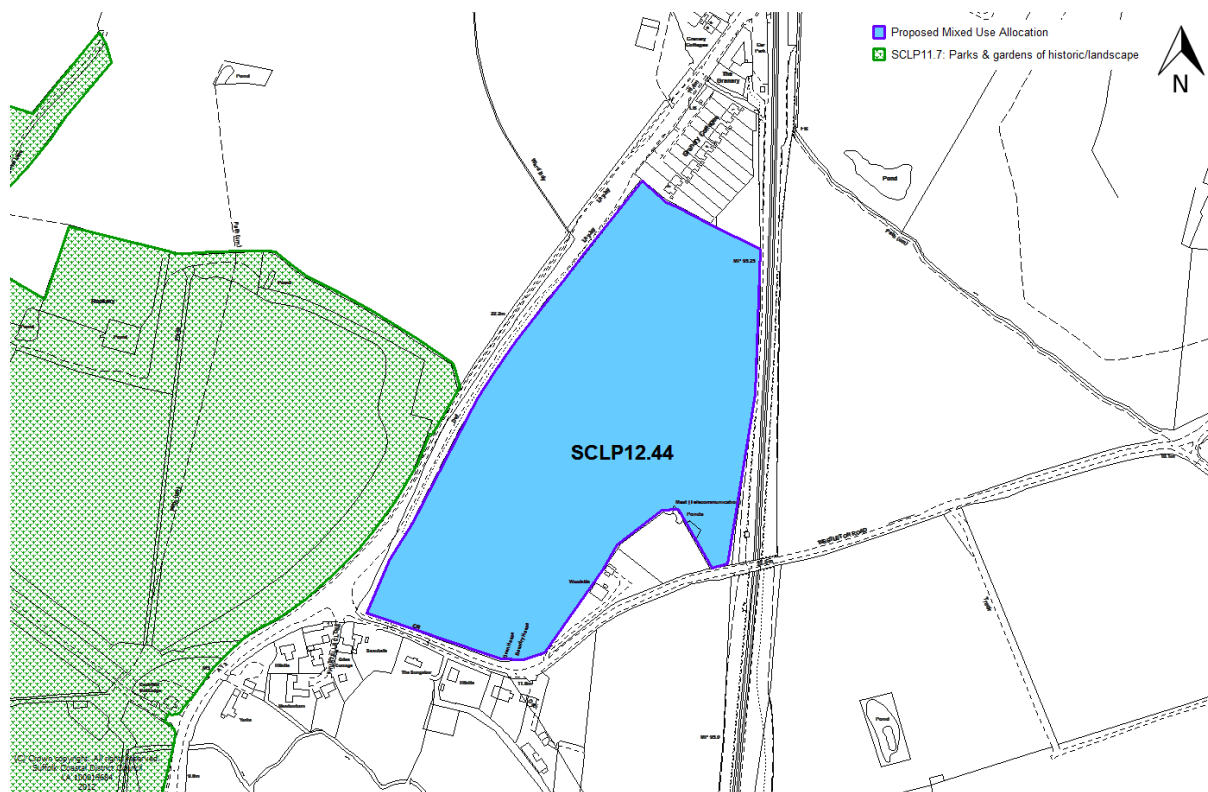
0.87 ha of land behind St Peters Close, Charsfield, as shown on the Policies Map, is allocated for residential use for approximately 20 dwellings.

Development will be expected to comply with the following criteria:

- a) Design, layout and landscaping of the development to be carefully designed to reflect the site's location close to the Grade I St Peter's Church;
- b) Retention of hedgerows and trees along the boundaries of the site;
- c) Provision of affordable housing; and
- d) Provision of a pedestrian link to the recreation ground to the east.



## Land to the South of Darsham Station, Darsham



- 12.325 Darsham Station is a unique location in that it contains a diverse array of services and facilities, including Darsham train station, petrol station, garden centre, and food shop. In this regard, the site has greater access to a number of facilities than many settlements across the District. The site is located adjacent to the A12, and its development will therefore also help to support the Local Plan strategy which recognises the A12 corridor as a focus for growth.
- 12.326 The site is situated between the A12 and the railway line and is immediately south of an existing row of dwellings which front the A12. The site is currently in agricultural use, slopes upwards to the north and is bounded by hedgerows and trees along most of the perimeter.
- 12.327 Development should protect features which contribute to the significance of the landscape character. Development should resist the planting of horticulture such as Poplar in this landscape to avoid change to the character of its woodland.
- 12.328 The focus for the development of this site is to reflect the opportunities presented by the proximity of the station. Development is therefore expected to be focused in the northern part of the site with open space and vehicle access provided in the southern part. Due to the presence of the station and surrounding uses, being relatively compactly formed around the railway, the site is considered suitable for relatively high density development, including apartments with communal landscaped grounds, in the northern part of the site. Due to the size of the site, it is also expected that land could be made available for self-build plots.

- 12.329 Cockfield Hall Park, identified as an historic park and garden of District wide significance, is located on the western side of the A12 opposite the southern part of the site. The layout of the development, focusing higher densities to the north of the site, will need to be carefully designed to complement the setting of Cockfield Hall Park and the Grade I Listed Cockfield Hall.
- 12.330 Public open space provision should be in the southern part of the site, and should be designed to complement the nearby Cockfield Hall Park to the east, with 'green' links provided through the site to connect with pedestrian and cycle access to the station. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Opportunities for all ages of the population to be active should be provided.
- 12.331 Access to the site will need to be from Westleton Road to the south; however improved pedestrian and cycle connectivity to the station from the northern part of the site will be expected to be provided.
- 12.332 Surface water flooding is recorded in the northernmost part of the site, and development of the site will therefore need to ensure that any potential risk of flooding from surface water is addressed.
- 12.333 The area around Darsham is characterised by a mix of uses, and therefore some employment uses under Use Class B1 on the site would be supported provided these were compatible with the proposed and existing residential uses.
- 12.334 Land to the north of the station, in between the railway line and the A12, is being promoted by EDF Energy as a possible site for a Park and Ride facility associated with the proposed Sizewell C nuclear power station. However this site is also considered a suitable location for employment development. Depending on future need to support the development of Sizewell C, development for employment uses will be supported.
- 12.335 The NHS have advised that additional primary care floorspace will be required in Yoxford to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

## Policy SCLP12.44: Land to the South of Darsham Station

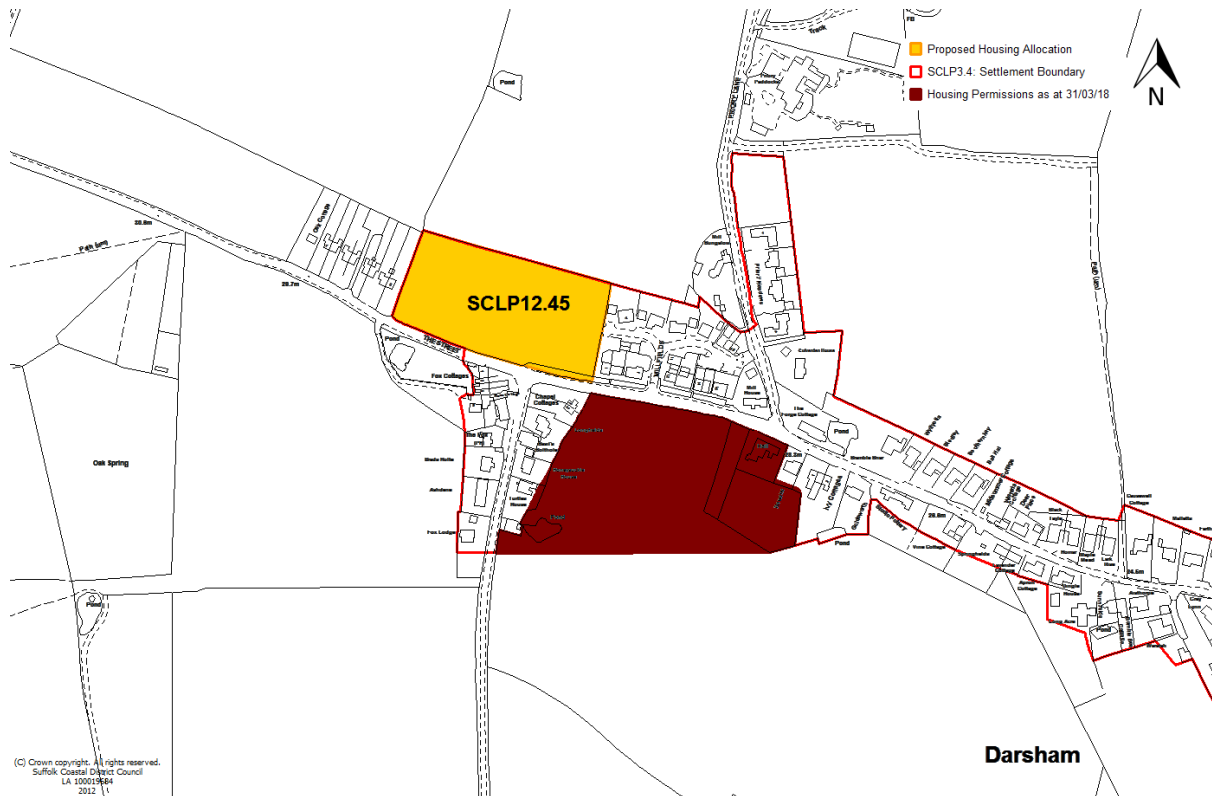
7.33ha of land to the south of Darsham Station, as shown on the Policies Map, is allocated for the development of approximately 120 dwellings and open space.

Development will be expected to comply with the following criteria:

- a) Residential development is to be focussed in the northern part of the site and to include high density smaller dwellings and opportunity to explore self build plots. The development of apartments as part of the development would be supported;
- b) Provision of affordable housing;
- c) Vehicle access to the site will be from Westleton Road to the south;
- d) Improved pedestrian and cycle connectivity with the station;
- e) Informal open space provision in the southern part of the site, designed to reflect the site's location close to Cockfield Hall Park;
- f) Design and layout of the development to respond to the Cockfield Hall Park historic park and garden and to be sympathetic to the setting of the Grade I Listed Cockfield Hall; and
- g) A flood risk assessment will be required and any necessary mitigation provided.

Development of employment uses falling within Use Class B1 would also be supported as part of a mixed use scheme.

## Land north of The Street, Darsham



- 12.336 Darsham (2011 pop. 300) is identified as a Small Village in the settlement hierarchy reflecting its small number of facilities including a village hall and a public house. Darsham station is around 0.8 miles to the west of the village and provides rail connections to Ipswich and Lowestoft.
- 12.337 The site represents a gap within the existing developed area in this part of Darsham, with development of Millfields immediately to the east of the site having recently taken place. Planning permission is also granted for development on land to the south east of the site on the opposite side of The Street which will incorporate provision of a new village hall, creating a focal point for this part of the village. The site is bordered by trees and hedgerows to the southern, northern and western boundaries and is currently in agricultural use.
- 12.338 The design and layout of the development is expected to integrate with the Millfields development to the east, and the retention of the hedgerows and trees on the northern boundary will be required to integrate the development with the surrounding landscape.
- 12.339 A number of trees along the southern boundary of the site have Tree Preservation Orders, and should be protected wherever possible. Access to the site is therefore likely to be through the adjoining Millfields development.
- 12.340 There are records of archaeological assets present in the area and therefore an archaeological assessment will be required.

12.341 Additional primary care floorspace will be required at Framlingham to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

### **Policy SCLP12.45: Land north of The Street, Darsham**

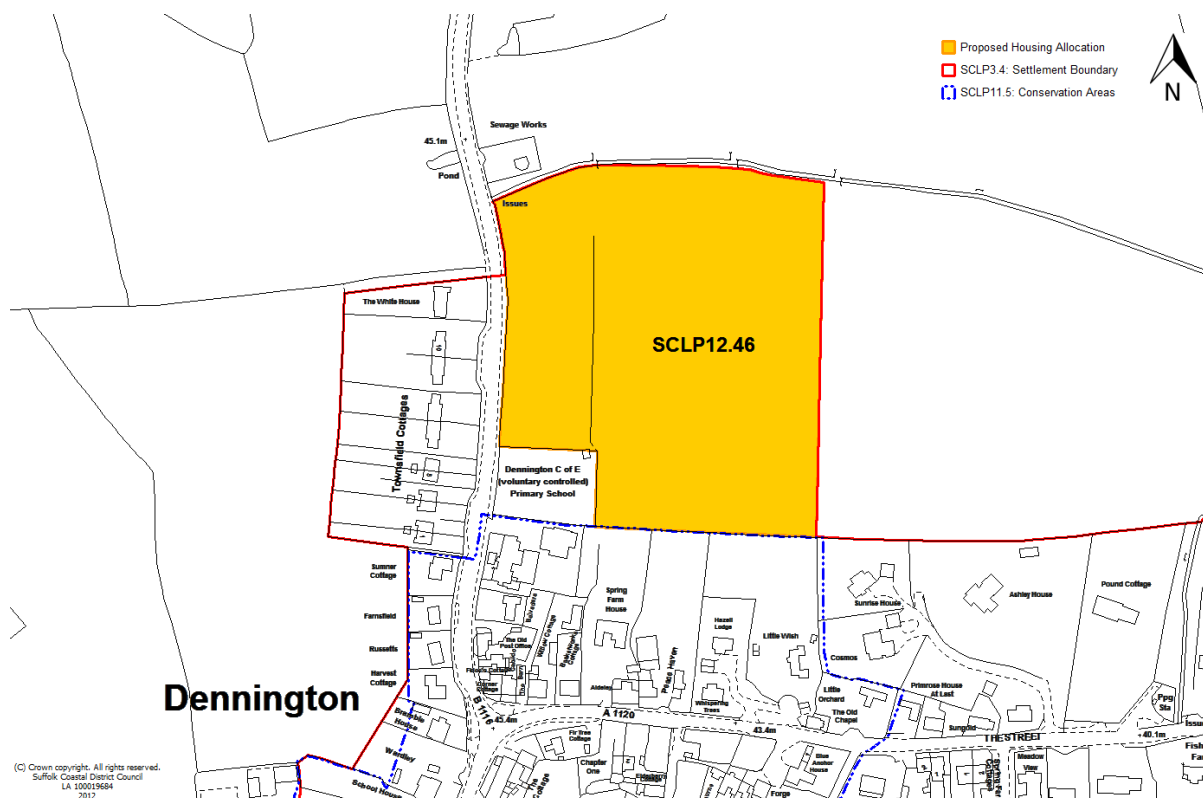
1.11ha of land north of The Street, Darsham, as shown on the Policies Map, is allocated for the development of approximately 25 dwellings.

Development will be expected to comply with the following criteria:

- a) Access to be provided through the existing Millfields development if possible;
- b) Retention of trees on the southern boundary of the site;
- c) Affordable housing to be provided on-site; and
- d) An archaeological assessment will be required.



## Land off Laxfield Road, Dennington



This allocation includes allocation SSP8 from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

- 12.342 This site is located within Dennington (2011 pop. 578), which has been identified as a Small Village in the settlement hierarchy. There is pedestrian access into the settlement core and village facilities from the site, which are located within walking distance of the small site. The built form is generally linear, concentrated along Saxtead Road and the junction with Laxfield Road.
- 12.343 Development of the site needs to reflect and protect the quiet rural character of the village and maintain the historic feel and the 'back water' qualities of the rural area.
- 12.344 The central, older part of the village, extending south from the school is a designated Conservation Area. The site borders the Conservation Area at its Southern boundary and two Grade II Listed Buildings (Spring Farmhouse and Little Wish) are situated to the south of the site. Careful consideration must be given to alleviating any impacts development could have on these heritage assets.
- 12.345 The eastern part of the site had been allocated in the Site Allocations and Area Specific Policies DPD (2017). However, as further land to the east is available it is considered appropriate to develop the site more comprehensively. The larger site area also provides increased opportunity to secure improvements to the adjacent primary school.
- 12.346 Dennington Primary School is located directly to the south of the site and has limited capacity to accommodate future development. Therefore development of the site will be expected to include land to enable future expansion of the school. The allocation in the Site Allocations and Area Specific Policies

Development Plan Document includes support for the provision of a school drop-off area and, if this is considered to be needed and is supported by the school and the Parish Council, this should be provided. This could be provided independently of any future school expansion.

- 12.347 The location of the site close to the school, as a focal point of the community, provides an opportunity to support dwellings which would suit the older population and create a sense of community.
- 12.348 Open space provision on the site should encourage the population of all ages to be active and should promote integration with the surrounding community, and provision of space to the south of the site close to existing uses would provide benefits in this respect. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.
- 12.349 A feature of the residential character throughout the village is planted green frontages to many of the dwellings. In this regard, the western part of the site has potential to support terraced and/or semi detached housing set back from Laxfield Road to accommodate the retention and enhancement of the hedgerow and provision of a footpath along the road frontage. As a result of the characteristic open countryside views to the north and east from the site proposals are expected to provide a soft edge in addition to existing natural screening.
- 12.350 Bats have been recorded in the vicinity of the site and therefore a bat survey will be required to identify the extent of any bat activity. Bat friendly features may need to be incorporated into the design of new development.
- 12.351 Surface water flooding has been recorded along the northern boundary of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.352 Dennington CEVCP Primary School is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity during the first five years of the plan period. The allocation incorporates land for future expansion of the school and the development will be required to contribute towards the provision of additional school places as set out in the Infrastructure Delivery Framework.
- 12.353 Additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

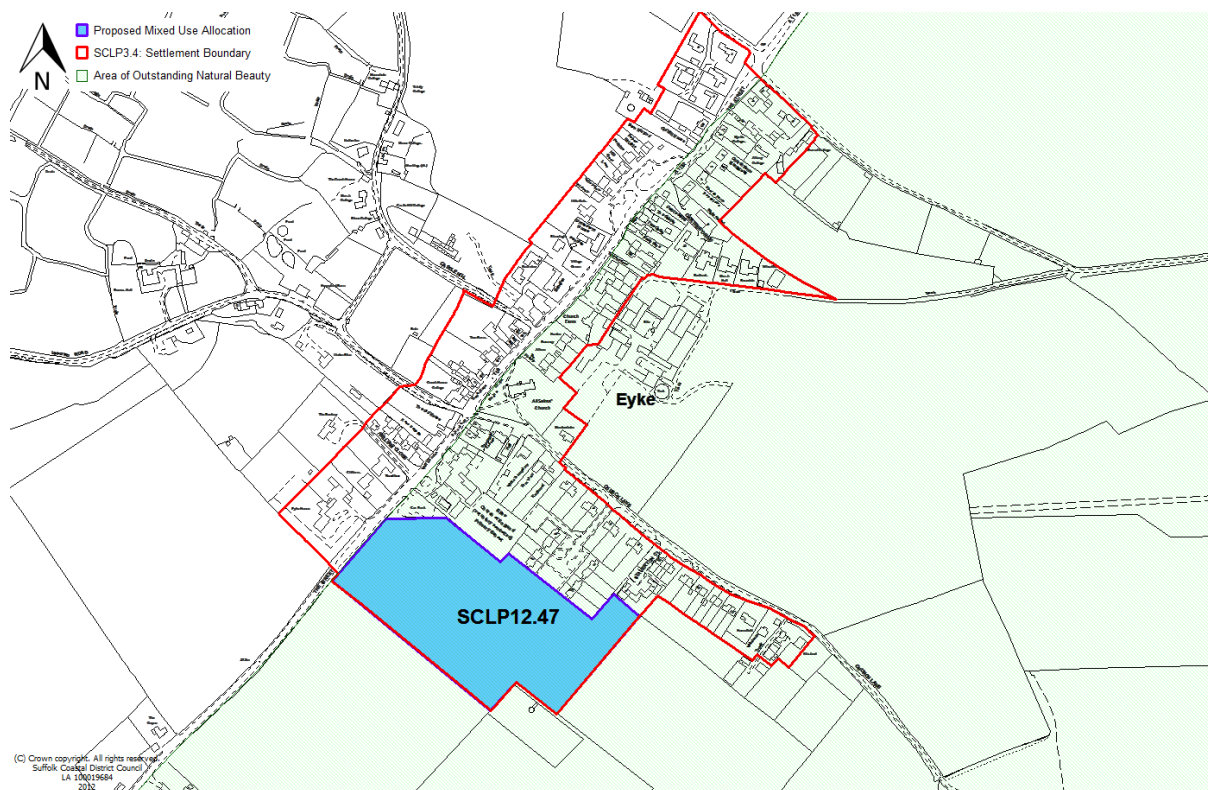
## **Policy SCLP12.46: Land off Laxfield Road, Dennington**

2.53ha of land off Laxfield Road, Dennington, as shown on the Policies Map, is identified for the development of approximately 50 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of terraced/semi-detached housing along the Laxfield Road frontage;
- b) Provision of dwellings designed to meet the needs of the older population;
- c) Provision of affordable housing;
- d) Retention of the hedgerow along the Laxfield Road frontage, where possible;
- e) Provision of a footpath south to the school;
- f) Provision of 0.7ha of land for school drop-off area and to enable future expansion of the school;
- g) Provision of open space on the southern part of the site;
- h) Suitable planting to the eastern and northern boundaries of the site to provide a 'soft' edge to the settlement where it abuts the countryside supplementing that which currently exists;
- i) Design and layout of the development to be sympathetic to the setting of the Conservation Area and nearby Listed Buildings;
- j) An archaeological investigation will be required;
- k) Provision of a flood risk assessment and any necessary mitigation; and
- l) A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings.

## Land to the south of Eyke CoE Primary School and East of The Street, Eyke



- 12.354 Eyke (2011 pop. 362) is identified as a Small Village in the settlement hierarchy, reflecting the existence of a number of facilities including a shop, primary school and village hall. The village is located approximately 3 miles from Woodbridge which, as a town, provides a wide range of services and facilities.
- 12.355 The site is located on the south western edge of the village adjacent to the existing primary school and car park and is connected by footpaths along The Street to the rest of the village to the north east. The land is currently in agricultural use and is bordered by a small area of woodland to the south.
- 12.356 Due to its proximity to the school and connectivity to other services in the village, the site provides an opportunity to secure a variety of house types including housing suitable for older people. The self build register identifies a large proportion of demand in the east of Ipswich and Woodbridge area and location of the site in this part of the District may provide an opportunity to meet some of this demand.
- 12.357 Eyke primary school is operating close to capacity and therefore development of the site should set aside 0.4ha of land adjacent to the school, to enable provision of one form entry accommodation in the future if needed.
- 12.358 The site presents an opportunity to set the new housing back from the busy A1152 'The Street' and provide an attractive gateway to the village including public open space designed to support community interaction. Public open space should provide opportunities for all ages to be active and should reflect local needs. The open space should be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Appropriate planting should distinguish the site from surrounding agricultural fields and reinforce the historic pattern of regular field boundaries.

- 12.359 The design and layout needs to be sensitive to the location of the site in the Area of Outstanding Natural Beauty, including through appropriate boundary treatments and landscaping to the south western and south eastern boundaries. Development will also need to respect the setting of the Grade II Listed Building, Eyke House, to the west of the site. There are reports of archaeological assets on the site and therefore an archaeological investigation will be required.
- 12.360 Additional primary care floorspace will be required at Rendlesham to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.361 Habitats Regulations Assessment screening has identified the need for Appropriate Assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.

### **Policy SCLP12.47: Land to the south of Eyke CoE Primary School and East of The Street, Eyke**

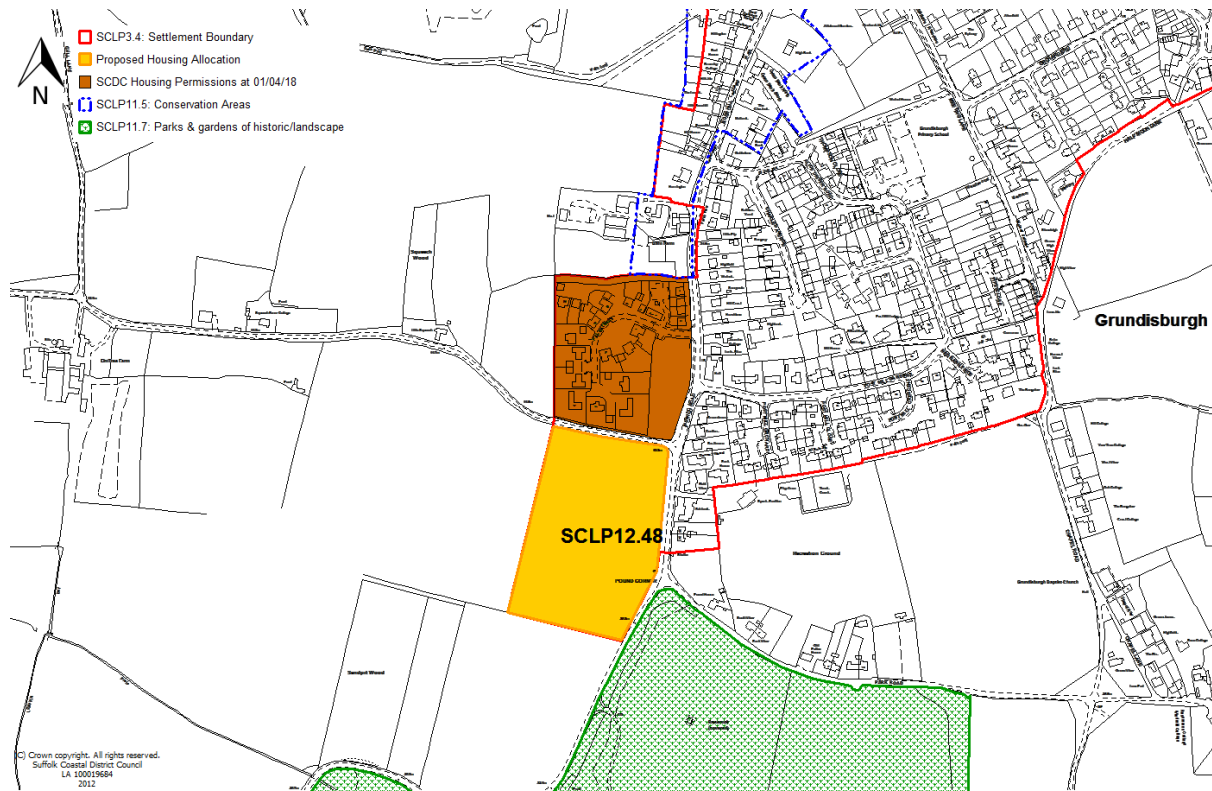
3.47 ha of land to the south of Eyke CoE Primary School and east of The Street, Eyke as shown on the Policies Map, is allocated for a residential-led mixed use development incorporating approximately 45 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of a mix of housing including housing designed to meet the needs of older people and at least 5 self-build plots;
- b) Affordable housing to be provided on site;
- c) Provision of 0.4ha of land to accommodate future expansion of the school if needed and contribution towards primary school places if needed;
- d) Provision of land to increase the area of car parking and to provide parking for the school if needed by the school;
- e) Provision of open space on the frontage of the site adjacent to The Street, designed to promote community interaction;
- f) Design and layout of the site to reflect the location of the site within the AONB, including through the provision of landscaping and boundary treatment;
- g) Design and layout of the development to be sympathetic to the setting of the nearby Grade II Listed Building; and
- h) An archaeological investigation will be required.



## Land to the west of Ipswich Road, Grundisburgh



12.362 Grundisburgh (2011 pop. 1,584) is identified as a Large Village in the settlement hierarchy reflecting the range of services and facilities which include a primary school, convenience store, village hall and doctors surgery.

12.363 The site is currently in agricultural use and is located to the south of a recent development of 24 dwellings which includes land for a new community hall to the north of Gull Lane, and would therefore be well related to facilities in this part of the village. A recreation ground lies to the east of the site, on the opposite side of Ipswich Road. Other shops and services, including the primary school, are located further to the north. It is important that the site grows the village in ways which are sensitive to established settlement and landscape character. This includes strengthening and linking networks of trees and hedgerows that contribute to the sense of rural character along country lanes.

12.364 A footpath extends into the centre of the village on the eastern side of Ipswich Road, and due to the range of services and facilities in Grundisburgh is considered to represent a location which would be suitable for housing to meet the needs of older people, including bungalows to reflect the character of the surrounding area. As such, the site should include open space and focal points within the eastern part of the site to enable integration with the rest of the village. Provision of care home / nursing home accommodation (under Use Class C2) would also be acceptable on the site. The self-build register identifies a large proportion of demand for self-build around the east of Ipswich and Woodbridge and therefore the location of the site in this part of the District may help to meet some of this demand. The development is therefore expected to include provision of plots for self build.

- 12.365 Vehicle access to the site is expected to be onto Ipswich Road, and a pedestrian crossing point will be required to access footpaths on the eastern side of the road.
- 12.366 Grundisburgh Hall Park, identified as an historic park and garden of District wide significance, is located to the south and the east of the site and the design and layout of the development will need to be sympathetic to its setting.
- 12.367 Provision of open space should form a focal point for the development and provide opportunities for people of all ages to be active. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.
- 12.368 Priority Species have been identified on land close to the site and therefore an ecological survey, along with mitigation if necessary, will be required as part of any proposal.
- 12.369 The NHS have advised that additional primary care floorspace will be required at Grundisburgh to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

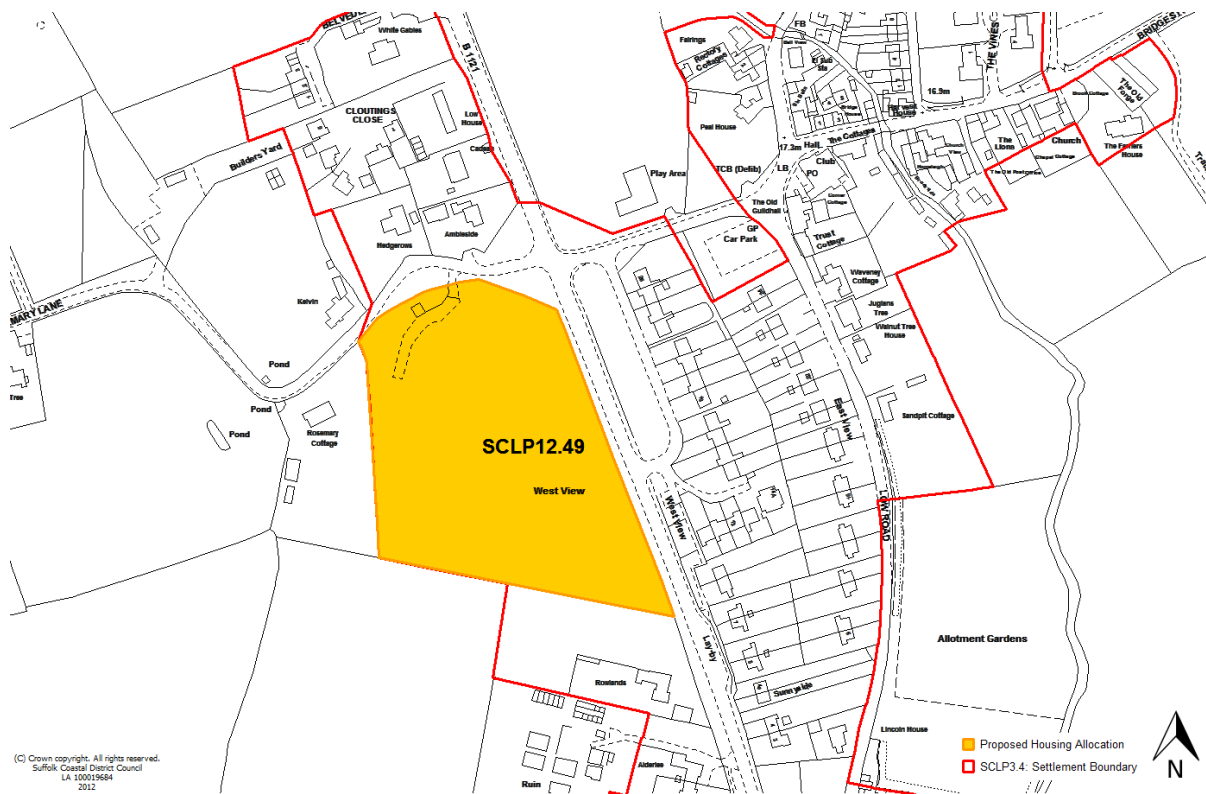
#### **Policy SCLP12.48: Land to the West of Ipswich Road, Grundisburgh**

2.78ha of land to the west of Ipswich Road, Grundisburgh, as shown on the Policies Map, is allocated for development of approximately 56 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of a mix of housing including housing including types designed to meet the needs of older people and at least 5 self-build plots;
- b) Affordable housing to be provided on site;
- c) Provision of a pedestrian crossing point to access footpaths to the east of Ipswich Road;
- d) Design and layout of the development to be sympathetic to the setting of Grundisburgh Hall Park historic park and garden;
- e) Provision of open space to act as a focal point for the development; and
- f) An ecological survey will be required, along with any identified mitigation measures.

## Land south of Ambleside, Main Road Kelsale cum Carlton



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

- 12.370 Kelsale (2011 pop. 990) is a Small Village in the settlement hierarchy, located just north of Saxmundham and with direct access to the A12. It is well related to the neighbouring market town of Saxmundham, and the services and facilities the town provides. Facilities within Kelsale include a primary school, general employment area, and a church.
- 12.371 Land south of Ambleside, Main Road is 1.86 hectares in size with an indicative capacity for 30 units. It has the potential for more given the varied character and density of development to the west on the opposite side of Main Road, and to the north on Rosemary Lane. Immediately to the south of the site a single dwelling has recently been constructed. .
- 12.372 The Parish Council have indicated a need for a mix of dwellings across the site to meet the needs particularly of older and younger residents wishing to remain local, and which would be available to buy or rent.
- 12.373 In terms of physical constraints, the allocation site is not subject to any identified constraints. Any development scheme will be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy. There are views across the site from the village and a carefully designed scheme could retain some of those views.

12.374 Kelsale CEVP Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Therefore the development will be required to contribute towards additional primary school places.

12.375 Suffolk County Council Archaeology note that the site has not been systematically investigated for archaeological remains, but that it is located in a topographically favourable valley side location close to the historic core of the settlement. An archaeological investigation will therefore be required at an appropriate stage in the design of new development to allow for in situ preservation if appropriate.

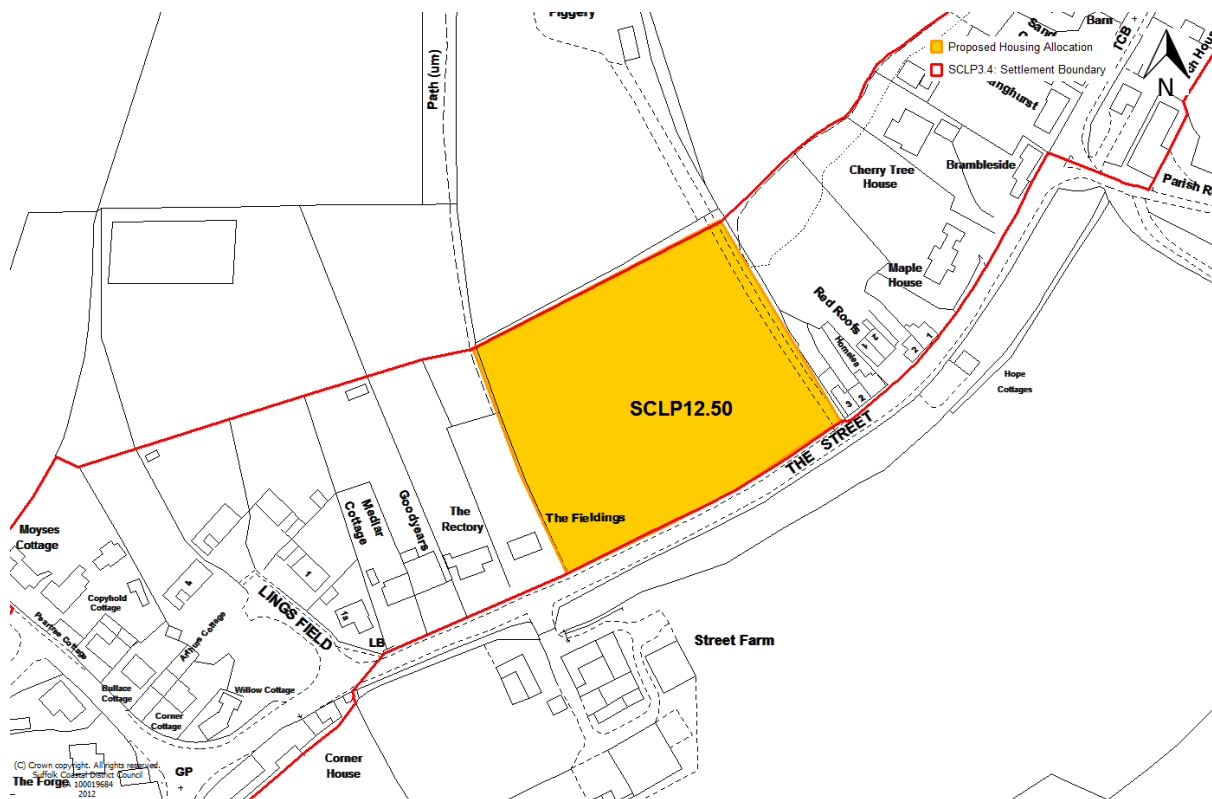
### **Policy SCLP12.49: Land south of Ambleside, Main Road, Kelsale cum Carlton**

1.86ha of land south of Ambleside, Main Road, Kelsale cum Carlton, as shown on the Policies Map, is identified for residential use for approximately 30 units although a higher quantum of development may be appropriate subject to design and layout.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing;
- b) The need to increase the surface water network capacity in accordance with the water management hierarchy;
- c) Provision of a flood risk assessment;
- d) An archaeological investigation will be required;
- e) Suitable planting to southern boundary of the site where it abuts open countryside;
- f) A mix of housing types and densities across the site to blend with the mix of densities on the surrounding sites;
- g) Surface water disposal must be in accordance with the water management hierarchy; and
- h) The layout should where possible, look to retain some views through to open countryside beyond.

## Land north of the Street, Kettleburgh



12.376 Kettleburgh (2011 pop. 231) is categorised as a Small Village as identified in the settlement hierarchy. The site currently occupies a gap in the settlement that could be utilised to create a more cohesive and connected village. The development of the site will enable some small scale growth that is integrated amongst the established village community.

12.377 The site is currently in agricultural use and occupies a rising topography (to the North) and therefore the development will need to be carefully designed to ensure that it complements the character of the existing village. Linear development along the frontage, with further development to the rear, would reflect the existing streetscene, and careful consideration will need to be given to design and landscaping to reflect the site's location within an area of river valley, which is identified as more sensitive landscape in the Suffolk Coastal Landscape Character Assessment and Settlement Sensitivity Assessment.

12.378 A pedestrian footpath runs along the outside of the western border. The western border is lined by mature trees and does not have direct access to the footpath. Any proposals should aim to enhance access to the public footpath while maintaining the tree lined boundary. In this regard, the site is bounded on all sides by hedgerows and trees which should be retained wherever possible.

12.379 The Kettleburgh village sign is presently located within the site. Proposals should therefore incorporate the village sign as a focal point in the village.

12.380 Easton Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Therefore the development will be



required to contribute towards the provision of additional school places, as set out in the Infrastructure Delivery Framework.

- 12.381 Additional primary care floorspace will be required at Framlingham to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

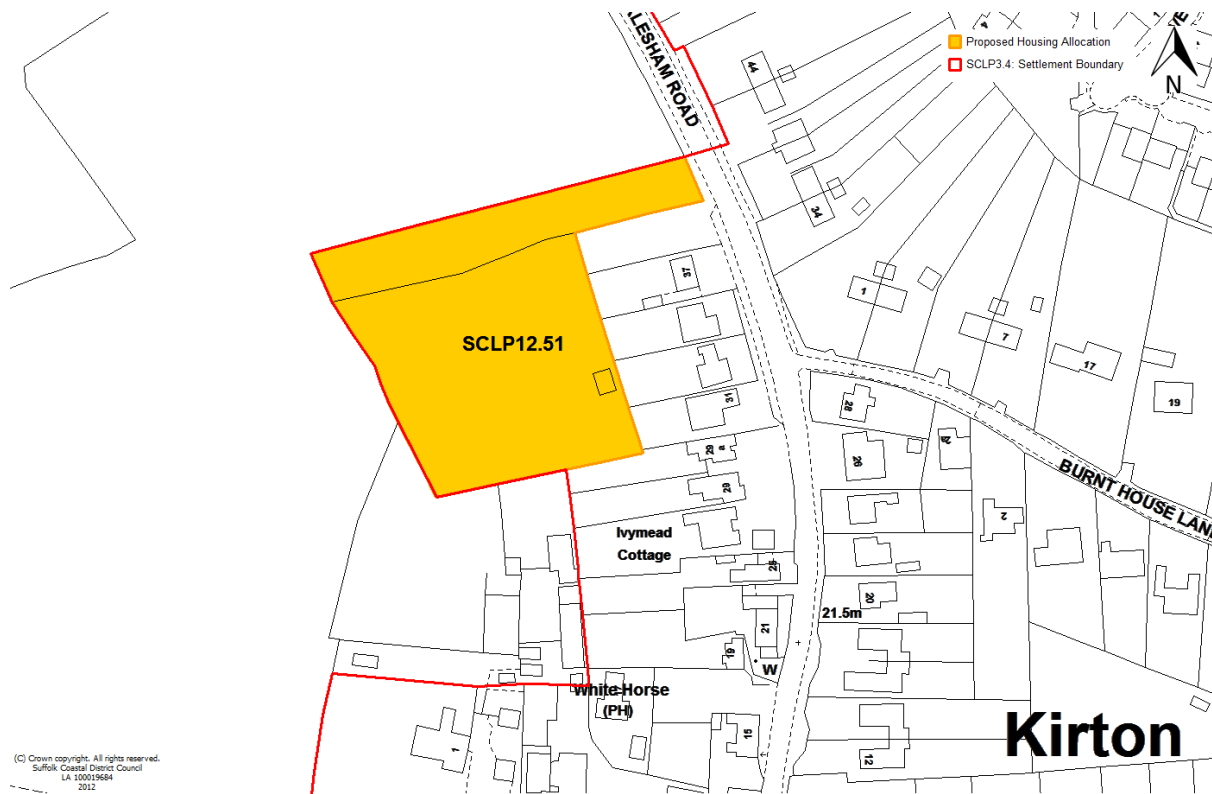
### **Policy SCLP12.50: Land north of the Street, Kettleburgh**

0.75 ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is allocated for development of approximately 16 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of terraced and semi-detached homes fronting The Street to follow the line of existing buildings;
- b) Provision of affordable housing;
- c) Design, layout and landscaping to respond to the site's location in the river valley;
- d) Retention of hedgerows and trees bordering the site; and
- e) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village.

## Land to the rear of 31-37 Bucklesham Road, Kirton



- 12.382 Kirton (2011 pop. 1,146) is identified as a Small Village in the settlement hierarchy, having a small range of services and facilities including a village hall and a public house. The site is currently in agricultural use and is located in the centre of the village, to the west of Bucklesham Road.
- 12.383 Whilst most of the village of Kirton extends to the east of Bucklesham Road, this site forms part of a small, well contained area of existing dwellings and the public house to the west of the road. The development of this site would provide a modest number of homes for the village, whilst retaining open spaces along Bucklesham Road. The site is enclosed by existing trees and hedgerows which should be retained in order to minimise impacts on the landscape. Due to the enclosed nature of the site, it is considered that it could accommodate a relatively high density development for its village location.
- 12.384 Surface water flooding is recorded in the south east corner of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.385 Trimley St Martin Primary School, to the south of Kirton, is forecast to be over capacity within the first five years of the plan period; however Policy SCLP12.62 allocates land for a new primary school to replace the existing school. Development of this site will need to contribute to the provision of additional school places.

12.386 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

12.387 Additional primary care floorspace will be required at Ravenswood to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

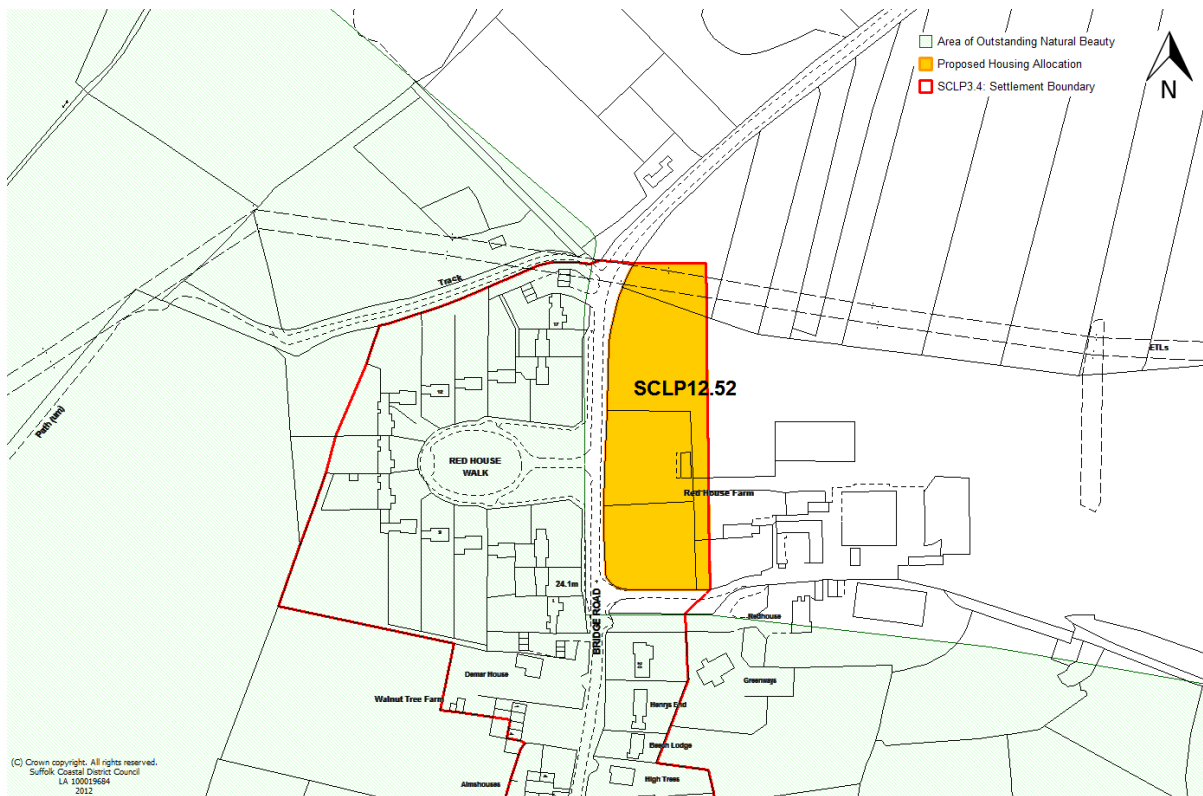
### **Policy SCLP12.51: Land to the rear of 31-37 Bucklesham Road, Kirton**

0.56ha of land to the rear of 31-37 Bucklesham Road, Kirton, as shown on the Policies Map, is allocated for the development of approximately 12 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing;
- b) Retention of trees and hedgerows on boundaries of the site wherever possible; and
- c) Surface water disposal to be in accordance with the water management hierarchy.

## Land adjacent Levington Park, Bridge Road, Levington



- 12.388 Levington (2011 pop. 259) is identified as a Small Village in the settlement hierarchy and has a small range of facilities including a village hall and a public house.
- 12.389 The site is at the northern end of the village with existing residential development opposite to the east of Bridge Road. The site is currently used as paddocks, with Red House Farm lying to the east.
- 12.390 Development of the site would represent a logical continuation of the settlement to the east of Bridge Road, reflecting the extent of development on the western side. The layout of the development should reflect the linear nature of the village.
- 12.391 The southern and western boundaries of the site comprise existing hedgerows and trees which should be retained other than where their removal is required to provide access. Further landscaping on the eastern boundary of the site would provide a separation between the site and the farm to the east. The Area of Outstanding Natural Beauty lies to the south and west of the site and development will therefore need to be sympathetic to the surrounding landscape.
- 12.392 The Landscape Character Assessment identifies that it is important to integrate new development using linear belts of trees, and replicate local species mixes. It also recommends planning to improve pedestrian/cycle path accessibility across settlements to the AONB to help promote healthy lifestyles. This should be taken into account in the development of this site.

12.393 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

### **Policy SCLP12.52: Land adjacent Levington Park, Bridge Road, Levington**

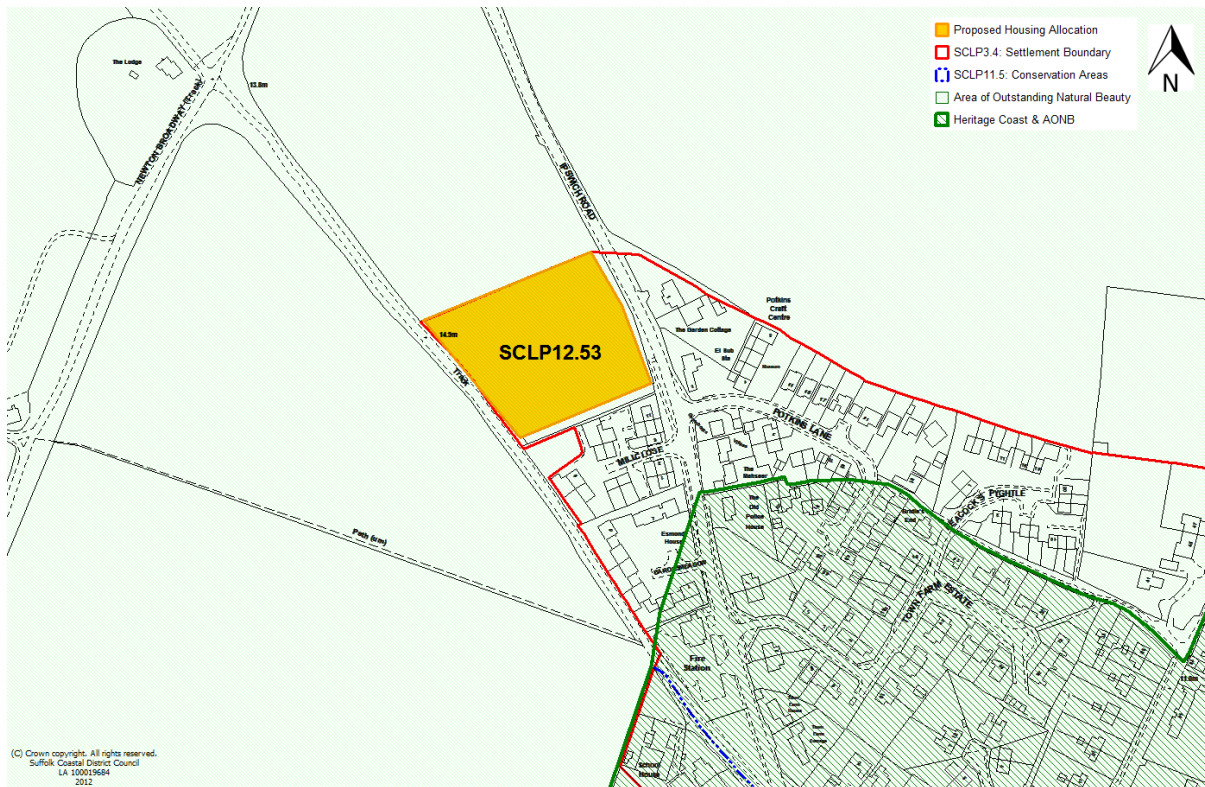
0.83ha of land adjacent Levington Park, Bridge Road, Levington, as shown on the Policies Map, is allocated for residential use for approximately 20 dwellings.

Development will be expected to accord with the following criteria:

- a) Affordable housing provision on site;
- b) Retention of existing hedgerows and trees on the boundaries of the site; and
- c) Design and layout of the development to respond to the site's location close to the AONB.



## Land North of Mill Close, Orford



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

- 12.394 Orford (2011 pop. 713) is a Large Village in the settlement hierarchy containing a variety of facilities including a village school, garage with some retail provision, fire station, town hall, church and eateries. It is also a tourist hotspot with the castle and access to Orford Ness and Havergate Island and is known for its food products. Its high quality built environment and location on the estuary means it is attractive to second home owners who, according to Council Tax records, are estimated to own up to 25% of the properties. Whilst it is acknowledged that this influx of visitors at the weekend helps to keep facilities viable and provide some useful local employment, through the production of the Site Allocations and Area Specific Policies DPD the Parish Council identified an increasing requirement for some new housing suitable to meet local needs and to help retain the village school.
- 12.395 The village is entirely contained within the Area of Outstanding Natural Beauty with much of it also designated as Heritage Coast. The older part of the village, the castle and its setting are contained within a large Conservation Area designation with many Listed Buildings. Newer development is largely confined to the northern end of the settlement, close to the allocated site.
- 12.396 The site is currently in agricultural use and lies entirely within the AONB but outside of the Heritage Coast and Conservation Area. As a gateway into the village, there are views through to the castle. The site is contained by Sudbourne Road to the east and a public footpath to the west. To the south is the small estate style development of Mill Close which currently forms the northern boundary to Orford. The

northern extent of the allocation would extend to the limit of the existing built development on the eastern side of Sudbourne Road.

- 12.397 A development similar in layout to Mill Close is considered to make the best use of space. Critical to the design and layout will be the creation of a northern boundary which is reflective of its gateway position into the village and its position within the AONB. Particular care will also be required in respect of those new buildings with elevations viewable from the north to ensure they provide an attractive entrance to the village.
- 12.398 Opportunity should also be taken to provide a direct access to the public footpath which runs along the western boundary. This gives easy direct access to the school and an alternative access to the centre of the village.
- 12.399 Any development scheme will be expected to ensure that the management of surface water run-off is undertaken in accordance with the surface water management hierarchy. Development of this site may require improvements to the sewerage treatment capacity. Foul water from Orford discharges to Gedgrave Sewage Treatment Works which is operating close to its environmental permit. Developers will therefore need to ensure that, at the time the application is made; foul water capacity can be made available. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.
- 12.400 Suffolk County Council Archaeology note that the site is close to a possible mound and site of a windmill, depicted on a plan of around 1600 and that archaeological finds, particularly of medieval date have been recorded in the area. An archaeological investigation will therefore be required at an appropriate stage to allow for in-situ preservation if appropriate.

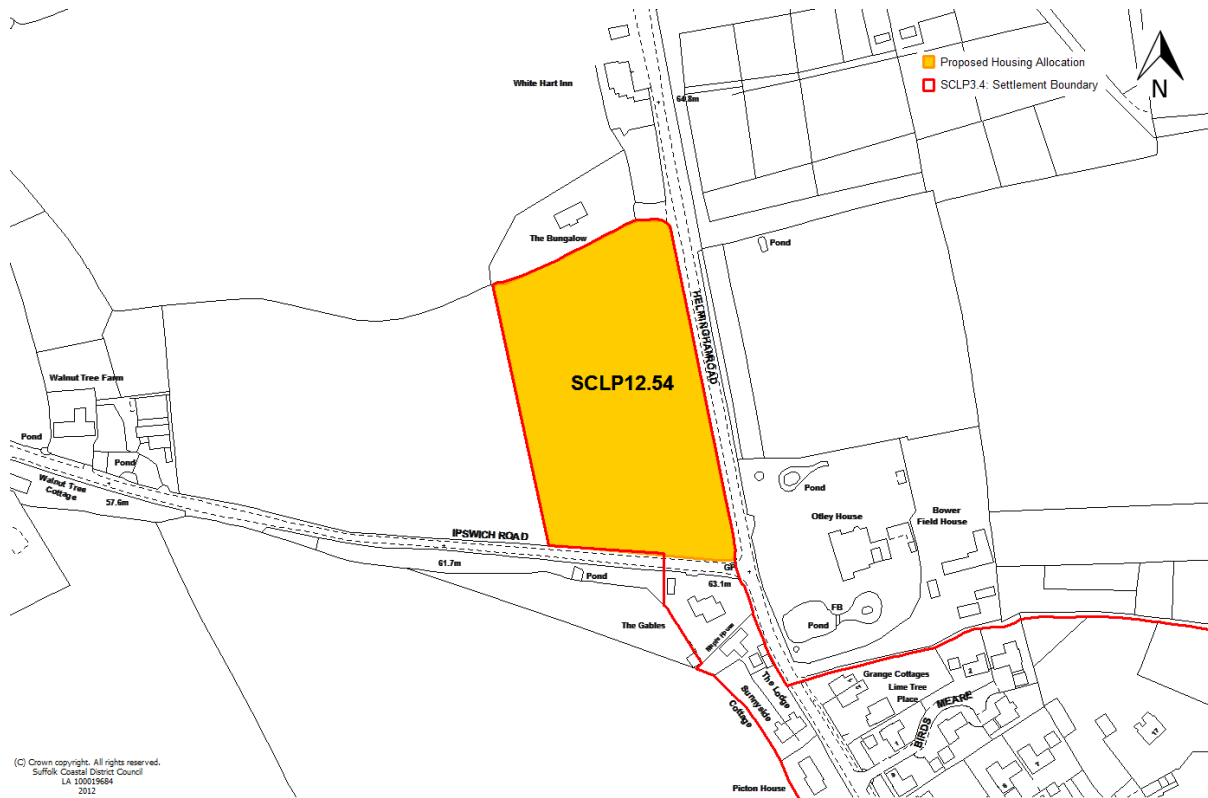
### Policy SCLP12.53: Land north of Mill Close, Orford

0.86ha of land north of Mill Close, Orford, as shown on the Policies Map, is identified for residential use for approximately 10 units.

Development will be expected to accord with the following criteria:

- a) A high quality scheme which reflects the importance of this gateway site into the village and its setting within the AONB;
- b) A Landscape Visual Impact Appraisal is required and if necessary, appropriate mitigation should be provided;
- c) Ensure that views through to the castle are retained for anyone entering Orford via Sudbourne Road;
- d) A financial contribution will be sought towards affordable housing provision;
- e) Provision of direct access to the public footpath which forms the western boundary to the site;
- f) An archaeological investigation will be required;
- g) Developers will need to demonstrate there is adequate capacity in the foul sewerage network and WRC (Gedgrave) or that capacity can be made available; and
- h) Surface water disposal must be in accordance with the water management hierarchy.

## Land Bounded by Helmingham Road and Ipswich Road, Otley



- 12.401 Otley (2011 pop. 676) is identified as a Large Village in the settlement hierarchy due to the existence of a range of services and facilities including a primary school, shops, village hall, employment opportunities and a doctors' surgery. The site is one of two sites in Otley identified for allocation for development, reflecting the range of services in Otley.
- 12.402 The site, currently in agricultural use, is located on the northern edge of the settlement and is bordered by more sporadic development in the countryside to the north of the site. The Grade II Listed Otley House exists within a wooded area to the east of the site, and development will need to be sympathetic to the setting of this.
- 12.403 Development of the site will be expected to be focussed in the southern part of the site in order that it relates to the built up area of Otley to the south, with landscaping provision to the north of the site. Improvements to pedestrian connectivity with the footpaths to the south should be investigated.
- 12.404 Trees and hedgerows form the existing boundaries to the site and will be expected to be retained, except where their removal is required for access, in order to retain the green character of this part of the village. Development of the site will need to reflect and retain the sense of ruralness including field boundary trees and hedgerows of varied age.
- 12.405 Otley Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.

12.406 Additional primary care floorspace will be required in Otley to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

#### **Policy SCLP12.54: Land Bounded by Helmingham Road and Ipswich Road, Otley**

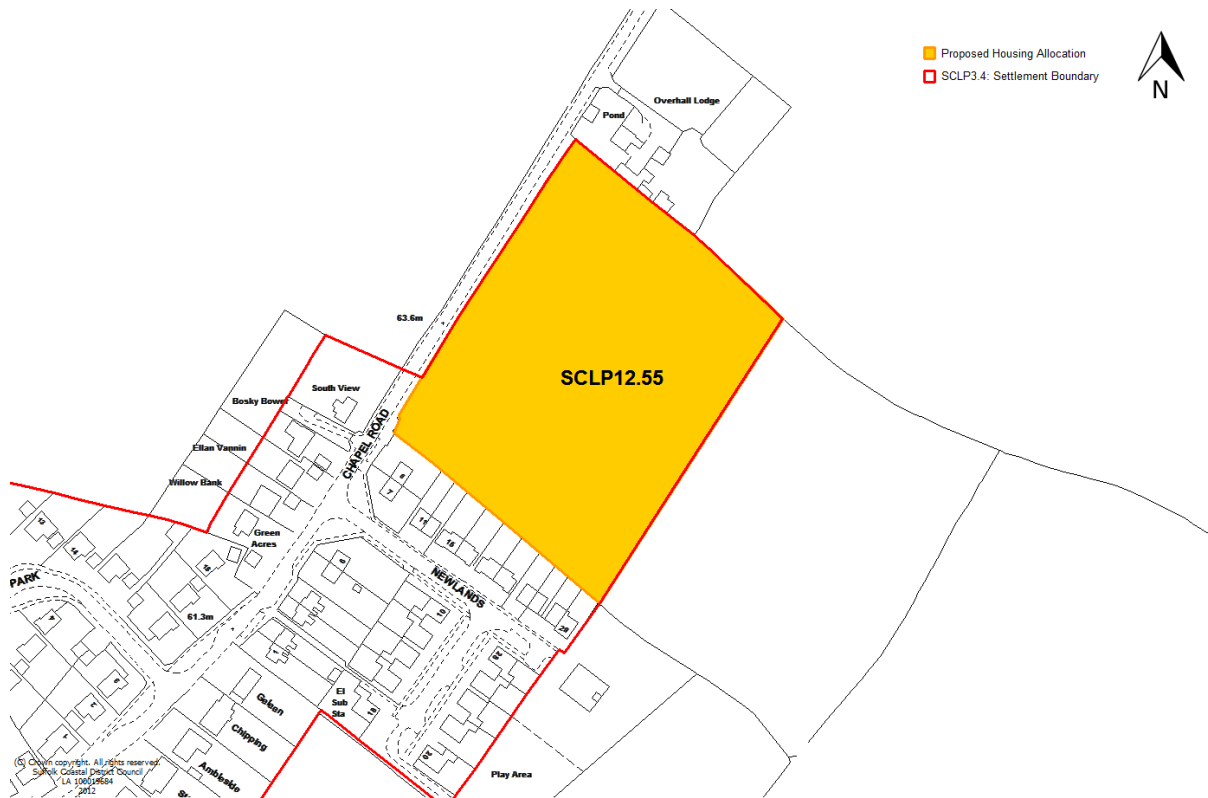
1.33ha of the land bounded by Helmingham Road and Ipswich Road, Otley, as shown on the Policies Map, is allocated for development of approximately 20 dwellings.

Development will be expected to accord with the following criteria:

- a) Development to be focused in the southern part of the site with landscaping to the northern part of the site;
- b) Provision of affordable housing;
- c) Retention of existing trees and hedgerows which border the site; and
- d) Improvements to pedestrian connectivity to the village to the south where feasible.



## Land at Chapel Road, Otley



12.407 Otley (2011 pop. 676) is identified as a Large Village in the settlement hierarchy due to the existence of a range of services and facilities including a primary school, shops, village hall, employment opportunities and a doctors' surgery. The site is one of two sites Otley identified for allocation for development, reflecting the range of services in Otley.

12.408 The site is on the north eastern edge of the settlement and is currently in agricultural use. The site is bordered by residential development at Newlands to the south and by countryside to other sides, and is relatively open in landscape terms. Development of the site will need to reflect and retain the sense of ruralness including field boundary trees and hedgerows of varied age.

12.409 Due to the range of services and facilities in Otley it is considered to represent a location which would be suitable for housing which would meet the needs of older people, including bungalows to reflect the character of the surrounding area. The self-build register identifies a large proportion of demand for self-build around the east of Ipswich and Woodbridge and therefore the location of the site in this part of the District may help to meet some of this demand. The development is therefore expected to include provision of plots for self build.

12.410 Provision of open space should be in the south western part of the site close to Newlands to enhance connectivity with the rest of the village and should provide opportunities for people of all ages to be active. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population

- 12.411 A footpath to the village extends from the western corner of the site, and the development will be expected to provide pedestrian connections from the site to this footpath.
- 12.412 There are reports of archaeological assets on the site and therefore an archaeological investigation will be required.
- 12.413 Surface water flooding is recorded in the north and south corners of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.414 Otley Primary School is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.
- 12.415 Additional primary care floorspace will be required in Otley to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

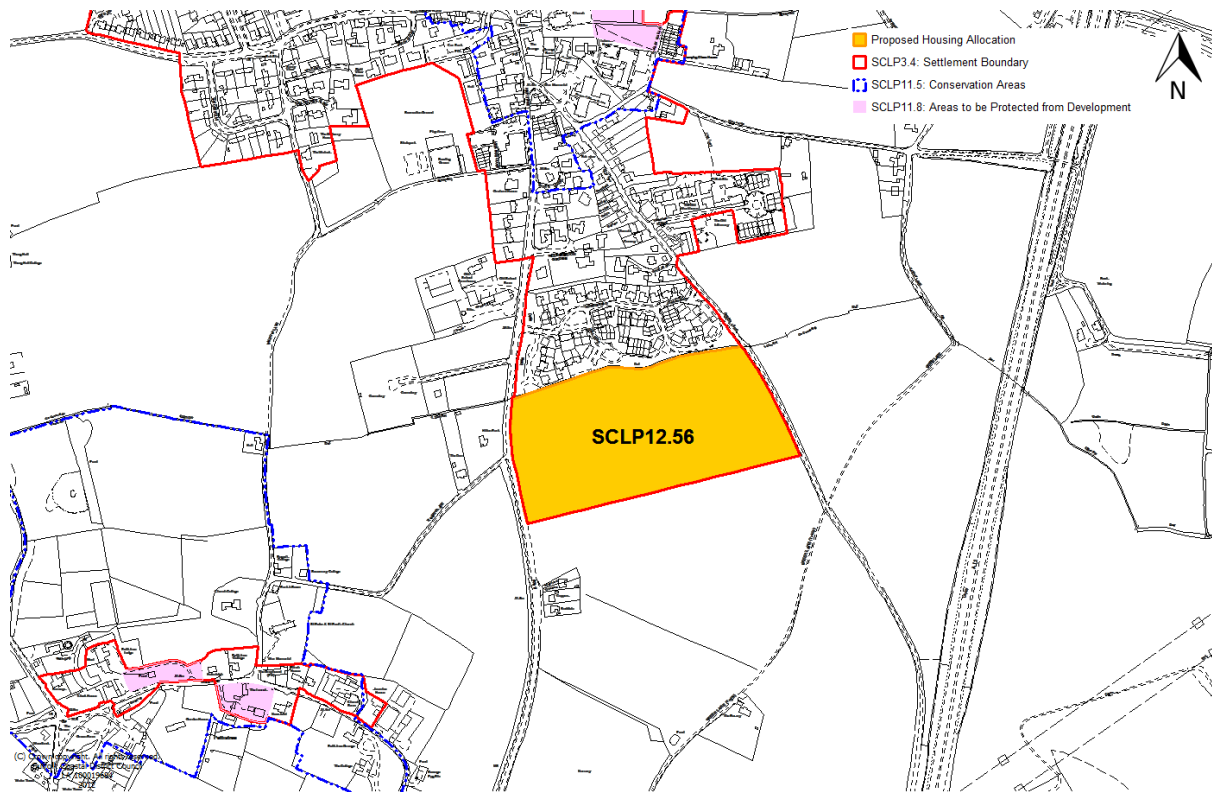
### **Policy SCLP12.55: Land at Chapel Road, Otley**

1.69ha of land at Chapel Road, Otley, as shown on the Policies Map, is allocated for development of approximately 35 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of housing that would meet the needs of older people and provision of at least 5 self build plots;
- b) Provision of affordable housing;
- c) Provision of pedestrian connections to the existing footpath to the south of the site on Chapel Road;
- d) Retention of the existing hedgerow on the frontage of the site with Chapel Road, except where removal is necessary to provide for access;
- e) Provision of landscaping to the north eastern and south eastern borders of the site to provide a 'soft' edge in relation to the open countryside beyond the site;
- f) A flood risk assessment will be required, and any necessary mitigation provided; and
- g) An archaeological investigation will be required.

## Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)



12.416 Wickham Market (2011 pop. 2,156) is identified as a Large Village in the settlement hierarchy but has a much wider range of services than the other Large Villages in the District and has a defined District Centre. Wickham Market is also adjacent to the A12 and therefore development in the settlement would help to deliver the Local Plan strategy of focusing development along the A12 corridor.

12.417 The site is within Pettistree Parish but is physically connected to Wickham Market and is therefore considered in terms of its role as part of Wickham Market. A Neighbourhood Plan for Wickham Market is currently being produced and is expected to consider the potential for further site allocations within Wickham Market recognising its role as a Large Village, the range of facilities and services that exist and its proximity to the A12.

12.418 The site is immediately south of a recent development of 65 dwellings and is bordered to the west by the B1438 which joins the A12 to the south, and to the east by Chapel Lane. The site is presently in agricultural use and is open to the southern boundary.

12.419 Due to the range of services in Wickham Market the site should be developed for a mix of dwelling types including housing suitable for older people and self build plots. The provision of apartments would be appropriate where this is acceptable in landscape terms, and is likely to be most suitable on the northern part of the site. The provision of care home / nursing home accommodation (under Use Class C2) would also be supported in this location.

- 12.420 Due to the location of the site at the entrance of the village, landscaping will be required to the southern boundary of the site in order to provide a 'soft' edge to the development. Public open space will be required on the site and should provide a focal point for the development to enable interaction within the community. Provision of open space should form a focal point for the development and provide opportunities for people of all ages to be active. It should also reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.
- 12.421 Access should be to the B1438. Footpath provision is provided along the B1438 as part of the development to the north of the site, and it is expected that pedestrian connections are provided to this. Development needs to be sensitive to retaining settlement and landscape character and pattern. This includes views towards the historic village core and church and across plateau landscape. There are opportunities for biodiversity enhancements related to the site's situation within the wider agricultural landscape.
- 12.422 A small area of surface water flooding is recorded along in the northern part of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.423 Additional primary care floorspace will be required in Wickham Market to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

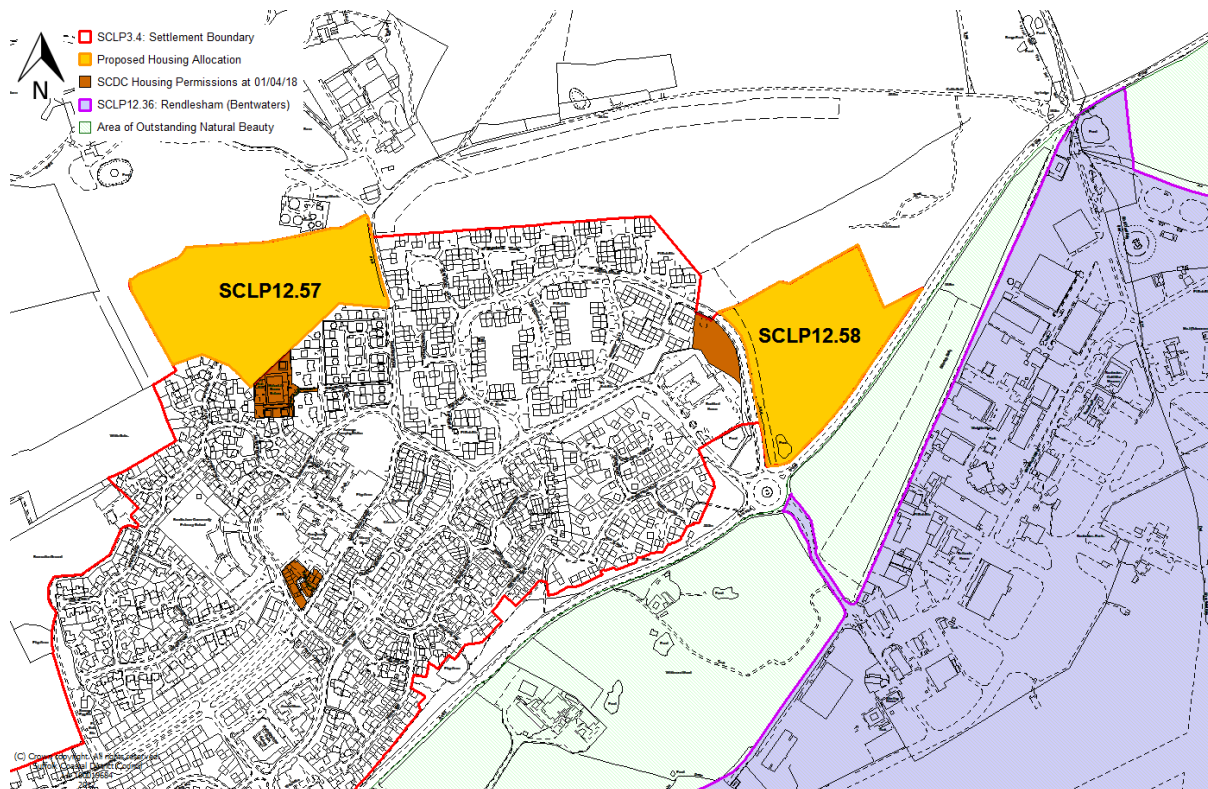
### **Policy SCLP12.56: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)**

6.15ha of land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market) is allocated for development of approximately 120 dwellings.

Development will be expected to accord with the following criteria:

- a) Development of a mix of dwelling types including housing to meet the needs of older people and provision of at least 15 self build plots;
- b) Provision of affordable housing;
- c) Provision of open space to act as a focal point of the development;
- d) Provision of landscaping and creation of a 'soft' edge to the southern boundary of the development;
- e) Provision of pedestrian connectivity with footpaths to the north on the B1438;
- f) Provision of open space to form a focal point for the development; and
- g) A flood risk assessment will be required, and any necessary mitigation provided.

## Land west of Garden Square Rendlesham and Land east of Redwald Road, Rendlesham



These allocations are carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

12.424 Rendlesham (2011 pop. 3,013) is a Large Village in the settlement hierarchy which is altogether larger, and contains a much wider variety of facilities than is common to most other Large Villages in the District given its historic legacy as a former US Airforce base. It also has a 'made' Neighbourhood Plan, containing policies relating to the promotion of the village centre to continue to develop to meet the needs of existing and future residents, and the provision of allotments.

12.425 The Neighbourhood Plan builds on the work of the earlier masterplan for Rendlesham and seeks to ensure that the village continues to develop and function to meet the needs of new and established residents and businesses, concentrating on the provision of services and facilities required to meet the needs of the new and growing population. Across the main road from the main residential area, is a large employment site containing a mix of uses (the former technical base). A comprehensive development plan for the whole employment site has been granted planning permission which will guide the future provision of employment land in this area.

12.426 Whilst the Neighbourhood Plan does not allocate land for housing, Section 10 of the plan includes a number of objectives (3 – 3f) in relation to new housing e.g. to density and streetscene. In addition, Policy RNPP3 requires that new residential or mixed use development makes provision towards the identified local need for allotments, orchards and growing spaces.



- 12.427 The village has capacity to accommodate more than the 100 homes proposed, but is limited predominantly by highway factors and the cumulative impact of both residential and employment traffic on the local highway network. There is a need to maintain a clear overview of the cumulative impact of individual developments on the local road network from Rendlesham through to Melton and the A12. The internal road layout within the village (a consequence of its original function as an airbase) means access from the village to the external road network is limited. There are also few opportunities to access the adjacent countryside due to lack of public footpaths and the presence of a perimeter fence, again a legacy of its former use as an airbase. The provision of a new footpath/bridleway is a condition of the recent planning permission for the employment site providing residents with more direct access to Rendlesham / Tunstall Forest.
- 12.428 Two sites are allocated for large scale housing schemes which together can provide approximately 100 homes. Both sites provide the opportunity for additional community benefit as envisaged in the Neighbourhood Plan.
- 12.429 Development proposals for both allocations will need to investigate the cumulative traffic impact on air quality at Melton crossroads and the Air Quality Management Area declared in Woodbridge. An Air Quality Assessment, together with a mitigation appraisal, will be required.
- 12.430 The site allocated as SCLP12.58 is the northern of the two sites identified on the plan above. The main limiting factors in respect of this site are its proximity to the Water Re-cycling Centre (sewage treatment works) which requires the provision of a 'cordon sanitaire', and the sewers that cross the site. The minimum distance for the cordon sanitaire will be a matter for discussion with Anglian Water as will any layout issues linked to the alignment of the sewers. The number of homes and the area on which development could take place has therefore been reduced to approximately 50.
- 12.431 Anglian Water confirmed that there is likely to be a need for improvements to the foul sewerage network. Land not suitable for building does however have the potential to provide for a mix of informal open space and allotment provision in accordance with Rendlesham Neighbourhood Plan objective 4, Allotments, Orchards and Growing Places and Neighbourhood Plan Policy RNPP3. Informal open space will provide space for daily dog walking and complement existing more formal green space provision nearby, as an alternative to the more sensitive Rendlesham and Tunstall Forests.
- 12.432 The design and layout of the scheme will be expected to have due regard to the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan.
- 12.433 Suffolk County Council Archaeology have also confirmed that the site lies within the former extent of Rendlesham Hall and within the broader landscape, where there is evidence of significant multi-period archaeological remains. An archaeological assessment at an appropriate stage in the design of the development will be required to allow for in-situ preservation as necessary.

## Policy SCLP12.57: Land west of Garden Square Rendlesham

5.05ha of land west of Garden Square, Rendlesham, as shown on the Policies Map, is identified for a mixed residential development and greenspace provision for approximately 50 units.

Development will be expected to accord with the following criteria:

- a) Meet the minimum distance from the Water Recycling Centre within which new residential development is considered acceptable as advised by Anglian Water;
- b) Accommodate the sewers that cross the site;
- c) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- d) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan;
- e) Provision of affordable housing;
- f) The remaining greenspace should be used for a mix of informal open space suitable for daily dog walking, allotments or orchards in accordance with Rendlesham Neighbourhood Plan policy RNPP3;
- g) Provision of a substantial landscape buffer to the northern and western boundaries where it abuts open countryside;
- h) An archaeological assessment will be required; and
- i) Contribution towards primary school places.

In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.

12.434 Approximately 4.3 ha of land to the east of Redwald Road is identified for residential development for approximately 50 units with access off Redwald Road. The site is contained within established defensible boundaries of established woodland with more extensive plantation to the north and east of the site. Woodbridge and Redwald Roads act as the boundaries to the south and west. The site frontage along Redwald Road is bounded by a water course and this will need to be accommodated within the design.

12.435 The site is within close proximity of the centre of Rendlesham with good pedestrian connectivity using Spencer Road. Redwald Road is on a bus route and a bus stop is located within 100m of the site. Currently footways exist on only the opposite side of Redwald Road. Suffolk County Council as Local Highways Authority have indicated footways on both sides of the road and a pedestrian crossing point may be required.

12.436 The design, layout, mix and type of housing development will be expected to have due regard to Objective 3a set out in the Rendlesham Neighbourhood Plan. New residential development will be required to make provision for allotments, orchards and growing spaces in accordance RNPP3, where a local need is identified.

- 12.437 Through production of the Site Allocations and Area Specific Policies Development Plan Document, Natural England highlighted the need to undertake a biodiversity survey of the site and adjoining woodland, and if necessary, appropriate mitigation measures will need to be carried out.
- 12.438 Suffolk County Council Archaeology have indicated that the site should be subject to an archaeological assessment at an appropriate pre-application stage in the design of the development. This will allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed.
- 12.439 In line with priorities identified in the Rendlesham Neighbourhood Plan, developers should explore, in conjunction with Rendlesham Parish Council, the potential to provide, as part of the scheme a public house or similar licenced venue.

### **Policy SCLP12.58: Land east of Redwald Road, Rendlesham**

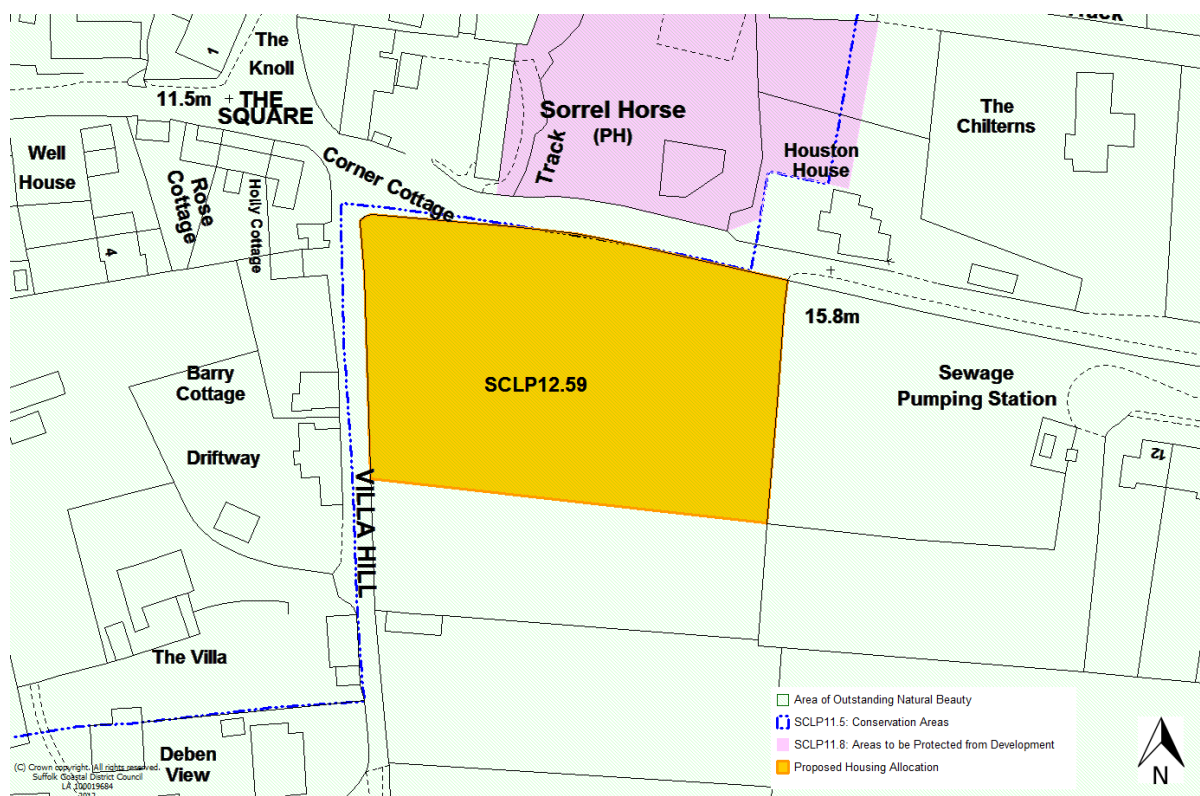
4.3ha of land to the east of Redwald Road, Rendlesham, as shown on the Policies Map, is identified for residential use for approximately 50 units.

Development will be expected to accord with the following criteria:

- a) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan;
- b) Provision of affordable housing;
- c) Provision of footways to site frontage along Redwald Road, with a pedestrian crossing point;
- d) Provision towards meeting identified local need for allotments, orchards and growing spaces;
- e) Explore the potential to provide a public house or similar licenced venue, on site as part of the development, in line with priorities identified in the Rendlesham Neighbourhood Plan;
- f) Provision of a biodiversity survey and, if necessary, provide appropriate mitigation;
- g) An archaeological assessment will be required;
- h) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- i) Provision of a Flood Risk Assessment; and
- j) As required, to increase the capacity of the surface water network in accordance with the water management hierarchy.

In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.

## Land opposite the Sorrel Horse, The Street, Shottisham



This allocations is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

- 12.440 Shottisham (2011 pop. 197) is a settlement identified as countryside in the settlement hierarchy. In the previous Local Plan (Site Allocations Development Plan Document, January 2017) it was identified as a local service centre and received an allocation which is being carried forward into this Local Plan.
- 12.441 The Parish Council in its Housing Survey Analysis 2015 has identified a need for affordable housing to enable young people to remain in the village and for smaller properties to facilitate those wishing to down-size. The Parish Council also identified on-street parking as an issue. This can result in difficulties for through traffic and adversely affect the setting of the Conservation Area.
- 12.442 The site is centrally located and can provide pedestrian access to the centre of the village via Villa Hill avoiding the need to walk along The Street which has no footways at this point.
- 12.443 Due to height level changes between the site and 'The Street', Suffolk County Council Highway Authority have indicated that a single point of vehicular access from the highway would be appropriate. This single point would serve as access to the residential development and car park. Achieving an appropriately designed access and securing acceptable access sight lines will be critical to this scheme and will be subject to approval by Suffolk County Council Highway Authority. Pedestrian connectivity should be provided from the site to access Villa Hill.
- 12.444 The site is located in an Area of Outstanding Natural Beauty, and on a prominent site. Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation.

- 12.445 The site lies in close proximity to the Conservation Area and Listed Buildings, with the Grade II Listed Sorrell Horse Inn located opposite. As such, development of the site will need to preserve and enhance the character and setting of the Conservation Area and Listed Buildings. This site lies in an area of archaeological potential. Therefore, an archaeological assessment will be required.
- 12.446 Anglian Water has indicated a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will also need to be addressed.

### **Policy SCLP12.59: Land opposite The Sorrel Horse, The Street, Shottisham**

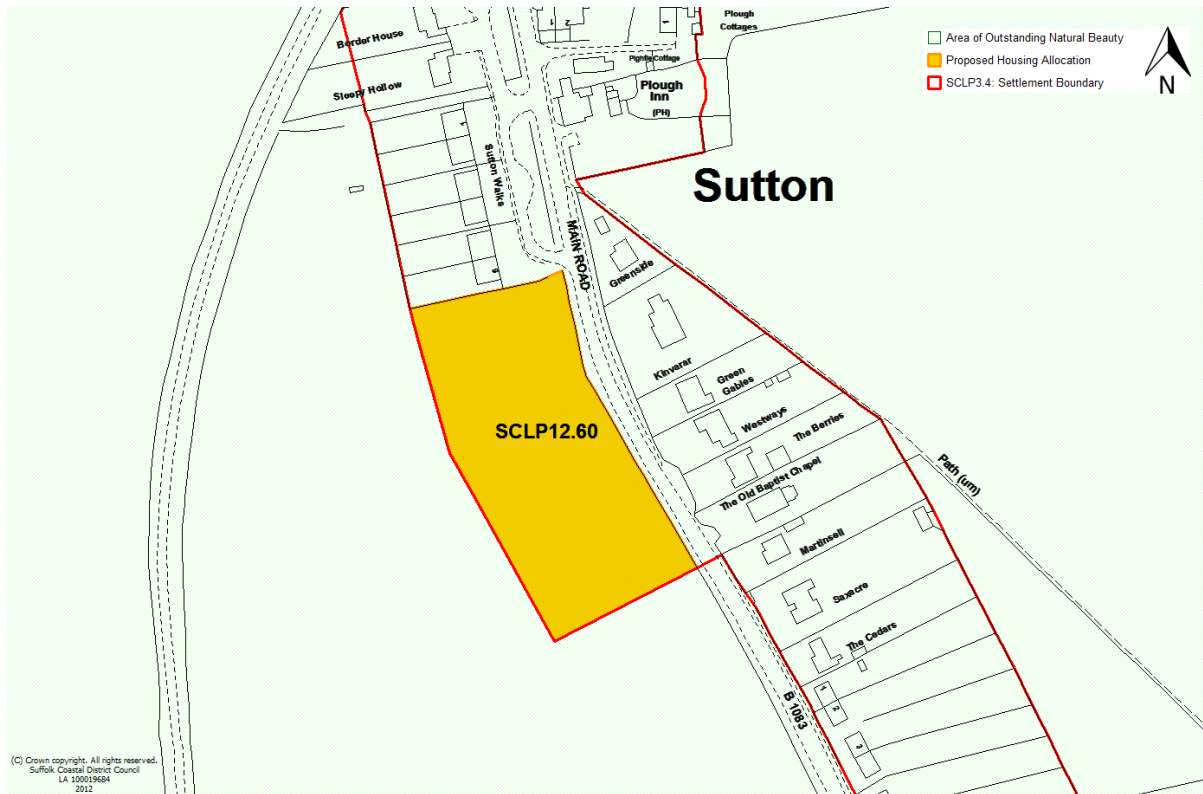
0.42 ha of land opposite The Sorrel Horse, The Street, Shottisham, as shown on the Policies Map, is identified for small scale mixed use development for approximately 10 dwellings and a car park to accommodate circa 30 cars.

Development will be expected to accord with the following criteria:

- a) The design and layout should be of high quality, responding to the sites location in an Area of Outstanding Natural Beauty; and preserving and enhancing the character and setting of the Conservation Area, and Listed Buildings;
- b) Provision of smaller open market housing. A financial contribution will be sought towards affordable housing provision;
- c) Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation;
- d) Provision of appropriate access arrangements regarding the access point, and securing acceptable access sight lines;
- e) In addition to residents parking, provision of an area for a car park to accommodate circa 30 cars. The parking area to be screened to protect residential amenity;
- f) Provision of pedestrian connectivity from the residential and car parking areas via Villa Hill;
- g) A biodiversity survey will be required and, if necessary, appropriate mitigation provided;
- h) An archaeological assessment will be required; and
- i) Developers will need to address a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will need to be addressed. A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system.



## Land south of Sutton Walks, Sutton



- 12.447 Sutton (2011 pop. 1,804) is identified as a Small Village in the settlement hierarchy in recognition of the existence of a small range of services and facilities including a village hall and a public house.
- 12.448 The site is currently in agricultural use and represents a continuation of the existing linear form of the settlement which centres on Main Road. To the north and east of the site are existing dwellings with open countryside to the west and south. A hedgerow provides a frontage to the site's border with Main Road. The site is located within the Area of Outstanding Natural Beauty. Appropriate planting should be used to distinguish housing plots from agricultural fields.
- 12.449 The site is considered suitable for development of around 12 dwellings at a relatively low density, including bungalows, to reflect the character of the surrounding area and site's location in the AONB. Careful landscaping will be required to the western and southern edges of the site to ensure that the development assimilates with the character of the AONB.
- 12.450 There is a footpath along Main Road and the development of the site would be expected to provide a connection to this.
- 12.451 Hollesley Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.

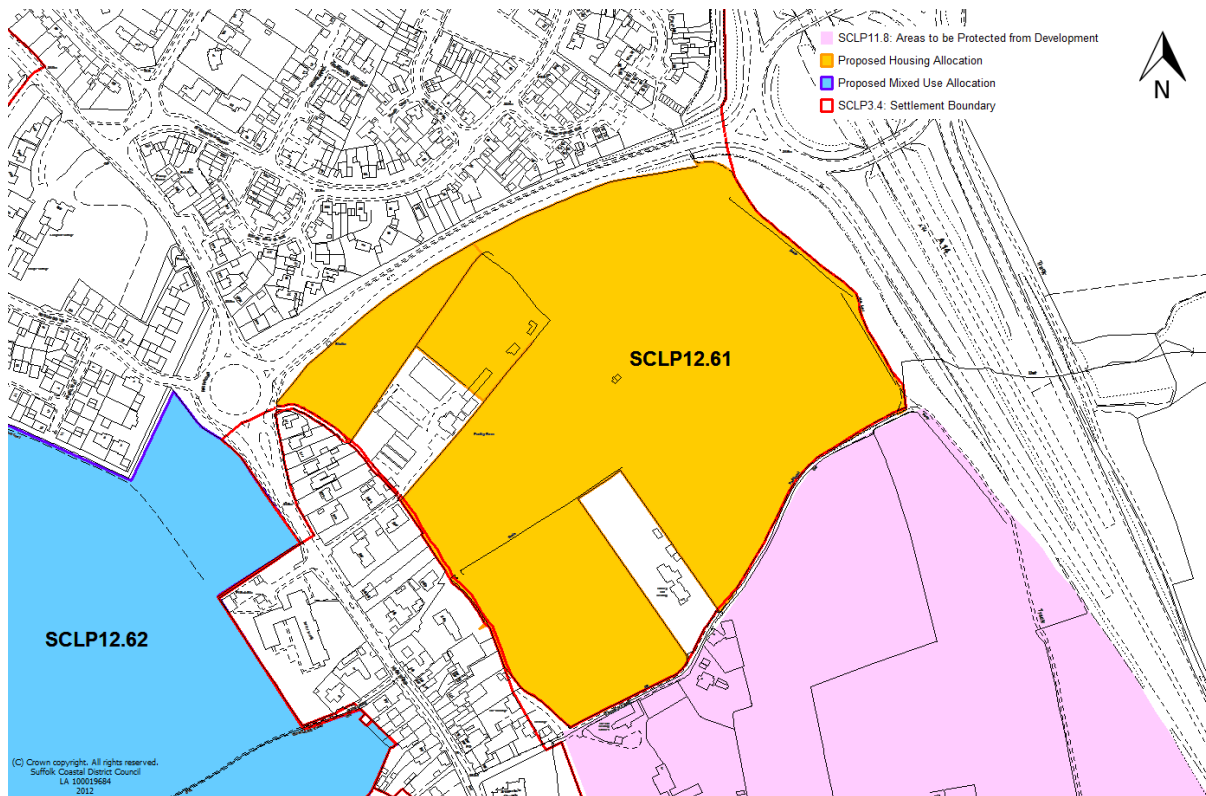
## Policy SCLP12.60: Land south of Sutton Walks, Sutton

0.77ha of land south of Sutton Walks, Sutton is allocated for the development of approximately 12 dwellings.

Development will be expected to accord with the following criteria:

- a) Design and layout of housing to reflect the linear nature of Sutton and the site's location in the AONB, including through provision of bungalows;
- b) Provision of affordable housing;
- c) Retention of hedgerow to the frontage with Main Road, except where removal is necessary to provide for access;
- d) Provision of landscaping and boundary treatment which respond to the site's location in the AONB; and
- e) Provision of pedestrian connections to the existing footpaths on Main Road.

## Land off Howlett Way, Trimley St Martin



This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (January 2017)

- 12.452 Howlett Way provides access from the A14 to the communities of Trimley St Martin (2011 pop. 1,942) and Trimley St Mary (pop. 3,665). The site is centrally located to the villages of Trimley St Martin and Trimley St Mary.
- 12.453 Land off Howlett Way is a large site within the Felixstowe Peninsula and it is anticipated that over 360 dwellings could be provided. Public consultation responses highlight a need for dwellings targeted at the retirement market. Housing opportunities for younger people and families will also be expected on the site as this will redress the population imbalance across this part of the District.
- 12.454 The site includes part of the 'Old Poultry Farm' with existing residential properties to the north and west of the site, the A14 to the east and agricultural fields to the south. Residential development adjacent to this site is predominately one or two storeys in height and the Council expects a similar scale of development to come forward on this site.
- 12.455 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the cumulative impacts of the developments in Trimley St Martin and Trimley St Mary. The site also shares a boundary with the A14 and it is essential that landscape buffers are provided to reduce the noise impact on this boundary. Currently mature trees provide a buffer but it may be appropriate to extend this buffer to further reduce the impact.

- 12.456 Suffolk County Council as highway authority have identified that the access onto Howlett Way needs to be considered through a transport assessment as part of any future planning application. No vehicular access could be gained from Church Lane as this is only appropriate for walking and cycling routes to improve connections to the rest of the village and existing communities. Bridleway 5 and Footpaths 23 and 26 serve this site and it will be essential that the future development of this site provides appropriate linkages to these established routes, thus improving the connectivity of the site with the surrounding areas as well as providing opportunity to create circular walks, encouraging access away from the Special Protection Areas. Surface improvements to the Public Rights of Way and potential extensions to link into the wider network will be supported.
- 12.457 The site is known to be of archaeological interest. Suffolk County Council requires an archaeological assessment to be undertaken at an appropriate stage prior to the granting of outline, technical details or full planning permission. It is a large area to the northeast of the historic settlement core of Trimley (TYN 060) and includes a rectangular pillbox based on the 'Suffolk Square' design (TYN 024). Any new development at this site should allow for preservation of archaeological interests in situ where appropriate.
- 12.458 Open space will need to be provided on site and developers will be required to consider local needs and requirements as part of their proposals alongside the nationally published standards of 2.4ha per 1000 population.
- 12.459 Anglian Water have identified that a water mains crosses this site and therefore any future development will need to ensure that access to this is maintained through an appropriate design and layout.
- 12.460 Historic England has expressed concern about the potential impact of residential development on the Grade II listed churches and the Old Rectory, a Grade II Listed Building, situated at the south of the site. They advise that the setting of these buildings should be protected and any development in close proximity needs to be of a high quality and sympathetic to the character of the area and the existing Listed Buildings.
- 12.461 Trimley St Martin Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. The proposed site allocation at Land adjacent to Reeve Lodge, High Road, Trimley St Martin (SCLP12.63) will include provision of a primary school with early years provision, and a contribution will be required from development of this site towards primary school provision.

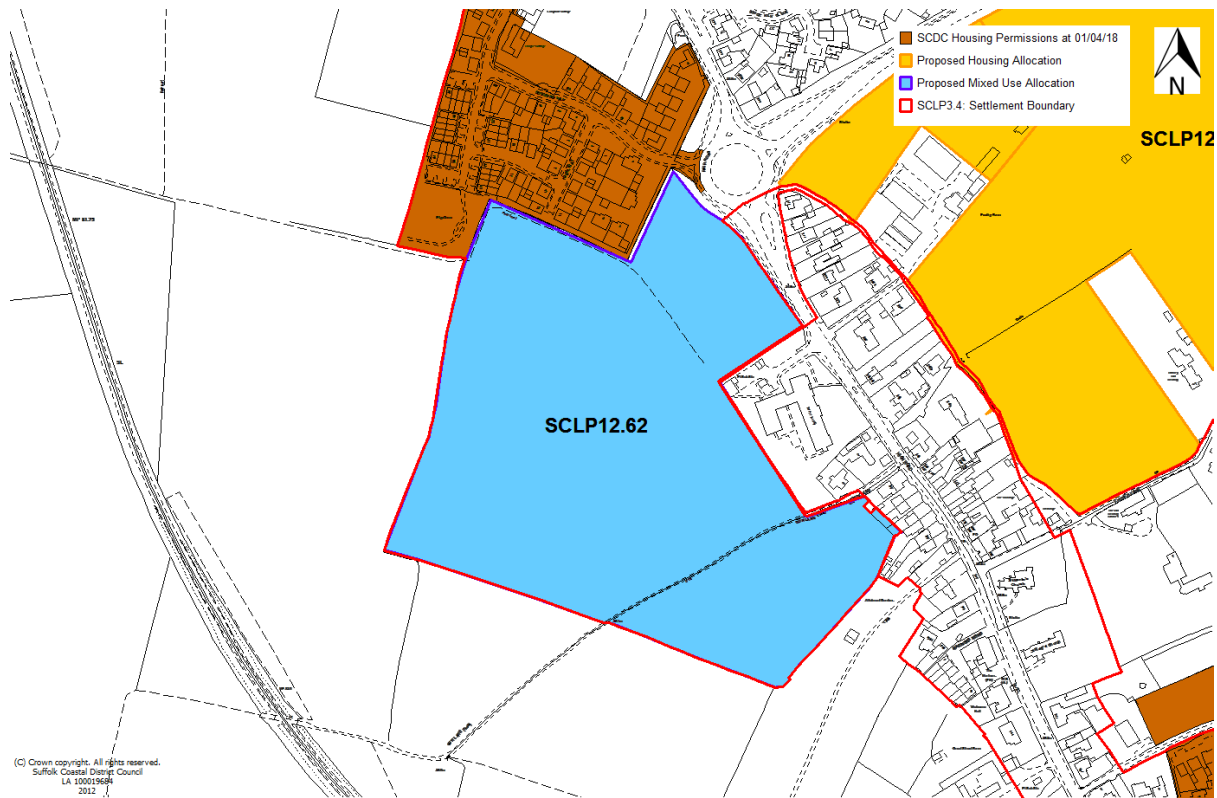
### **Policy SCLP12.61: Land off Howlett Way, Trimley St Martin**

10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for approximately 360 residential units with on site open space. Development will be expected to accord with the following criteria:

- a) Primary vehicular access onto Howlett Way only;
- b) No vehicular access onto Church Lane;
- c) Continuation of and links to existing Public Rights of Way Network;
- d) Retain the existing hedgerows which border the site to maintain character of the area;
- e) Affordable housing provision to be in line with Policy SCLP5.10;
- f) A range of housing types and tenures provided in keeping with surrounding area;
- g) Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory;
- h) Site design and layout to take into account the water mains crossing the site;
- i) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy;
- j) Archaeological assessment required with particular consideration for the existing pillbox; and
- k) Air Quality assessment required.



## Land adjacent to Reeve Lodge, High Road, Trimley St Martin



- 12.462 Trimley St Martin (2011 pop. 1,942) is identified as a Large Village in the settlement hierarchy due to its wide range of facilities including shops, a primary school and a community hall. It is located close to the A14 and Felixstowe, providing access to a wider range of services, facilities and employment opportunities.
- 12.463 The site is located on the southern edge of Trimley St Martin adjacent to a recent residential development of 66 dwellings at the former Trimley Mushroom Farm site. The site is arable farmland although currently being used as a temporary depot site by Network Rail and is bordered on the west to open countryside with the railway line beyond, and to the east by High Road and existing properties. There are opportunities to integrate new development using linear belts of trees, and replicate local species mixes. There are also opportunities to improve pedestrian/cycle path access to provide access to the AONB to help promote active healthy lifestyles.
- 12.464 The Felixstowe Peninsula Area Action Plan identifies the need for a new primary school (including an early years setting) in the area due to forecast shortfalls in capacity over the timeframe of the AAP. The District Council has been exploring possibilities with the County Council and this site offers a central location relative to the existing and proposed residential allocations with the villages of Trimley St Martin and Trimley St Mary and performs best in terms of accessibility by walking. This site provides an opportunity to accommodate a new primary school, and 2.2ha land will need to be provided as part of the development for the development of a new primary school which would have scope to accommodate 2 form entry in the future. The school should be located in the eastern part of the site forming part of a focal point for the community. Potential for community use of school facilities should also be investigated.

- 12.465 Development of the site should provide for a range of housing types reflecting the position of the site being well connected to services and facilities. Provision should be made for housing that would help to meet the needs of older people, as well as for families, and self-build plots should be made available on site. Apartments would be suitable on the site provided these are of a scale and design appropriate to the landscape and character of the area, and are likely to be most suitable in the southern part of the site.
- 12.466 The development of the site will need to incorporate open space provision which should form a focal point on the eastern side of the site, providing opportunities for interaction with uses surrounding the site. Open space will need to provide opportunities for people of all ages to be active, and will need to meet the standards of 2.4ha per 1,000 population.
- 12.467 Landscaping will be required on the boundaries of the site with the countryside in order that the site can integrate with the rural character of the area to the west of the site.
- 12.468 Suffolk Wildlife Trust have identified potential for species or habitats of nature conservation interest to be present on the site and therefore an ecological survey will be required, and any necessary mitigation provided.
- 12.469 A small area of Surface Water Flooding is recorded in the centre of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.470 Additional primary care floorspace will be required at Walton to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

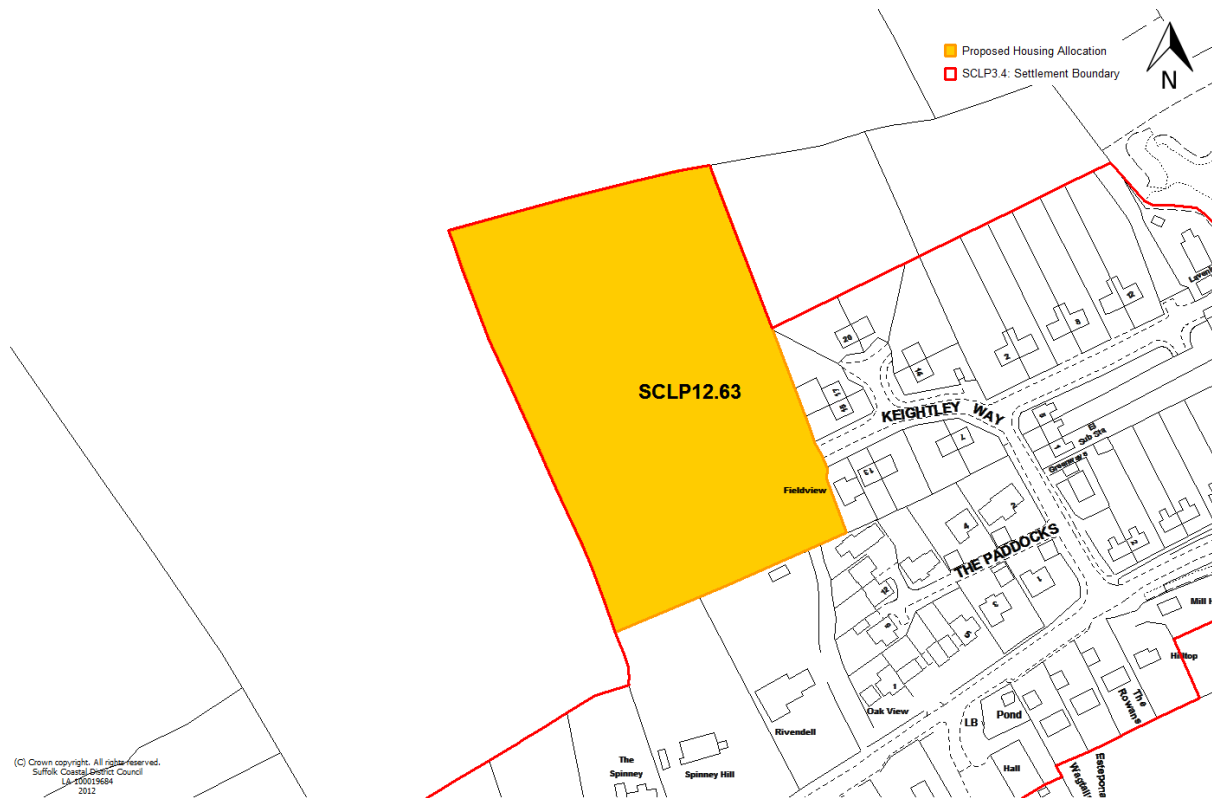
### **Policy SCLP12.62: Land adjacent to Reeve Lodge, High Road, Trimley St Martin**

7.1ha of land adjacent to Reeve Lodge, High Road, Trimley St Martin is identified for allocation for approximately 150 dwellings, a primary school and open space.

Development will be expected to accord with the following criteria:

- a) A mix of housing should be provided on the site including housing for older people and the provision of at least 15 self build plots;
- b) Provision of affordable housing;
- c) Provision of 2.2ha of land for a primary school and early years provision;
- d) Provision of open space for people of all ages;
- e) Provision of appropriate landscaping and boundary treatments to provide a 'soft' western edge to the development;
- f) An ecological survey will be required, and any necessary mitigation provided; and
- g) A flood risk assessment will be required, and any necessary mitigation provided.

## Land off Keightley Way, Tuddenham



- 12.471 Tuddenham (2011 pop. 353) is identified as Small Village in the settlement hierarchy due to the presence of a small range of facilities including a community hall and public house. The site is located in the northern part of the village, close to the playing fields and existing residential development at Keightley Way.
- 12.472 Reflecting the character and settlement patterns of the surrounding residential areas it is considered that the site would be suitable for development of dwellings at a relatively high density for a village location, and in particular smaller terraced and semi detached properties should be provided in the southern part of the site.
- 12.473 The site slopes upwards to the north and is bordered by existing trees and hedgerows, which should be retained in order to preserve the enclosed nature of this part of Tuddenham. The Landscape Character Assessment identifies trees along hedges, verges and field boundaries as key features and recommends enhancements to biodiversity in the highly agricultural landscape.
- 12.474 Development of the site provides an opportunity to create a pedestrian and cycle link to the playing fields to the east of the site, from Keightley Way.
- 12.475 A small area of surface water flooding is recorded in the north of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water

flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.

12.476 Rushmere Hall Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Development of this site will need to contribute to the provision of additional school places or consideration would need to be given to whether a contribution could be made towards additional primary school spaces at the Ipswich Garden Suburb. If the latter is the case, development of the site would need to come forward later in the plan period.

12.477 In terms of the wider highways network, initial transport modelling has identified potential issues on the highways network around Ipswich and developers will be required to ensure that any necessary works are provided for.

12.478 Contributions to primary care may be required to meet the needs arising from new development.

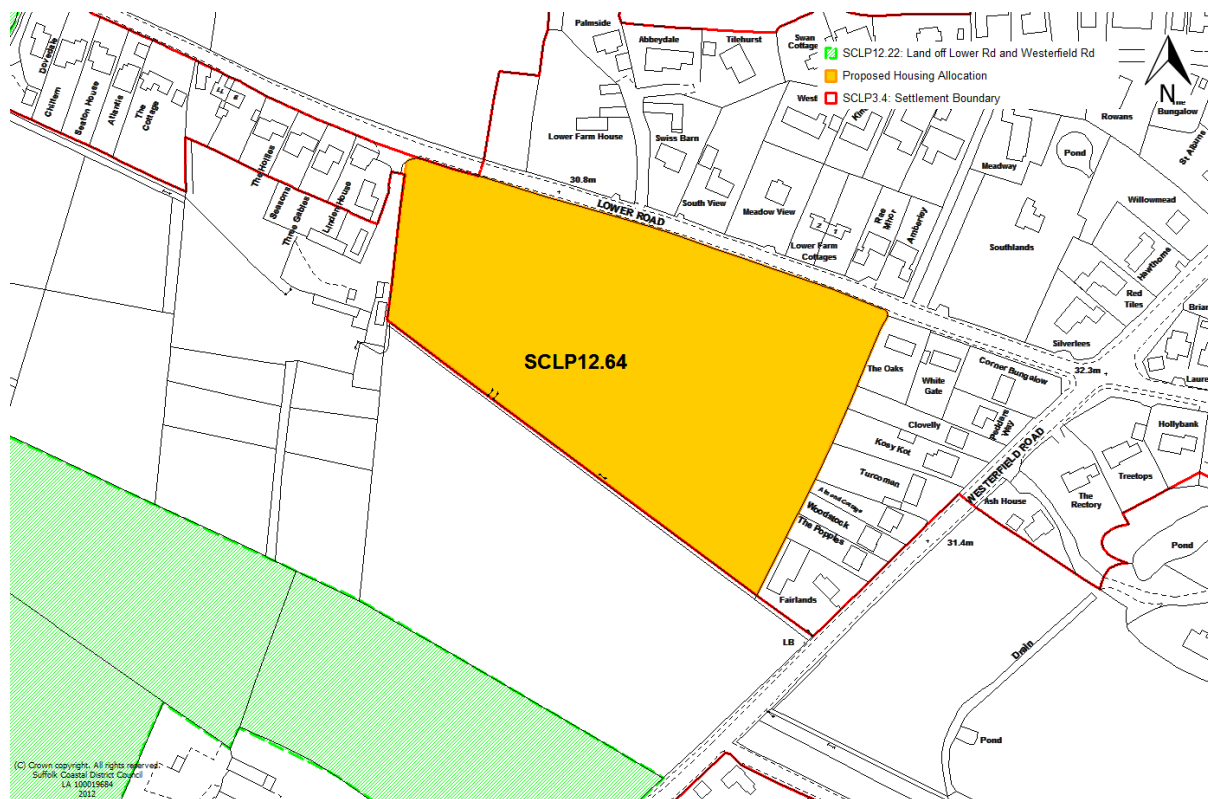
### **Policy SCLP12.63: Land off Keightley Way, Tuddenham**

1.54ha of land off Keightley Way, Tuddenham, as shown on the Policies Map, is allocated for development of approximately 35 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of semi detached and terraced properties in the southern part of the site;
- b) Provision of affordable housing;
- c) Retention of existing trees and hedgerows on the boundaries of the site;
- d) Provision of a pedestrian and cycle link between Keightley Way and the playing fields to the east of the site; and
- e) A flood risk assessment will be required, and any necessary mitigation provided.

## Land south of Lower Road, Westerfield



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Development (January 2017)

- 12.479 This site south of Lower Road in Westerfield (2011 pop. 442) is the northern of the two sites shown on the map. It is 2.45ha in size, well related to the main central crossroads within the village and sits between and opposite existing groups of residential properties. The site comprises the whole field, which is well defined by existing planted boundaries. The mature oak trees along the frontage with Lower Road are subject to a Tree Preservation Order. There is also a drainage ditch along the Lower Road frontage.
- 12.480 Discussions with the Parish Council confirmed that at least part of the site was previously used as the village football pitch but that no longer exists. There is now no focal point for the village or open space available for community events. It is considered that a small, well designed scheme in this location south of Lower Road could enable the provision of a new village green as a focal point for the community. The site is well located in relation to the main concentration of existing development. The character of this part of the village is not limited to frontage development so offers an opportunity to design a scheme of approximately 20 dwellings around the provision of a village green.
- 12.481 Anglian Water has confirmed that they have no objection to the development of this site.
- 12.482 Suffolk County Council Archaeology note that this site is close to the medieval core of the settlement and within the findspot of Roman, Saxon and Iron Age objects. The site should therefore be subject to an archaeological assessment at an appropriate stage in the design process which would allow for preservation in-situ where appropriate.



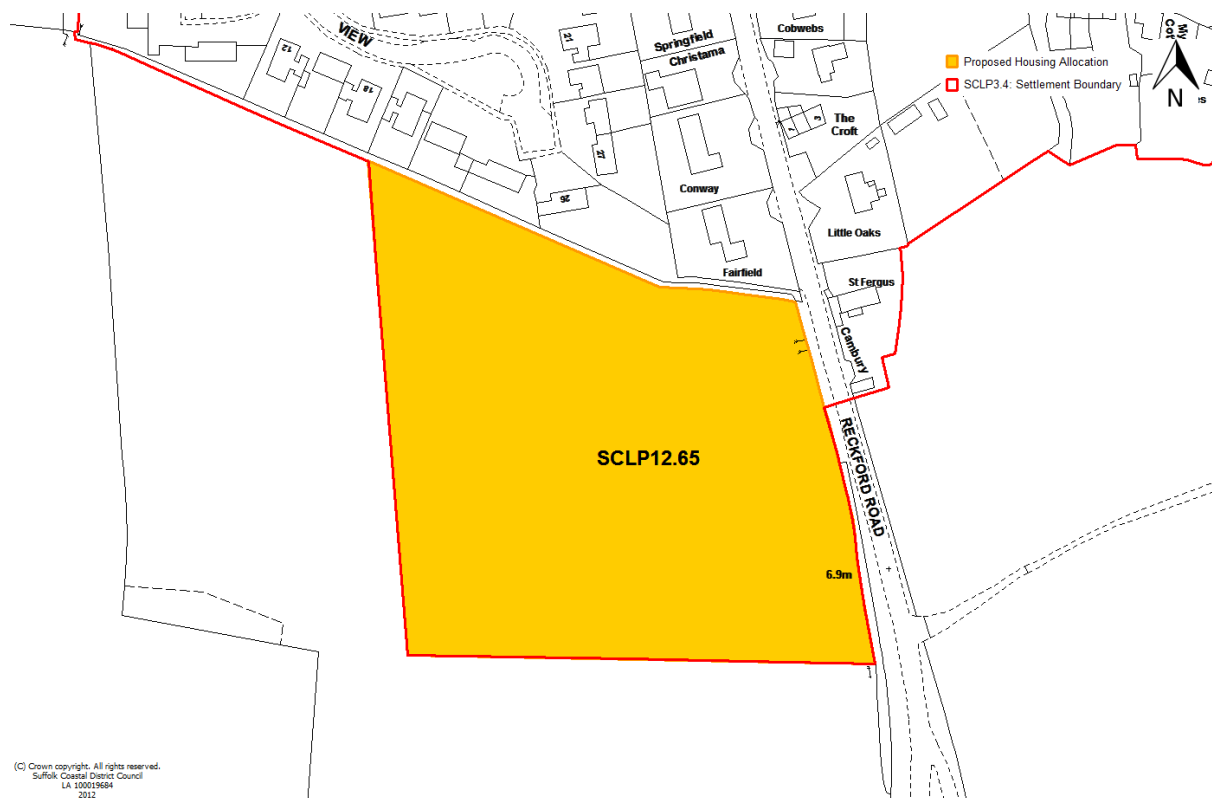
**Policy SCLP12.64: Land south of Lower Road, Westerfield**

2.45ha of land south of Lower Road, Westerfield, as shown on the Policies Map, is identified for residential use for approximately 20 units and public open space provision.

Development will be expected to accord with the following criteria:

- a) The housing is required to enable the provision of a village green type facility as a focal point for the community. When determining the viability of the scheme, the need to provide this facility will be given priority over affordable housing contributions;
- b) The developer is required to involve the Parish Council in the design and layout of the village green type facility and its long term maintenance;
- c) If the housing element extends over 1ha or more, a flood risk assessment will be required ;
- d) An archaeological assessment will be required;
- e) Design of the scheme should provide for a pedestrian footway along the Lower Road frontage within the site to avoid detrimental impact on the oak trees which are the subject of a Tree Preservation Order; and
- f) Provision of a comprehensive landscaping scheme for the site which provides for the retention of trees and hedgerows along the site boundaries except where it is required to provide access to the site.

## Land west of the B1125, Westleton



- 12.483 Westleton (2011 pop. 349) is identified as a Small Village in the settlement hierarchy due to the range of services and facilities it has including a shop and a village hall.
- 12.484 The site is situated on the southern edge of the settlement and is presently in agricultural use. The site is relatively prominent in the landscape and adjoins the Westleton Conservation Area to the north east of the site. This provides an opportunity for development to create an attractive gateway development to the village. There is a footpath on the eastern side of Reckford Road, and pedestrian connectivity with the footpath should be provided as part of the development.
- 12.485 Due to the connectivity of the site to the village centre and the prominent location of the site which provides an opportunity for creating a focal point on the entrance to the village, development on the site should incorporate dwellings that would be suitable to meet the needs of older people as part of a mix of dwellings.
- 12.486 Due to the prominent location of the site, landscaping will be required in order to provide a 'soft' edge to the southern and western boundaries of the site. In relation to heathland to the west on the opposite side of the B1125, it is important to consider indirect effects resulting from adjacent land use changes such as increases in recreational pressure.

- 12.487 An area of surface water flooding is recorded along the northern and eastern boundaries of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.488 Habitats Regulations Assessment screening has identified the need for Appropriate Assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.
- 12.489 Additional primary care floorspace will be required in Yoxford to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

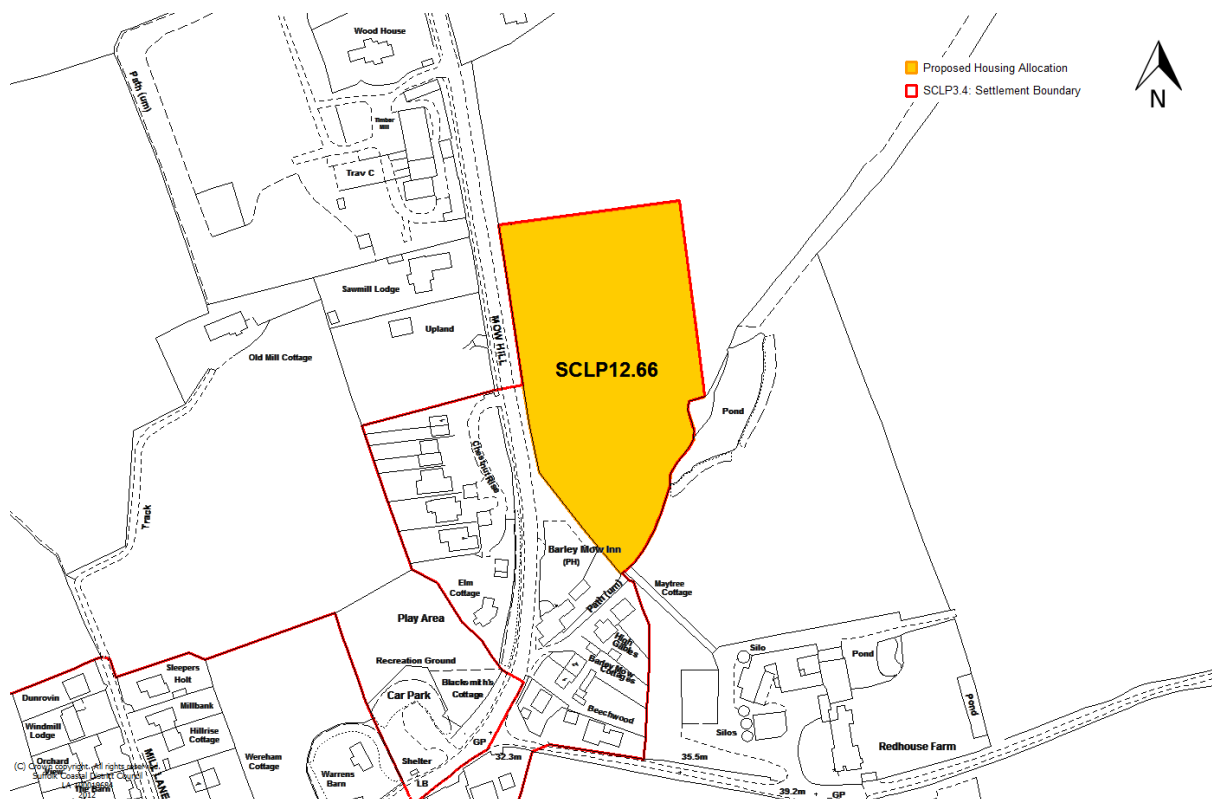
### **Policy SCLP12.65: Land west of the B1125, Westleton**

2.1ha of land to the west of the B1125, Westleton, as shown on the Policies Map, is allocated for development of approximately 35 dwellings.

Development will be expected to accord with the following criteria:

- a) Development of a mix of dwellings to include dwellings to meet the needs of older people;
- b) Design and layout to create a focal point at the entrance to the village and to be sympathetic to the setting of Westleton Conservation Area and heathland on the opposite side of the B1125;
- c) Affordable housing should be provided on site;
- d) Provision of landscaping to provide a 'soft' edge to development on the southern and western boundaries;
- e) Provision of pedestrian connection to existing footpaths to the village; and
- f) A flood risk assessment will be required, and any necessary mitigation provided.

## Mow Hill, Witnesham



12.490 Witnesham (2011 pop. 792) is identified as a Small Village in the settlement hierarchy recognising the existence of a range of facilities including a village hall and primary school.

12.491 The site is located on the northern edge of the southern part of the village and is presently in agricultural use. A hedgerow forms the boundary of the site with Mow Hill. It is important that the site provides for growth of the village that is integrated and sensitive to settlement and open agricultural landscape character.

12.492 The site is close to services and facilities including the recreation ground and public house. A footpath should be provided along the frontage of the site to provide pedestrian connectivity to the village.

12.493 Consideration will need to be given to design, layout and landscaping to provide an appropriate transition between the developed areas to the South of the site and the more rural character to the North of the site. There are two Grade II Listed Buildings to the south east of the site (Red House and Barn North of Red House), and development will need to be sympathetic to the setting of these. Due to the rural character of this location, a relatively low density development is considered appropriate.

12.494 An area of surface water flooding is recorded along in the south eastern part of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.

12.495 Additional primary care floorspace will be required in Grundisburgh to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

### **Policy SCLP12.66: Mow Hill, Witlesham**

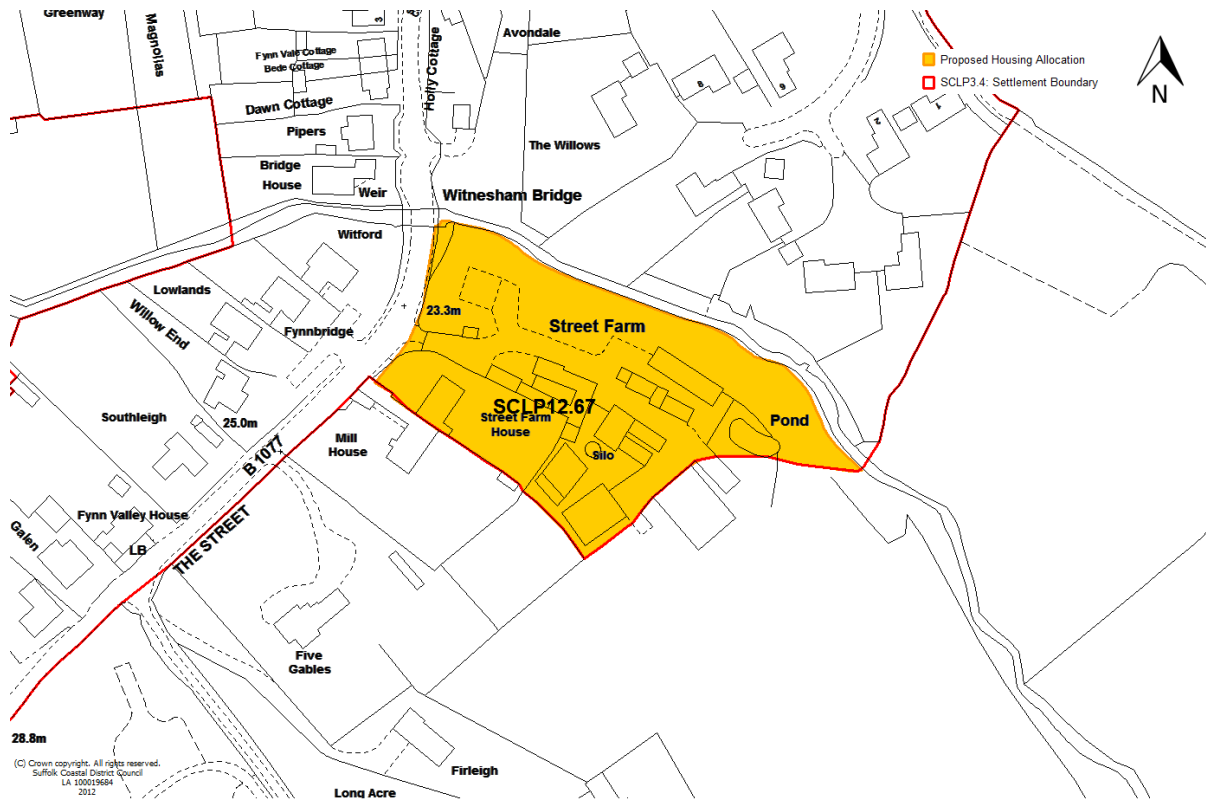
1.17ha of land at Mow Hill, Witlesham, as shown on the Policies Map, is identified for development of approximately 20 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing;
- b) Retention of the hedgerow which borders Mow Hill, except where removal is required for access;
- c) Provision of a footpath to the frontage of the site;
- d) Design and layout to be sympathetic to the setting of the nearby Grade II Listed Buildings;
- e) Provision of landscaping to create a 'soft' edge to the eastern and northern boundaries of the site;  
and
- f) A flood risk assessment will be required, and any necessary mitigation provided.



## Land at Street Farm, Witnesham



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

12.496 Witnesham (2011 pop. 792) is a Small Village in the settlement hierarchy containing a church, public house and primary school. The village comprises a number of parts. The two main elements, Witnesham (Bridge) to the south and Witnesham (Chapel) to the north contain the main residential areas and each has a physical limits boundary. To the north between Witnesham (Chapel) and Swiland is a small cluster of dwellings, public house and primary school which does not have a physical limits boundary.

12.497 This site of 0.7ha comprises a largely disused farm complex on the edge of Witnesham (Bridge). The farmhouse, a listed building, is still occupied. Land south of Hall Road and The Street which includes this site, lies within the River Fynn Valley – a landscape of attractive and distinctive character. Suffolk County Council Archaeology notes that due to the site's location on the south bank of the River Fynn, an archaeological investigation will be required. A small section of the site along its northern boundary where it borders the River Fynn is within Flood Zone 3. Any development within Flood Zone 3 is to be avoided having the highest potential risk from flooding. The Environment Agency have confirmed that a flood risk assessment will be required as part of any planning application. Anglian Water have confirmed they have no objection to the allocation of this site. Existing access to the site is narrow and directly onto a bend in the road (B1077) Ipswich Road. Use of the existing access may need to be re-assessed or may otherwise act as a limit to numbers of new dwellings it can serve.

12.498 The site is well related to this part of the village and as an old farm complex offers the opportunity for an interesting residential development given the mix and scale of buildings which are currently present on site. The presence of the listed building and the flood risk on the northern part of the site are constraints which will need to be considered in any design for the site. Impact on the landscape will be a consideration of any development proposal. These elements together with the access issues may act as a limit to the amount of new development which is ultimately acceptable.

### **Policy SCLP12.67: Land at Street Farm, Witlesham (Bridge)**

0.7ha of land at Street Farm, Witlesham, as shown on the Policies Map, is identified for residential use for approximately 20 units.

Development will be expected to accord with the following criteria:

- a) Impact on the listed farmhouse;
- b) An archaeological investigation will be required;
- c) Flood risk assessment will be required;
- d) Provision of affordable housing;
- e) Design and layout to be sympathetic to the sensitive river valley landscape character;
- f) The design and layout of the scheme should have regard to its former farmyard use;
- g) Where possible retention of existing trees along the boundaries to the site;
- h) Any development within the area identified as Flood Zone 3 should be avoided to ensure no other impediments to flows are introduced that could increase the risk of flooding downstream; and
- i) Opportunities should be explored which would improve and enhance the riverside environment in this location under the Water Framework Directive.



# Section 13

## **Delivery and Monitoring Framework**



Source - <https://simonwilkinson.photoshelter.com/index>



# 13 Delivery and Monitoring Framework

- 13.1 Central to the plan making system is the issue of deliverability. In order to be effective Local Plans must be deliverable. The success of the Local Plan will be dependent on the continual engagement and partnership working between the Council, developers, infrastructure providers and other interested stakeholders, including the public as well as Town and Parish Councils. Communities undertaking Neighbourhood Plans will also have a crucial role in expanding upon and adding to the Local Plan policies and proposals to address detailed local circumstances.
- 13.2 The policies and proposals of the Local Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings over the plan period. Neighbourhood Plans also have a key role to play in the delivery of the Local Plan policies. A number of Neighbourhood Plans have been ‘made’ across Suffolk Coastal and the Council will continue to support local communities who undertake these over the plan period. Where relevant, reference to Neighbourhood Plans are made in the frameworks below.
- 13.3 Monitoring is an important and necessary step in the planning system in order to check that strategies and policies are having the intended effect. The monitoring and delivery frameworks have been prepared to detail the targets and indicators that will be used to track the progress of the plan and the policies within it.
- 13.4 Sustainability Appraisal, incorporating Strategic Environmental Assessment, has been carried out as part of the production of the Local Plan. A requirement of Sustainability Appraisal is to monitor the likely significant effects of the plan. A monitoring framework and indicators will be developed as work on the Sustainability Appraisal progresses throughout the production of the Local Plan.
- 13.5 The Council reports on monitoring and delivery annually in its Authority Monitoring Report. In some instances it may be appropriate to alter the indicators being reported, either due to a change in information available or to reflect specific issues that emerge.

## Delivery Framework

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
<b>Strategic cross boundary policies:</b>						
Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area	Delivery of housing allocations  Delivery of employment allocations  Ongoing co-operation with other authorities	2016 - 2036	Suffolk Coastal District Council  Other authorities in the Ipswich Strategic Planning Area	All infrastructure as per Infrastructure Delivery Framework	Developers and landowners do not bring sites forward for development.	Review of Local Plans across the Ipswich Strategic Planning Area
Policy SCLP2.2: Strategic Infrastructure Priorities	Delivery of strategic infrastructure projects	2016 - 2036	Suffolk Coastal District Council Suffolk County Council Highways England	Delivery of strategic projects	Projects do not receive funding	Identifying projects in the Local Plan will help to demonstrate support for the projects, to support funding bids
Policy SCLP2.3: Cross-boundary mitigation of effects on protected habitats	Recreational Avoidance and Mitigation Strategy	2016 - 2036	Suffolk Coastal District Council Other LPAs in Ipswich Strategic Planning Area Natural England	Delivery of open space as per Recreational Avoidance and Mitigation Strategy	Strategy not delivered	Review mechanism built into Recreational Avoidance and Mitigation Strategy
<b>Scale and location of growth and major infrastructure and energy:</b>						
Policy SCLP3.1: Presumption in Favour of Sustainable Development	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	N/A
Policy SCLP3.2 Strategy for Growth in Suffolk Coastal District	Delivery of housing allocations  Delivery of employment allocations	2016 - 2036	Suffolk Coastal District Council  Landowners and developers	As per individual allocations	Developers and landowners do not bring sites forward for development.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments.
Policy SCLP3.3: Settlement Hierarchy	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	As per individual allocations	Developers and landowners do not bring sites forward for development.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely



Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
						with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments.
Policy SCLP3.4: Settlement Boundaries	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	Developers and landowners do not bring sites forward for development within boundaries / allocations, resulting in development granted outside boundaries.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments.
Policy SCLP3.5: Proposals for Major Energy Infrastructure Projects	Determination of planning applications  Responding to consultations and working with other organisations on Nationally Significant Infrastructure Projects	2016 - 2036	Suffolk Coastal District Council  Central Government  Infrastructure providers / developers	As per individual projects	Decisions taken by Government	Inclusion of policy provides mechanism for proposals to be considered against local policy
Policy SCLP3.6 Infrastructure Provision	Determination of planning applications.  Partnership working with infrastructure providers to ensure infrastructure is delivered and is successful when operating.	2016 - 2036	Suffolk Coastal District Council  Landowners and Developers  Infrastructure Providers  Parish and Town Councils	N/A	Developers and landowners do not bring sites forward for development.  Other partners do not take the same approach.  Viability of improved infrastructure is inhibited by topographical issues.	An early review of the Local Plan would be required in the event of failure to deliver critical and essential infrastructure. To avoid this, the Council will engage and liaise closely with developers and providers and identify alternative infrastructure projects to mitigate the impacts of developments.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
<b>Economy:</b>						
Policy SCLP4.1: Employment Areas	Determination of planning applications.	2016 - 2036	Suffolk Coastal District Council  Landowners and Developers Suffolk County Council  New Anglia Local Enterprise Partnership	N/A	Developers and landowners do not bring sites forward for development.  Other partners do not take the same approach.	An early review of the Local Plan would be required to facilitate a change in approach to employment areas across the District.
Policy SCLP4.2: New Employment Areas	Determination of Planning Applications  East Suffolk Economic Growth Plan	2016 - 2036	Suffolk Coastal District Council  Landowners and Developers  Suffolk County Council  New Anglia Local Enterprise Partnership	Site specific	Developers and landowners do not bring sites forward for development.  Other partners do not take the same approach	Council in partnership with other agencies may consider intervention to understand blockages and assist the delivery of new areas of employment.
Policy SCLP4.3: Expansion and Intensification of Employment Sites	Determination of Planning Applications  East Suffolk Economic Growth Plan	2016-2036	Suffolk Coastal District Council  Landowners and Developers  Suffolk County Council	Site specific	Proposals for expansion and intensification are considered inappropriate for current site and economic potential is stifled.	An early review of the Local Plan would be required.  Interventions from the public sector to support economic growth.
Policy SCLP4.4: Protection of Employment Sites	Determination of Planning Applications  East Suffolk Economic Growth Plan	2016-2036	Suffolk Coastal District Council  Landowners and Developers	Site specific	Employment land is lost to alternative uses	An early review of the Local Plan and employment evidence to understand why employment sites are being lost to alternative uses.
Policy SCLP4.5: Economic Development in Rural Areas	Determination of Planning Applications  East Suffolk Economic Growth Plan	2016-2036	Suffolk Coastal District Council  Landowners and Developers	Site specific	Employment land is lost to alternative uses	An early review of the Local Plan to provide greater support to economic development in rural areas.
Policy SCLP4.6: Conversion and Replacement of Rural Buildings for Employment Use	Determination of Planning Applications	2016-2036	Suffolk Coastal District Council  Landowners and Developers	Site specific	Permitted Development Rights allows greater flexibility	An early review of the Local Plan to reflect changes to Permitted Development Rights.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	East Suffolk Economic Growth Plan				Employment land is lost to alternative uses	
Policy SCLP4.7: Farm Diversification	Determination of Planning Applications  East Suffolk Economic Growth Plan	2016-2036	Suffolk Coastal District Council  Landowners and Developers	Site specific	Permitted Development Rights allows greater flexibility  Employment land is lost to alternative uses	An early review of the Local Plan to reflect changes to Permitted Development Rights.
Policy SCLP4.8: Retail Hierarchy	Determination of Planning Applications;  East Suffolk Economic Growth Plan.	2016 - 2036	Suffolk Coastal District Council,  Landowners and developers  Tourism & business associations  Town and Parish Councils	N/A	Some smaller town centres and High Streets are struggling – and the retail sector is under pressure.	Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car parking management.  Review of Town Centre, Retail and Commercial Leisure Evidence.
Policy SCLP4.9: New Retail Development	Determination of Planning Applications;  East Suffolk Economic Growth Plan.	2016 - 2036	Suffolk Coastal District Council,  Landowners and developers  Tourism & business associations  Town and Parish Councils	N/A	New retail development does not come forward to meet identified capacities	Review of policy approach through review of Local Plan.  Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car parking management.  Review of Town Centre, Retail and Commercial Leisure Evidence.
Policy SCLP4.10: Development in Town Centres	Determination of Planning Applications; East Suffolk Economic Growth Plan.	2016 - 2036	Suffolk Coastal District Council,  Landowners and developers  Tourism & business associations	N/A	Vacant units in town centres	Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
			Town and Parish Councils			parking management.  Review of Town Centre, Retail and Commercial Leisure Evidence.
Policy SCLP4.11: Town Centre Environments	Determination of Planning Applications; East Suffolk Economic Growth Plan.	2016 - 2036	Suffolk Coastal District Council,  Landowners and developers  Tourism & business associations  Town and Parish Councils	N/A	New development doesn't come forward in town centres.	Review of policy approach through review of Local Plan.  Development briefs and other targeted localised policy approaches in relation to particular sites or parts of town centres. Partnership working with landlords, tourism & business associations, town centre & car parking management.
Policy SCLP4.12: Retail in Martlesham and Kesgrave	Determination of Planning Applications.	2016 - 2036	Suffolk Coastal District Council,  Landowners and developers	N/A	Retail capacity not provided elsewhere results in pressure for additional out of town units	Implementation of Retail Hierarchy policy  Review of Town Centre, Retail and Commercial Leisure Evidence.
Policy SCLP4.13: District and Local Centres and Local Shops	Determination of Planning Applications.	2016 - 2036	Suffolk Coastal District Council,  Landowners and developers  Tourism & business associations  Town and Parish Councils	N/A	Retail units in district and local centres come under risk for non retail uses.	Review of policy approach through review of Local Plan.  Partnership working with landlords, tourism & business associations, town centre & car parking management.
<b>Housing:</b>						
Policy SCLP5.1: Housing Development in Large Villages	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and Developers	Specific to individual proposals	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.2: Housing Development in Small Villages	Determination of planning	2016 - 2036	Suffolk Coastal District Council	Specific to individual proposals	Developers and landowners do not bring	A review of the Local Plan would be necessary if there was a significant

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	applications		Landowners and Developers		sites forward for housing development	shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.3: Housing Development in the Countryside	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and Developers	Specific to individual proposals	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.4: Housing in Clusters in the countryside	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and Developers	Specific to individual proposals	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.6: Rural Workers Dwellings	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.



Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Policy SCLP5.7: Infill and Garden Development	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate
Policy SCLP5.8: Housing Mix	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and Developers	N/A	Housing mix required is not viable	Viability testing undertaken as part of production of plan, however a review of the plan would enable housing mix and viability to be reviewed.
Policy SCLP5.9: Self Build and Custom Build Housing	Determination of planning applications  Delivery of East Suffolk Housing Strategy	2016 - 2036	Suffolk Coastal District Council Landowners and Developers  Individuals on the self build register	Specific to individual proposals	Plots made available for self build do not match demand  Plots made available for self build are granted permission to be developed by developer	Plots for self build phased as part of strategic scale development to ensure provision of plots throughout plan period.
Policy SCLP5.10: Affordable Housing on Residential Developments	Determination of planning applications  Review of SPG 2 Affordable Housing.	2016 - 2036	Suffolk Coastal District Council Landowners and Developers	Specific to individual proposals	Policy requirement for affordable housing not viable	Viability testing undertaken as part of production of plan.  Viability assessments to be undertaken at planning application stage.
Policy SCLP5.11: Affordable Housing on Exception Sites	Determination of planning applications  Delivery of East Suffolk Housing Strategy	2016 - 2036	Suffolk Coastal District Council Landowners and Developers	Specific to individual proposals	Exceptions sites do not come forward	Policy enables market housing to be provided where needed to bring sites forward.
Policy SCLP5.12: Houses in Multiple Occupation	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	Specific to individual proposals	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate
Policy SCLP5.13: Residential Annexes	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
						evidence as appropriate
Policy SCLP5.14: Extensions to Residential Curtilages	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP5.15: Residential Moorings, Jetties and Slipways	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council	Specific to individual proposals	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate
Policy SCLP5.16: Residential Caravans and Mobile Homes	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	Specific to individual proposals	Developers and landowners do not bring sites forward for housing development	A review of the Local Plan would be necessary if there was a significant shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners, developers and Gypsies and Travellers	Specific to individual proposals	Planning applications for Gypsy and Traveller sites do not come forward	Should sites not come forward and evidence of need exist, a review of the policy approach would be considered as part of a review of the Local Plan.
<b>Tourism:</b>						
Policy SCLP6.1: Tourism	Determination of planning applications  East Suffolk Tourism Strategy	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  New Anglia LEP	Specific to individual proposals	None	N/A
Policy SCLP6.2: Existing and New Tourism Attractions	Determination of planning	2016 - 2036	Suffolk Coastal District Council	Specific to individual proposals	Loss of existing attractions	Introduction of development briefs to retain attractions or consider

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	applications  East Suffolk Tourism Strategy		Landowners and developers  New Anglia LEP  Town and Parish Councils			alternative tourism related uses.  Local Plan Review.
Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast	Determination of planning applications  East Suffolk Tourism Strategy	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Suffolk Coasts and Heaths AONB Unit  New Anglia LEP  Town and Parish Councils	Specific to individual proposals	Inappropriate development in the AONB coming forward	Local Plan Review  Review of the AONB Management Plan
Policy SCLP6.4: Tourism Development outside of the AONB	Determination of planning applications  East Suffolk Tourism Strategy	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  New Anglia LEP  Town and Parish Councils	Specific to individual proposals	None	N/A
Policy SCLP6.5: New Self Catering Tourist Accommodation	Determination of planning applications  East Suffolk Tourism Strategy	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Town and Parish Councils	Specific to individual proposals	Speculative applications which are not viable as tourist accommodation becoming permanent residential units.	Restrictions and conditions placed on all tourism accommodation to resist use for permanent residential uses.
Policy SCLP6.6: Existing Tourist Accommodation	Determination of planning applications  East Suffolk Tourism Strategy	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Town and Parish Councils	Specific to individual proposals	Units targeted at tourist accommodation are lost to permanent residential units.	Intervention to support the existing tourist accommodation to retain this use  Local Plan Review to amend policies.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
<b>Transport:</b>						
Policy SCLP7.1: Sustainable Transport	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and Developers	Specific to individual proposals	The generally rural nature of the District may lead to large developments that struggle to satisfy the requirements of a Travel Plan.  SCC are currently in the process of drafting new guidance for Travel Plans. This may contradict the policy.	Suffolk Coastal will engage with Suffolk County Council in the drafting of the new Travel Plan Guidance.
Policy SCLP7.2: Parking Proposals and Standards	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and Developers  Transport Infrastructure Providers	Specific to individual proposals	The generally rural nature of the District may limit the ability of developments to encourage sustainable transport modes.  Incorporation of SuDS into developments may not be possible due to infiltration constraints.	Viability testing undertaken as part of production of plan.  Viability assessments to be undertaken at planning application stage.  Consult the SFRA to identify areas where significant infiltration constraints are identified.
<b>Community Facilities and Assets:</b>						
Policy SCLP8.1: Community Facilities and Assets	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Town and Parish Councils	Specific to individual proposals and communities	Loss of community facilities and assets	Early intervention and discussions with service providers and local community.  Requirements that existing uses need to be marketed for a sustained period of time before change of use permitted.
Policy SCLP8.2: Open Space	Determination of planning applications  SCDC Leisure	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Town and Parish Councils	Specific to individual proposals and communities	Impact on development greater than anticipated	Early intervention and discussions with local community.  Partnership working with relevant organisations.

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	Strategy		Organisations which provide or support a variety of open space such as Sport England and Forestry Commission			
Policy SCLP8.3: Allotments	Determination of planning applications  SCDC Leisure Strategy	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Town and Parish Councils  Allotment holders	Specific to individual proposals and communities	Loss of allotment land serving communities	Early intervention with local community and allotment holders
Policy SCLP8.4: Digital Infrastructure	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Service providers  New Anglia LEP	Specific to individual proposals and communities	Provision of digital infrastructure does not meet local demands.	Engagement with service providers.  Intervention to aid the delivery of digital infrastructure.
<b>Climate Change:</b>						
Policy SCLP9.1: Low Carbon and Renewable Energy	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and developers	Specific to individual proposals	n/a	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.2: Sustainable Construction	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and developers	Specific to individual proposals	Viability issues may inhibit sustainable construction standards being met in some developments	Viability testing undertaken as part of production of plan.  Viability assessments to be undertaken at planning application stage.
Policy SCLP9.3: Coastal Change Management Areas	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Risk Management Authorities  Coastal & Estuary Partnerships	Specific to individual proposals	Suffolk Coastal is one of the fastest eroding coastlines in Europe which could lead to constant changes to the CCMA.	Flexibility is built into the policy to allow for the consideration of emerging coastal erosion evidence.  Engage with any review of the Shoreline Management Plan which may lead to a revision of the CCMA.



Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
						Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.4: Coastal Change Rollback or Relocation	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers Risk Management Authorities Coastal & Estuary Partnerships	Specific to individual proposals	There is a risk of creating hope value for land that would not normally be considered for development.	Early engagement with landowners and developers can help to avoid the creation of hope value.  Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.5: Flood Risk	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers Risk Management Authorities	Specific to individual proposals	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.6: Sustainable Drainage Systems	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP9.7: Holistic Water Management	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
<b>Natural Environment:</b>						
Policy SCLP10.1: Biodiversity and Geodiversity	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	Specific to individual proposals	Suspected areas of protected species or habitat may be overlooked where they are not established and mapped.	Provide mapping of suspected areas where protected species or habitats may be located.
Policy SCLP10.2: Visitor Management of European Sites	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	Specific to individual proposals	Natural England standing advice relating to mitigation of impacts on SPAs and SACs for new development may not be widely implemented.	Finalising the RAMS strategy will ensure appropriate mitigation measures are included as part of new developments to mitigate any impacts on SPAs and SACs.
Policy SCLP10.3: Landscape Character	Determination of planning	2016 - 2036	Suffolk Coastal District Council	N/A	Land management change in relation to	RAMS strategy. Localised green infrastructure and landscape

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	applications		Landowners and developers		farming practices, rural economic development planting, floodplain and habitats.	enhancement initiatives.
Policy SCLP10.4: Settlement Coalescence	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	Pressure on open land for housing development and on a deliverable supply of land for new homes.	Localised green infrastructure and landscape enhancement initiatives.
<b>Built Environment:</b>						
Policy SCLP11.1: Design Quality	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	Specific to individual proposals	Developments come forward detailing poor quality design.	Suffolk Coastal District Council will set out clear design principles for developers and landowners to viably follow.  Production of Design Guide for Suffolk with other LPAs in Suffolk. Review of SCDC Design Supplementary Planning Guidance if appropriate.
Policy SCLP11.2: Residential Amenity	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Development management policy - will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.3: Historic Environment	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.4: Non-Designated Heritage Assets	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.5: Conservation Areas	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.6: Archaeology	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Policy will be reviewed at point of next Local plan review alongside relevant evidence as appropriate.
Policy SCLP11.7: Parks and	Determination of	2016 - 2036	Suffolk Coastal District Council	N/A	N/A	Policy will be reviewed at point of

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Gardens of Historic or Landscape Interest	planning applications		Landowners and developers			next Local plan review alongside relevant evidence as appropriate.  Following the completion of the Local Plan Review SCDC will begin work on reviewing SPG6.
Policy SCLP11.8: Areas to be Protected from Development	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	Areas lost to inappropriate development	Policy will be reviewed at point of next Local Plan review.
Policy SCLP11.9: Newbourne – Former Land Settlement Association Holdings	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers Newbourne Parish Council	N/A	N/A	N/A
<b>Area Specific Strategies:</b>						
Policy SCLP12.1: Neighbourhood Plans	Work with Neighbourhood Plan Groups to bring plans forward	2016 - 2036	Suffolk Coastal District Council Town and Parish Councils	As per individual Neighbourhood Plans	Neighbourhood Plans do not come forward  Neighbourhood Plans do not include policies on housing	Where growth identified for Neighbourhood Plan areas does not come forward, the review of the Local Plan would provide an opportunity for allocations / policies to be included in the Local Plan where necessary.
Policy SCLP12.2: Strategy for Felixstowe	Determination of planning applications	Plan period	Suffolk Coastal District Council Felixstowe Town Council Landowners and developers Service providers	Increased provision of facilities to support the community over the plan period  Town Centre enhancements  Resort facilities  Protection of the natural and built environments	Lack of employment opportunities to widen choice in Felixstowe  Lack of residential units coming forward  Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.3: North Felixstowe Garden Neighbourhood	Public participation in the master plan  Creation of a master plan  Determination of	2016 - 2036	Suffolk Coastal District Council Felixstowe Town Council Landowners and developers Service providers	Leisure Centre  Education provision  Employment provision  Green infrastructure and open space provision	Master plan does not come forward as expected  Master plan is restricted in scope by extant permission at Candlet Road	Continued engagement with landowners, developers and service providers.  Public participation.  Local Plan Review

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	planning applications			Community facilities		
Policy SCLP12.4: Port of Felixstowe	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Improving the capacity of the foul sewerage network. Improvements to the transport links on the A14 and railway line.	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.5: Land at Bridge Road, Felixstowe	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Improving the capacity of the foul sewerage network. Provision of landscaping of boundaries to enhance the appearance of the site.	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.6: Land at Carr Road/Langer Road, Felixstowe	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Improving the capacity of the foul sewerage network. Provision of landscaping of boundaries to enhance the appearance of the site.	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.7: Land at Haven Exchange, Felixstowe	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Improving the capacity of the foul sewerage network.	Willingness of landowner to bring the site forward for development.	Existing employment site. Policy will be reviewed at point of next Local Plan Review.
Policy SCLP12.8: Brackenbury Sports Centre	Determination of planning applications	2023 - 2028	Suffolk Coastal District Council Developers	Delivery of new leisure centre on North Felixstowe Garden Neighbourhood	Related to delivery of North Felixstowe Garden Neighbourhood	N/A
Policy SCLP12.9: Land at Sea Road, Felixstowe	Determination of planning applications on the site.	2021 - 2025	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Relocation of the Sunday market. Flood mitigation measures. Improving the capacity of the surface water network.	An alternative site in an easily accessible location is not identified. Willingness of landowner to bring the site forward for development.	Site is not developed. Early review of Local Plan to identify alternative site for housing / commercial development. There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Policy SCLP12.10: Land north of Conway Close and Swallow Close, Felixstowe	Determination of planning applications on the site.	2019 - 2022	Suffolk Coastal District Council Suffolk County Council Landowners and developers Parish/Town Council	Provision of on-site early years setting.  Improving the capacity of the surface water network.  Improvements to the public rights of way network.  Provision of on site open space and play facilities.	Insufficient capacity for early years education to be provided.  Willingness of landowner to bring the site forward for development.	delivered.  Work closely with Suffolk County Council to consider opportunities.  Allocate a site as part of the early aligned/joint local plan review.  There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.11: Felixstowe Ferry and Golf Course	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	Retention of sea wall for sustainable links.	N/A	Local Plan Review
Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Local Plan Review
Policy SCLP12.13: Cobbolds Point to Spa Pavilion	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Local Plan Review
Policy SCLP12.14: Spa Pavilion to Martello Park	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	Redevelopment of leisure centre should a new facility be provided on land to north of Felixstowe	Leisure centre site is left vacant and redundant.	Legal agreements to ensure site is redeveloped for tourism related activities as part of a master plan for north Felixstowe.
Policy SCLP12.15: Martello Park to Landguard	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Local Plan Review
Policy SCLP12.16: Tourism Accommodation in Felixstowe	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council Landowners and developers	N/A	N/A	Local Plan Review
Policy SCLP12.17: Strategy for Communities Surrounding Ipswich	Determination of planning applications  Neighbourhood Plans in the area	Plan period	Suffolk Coastal District Council Parish/Town Councils Suffolk County Council Landowners and developers	Residential units targeted at local people  Increased provision of facilities to support the community over the plan period	Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.



Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
			Service providers			
Policy SCLP12.18 Brightwell Lakes	Production of master plan approach for Brightwell Lakes  Determination of planning applications	2019 - 2036	Suffolk Coastal District Council  Parish/Town Councils  Suffolk County Council  Landowners and developers  Service providers	Comprehensive range of infrastructure as detailed in the policy, to include: <ul style="list-style-type: none"> <li>• Open space,</li> <li>• Green infrastructure,</li> <li>• Community facilities,</li> <li>• Education provision,</li> <li>• Highways and access improvements,</li> <li>• Health facilities,</li> <li>• Improvements to water supply network,</li> <li>• Improvements to electricity supply.</li> </ul>	Site is not delivered at the times expected.  Slow rate of residential delivery  Employment delivery does not come forward.  Infrastructure is not provided at appropriate phases of master plan implementation.	Annual monitoring of the master plan.  Legal agreements and appropriate phasing to ensure development delivers in accordance with master plan.  Site brought forward through a variety of developers.  Local Plan Review.
Policy SCLP12.19: Land at Felixstowe Road	Determination of planning applications on the site.	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Investigation of opportunities to enhance the access to the Crematorium.  Significant landscaping and buffers are to be provided on the site which is to be informed by Landscape and Visual Impact Assessments.  Provision of green infrastructure.  Appropriate provision for vehicular parking, walking and cycling.	Willingness of landowner to bring the site forward for development.	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation.
Policy SCLP12.20: Ransomes, Nacton Heath	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Linkages to the local and strategic highways network including provision for access to public transport, and access via foot and cycle.  Improving the capacity of the foul sewerage network.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.21: Recreation and Open Space in Rushmere	Determination of planning	2016 - 2036	Suffolk Coastal District Council	N/A	Pressure for development on open	A review of the Local Plan would be necessary if there was a significant

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	applications				space, particularly if allocations are not delivered	shortage of housing against a five year supply. In the event of a small shortfall, applications for housing could be considered favourably in line with Policy SCLP3.1 and the National Planning Policy Framework.
Policy SCLP12.22: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners  Developers	N/A	Development of the Ipswich Garden Suburb does not come forward	Policy to be reviewed during next Local Plan review
Policy SCLP12.23: Strategy for Aldeburgh	Determination of planning applications	2016 - 2036	Suffolk Coastal District Council  Landowners and developers  Aldeburgh Town Council  Service providers	Residential units targeted at local people  Increased provision of facilities to support the community over the plan period	Aldeburgh becomes a town dominated by second homes and tourist properties.  Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.24: Land rear of Rose Hill, Saxmundham Road, Aldeburgh	Determination of planning applications on the site.	2019 - 2021	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council		Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCDC12.25: Strategy for Saxmundham	Determination of planning applications  Neighbourhood Plan for the area	Plan period	Suffolk Coastal District Council  Saxmundham Town Council  Benhall & Sternfield Parish Council  Suffolk County Council  Landowners and developers  Service providers	Pedestrian and cycle improvements  Education provision  Green infrastructure and open space  Town centre enhancements  Public transport enhancements	Saxmundham becomes a market town with severe infrastructure capacity issues  Local of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.26: South Saxmundham Garden	Public participation in	2016 - 2036	Suffolk Coastal District Council	Education provision	Master plan does not come forward as	Continued engagement with landowners, developers and service

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Neighbourhood	the master plan  Creation of a master plan  Determination of planning applications  Neighbourhood Plan for the area		Benhall Parish Council  Saxmundham Town Council  Saxmundham Neighbourhood Plan  Landowners and developers  Service providers	Employment provision  Green infrastructure and open space provision  Community facilities	expected.	providers.  Public participation.  Local Plan Review
Policy SCLP12.27: Land north-east of Street Farm, Saxmundham	Determination of planning applications on the site.	2018 - 2022	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the foul sewerage network.  Provision of pedestrian and cycle access across the site.  Provision of planted boundary to the East abutting open countryside.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.28: Strategy for Woodbridge	Determination of planning applications on the site.  Neighbourhood Plan for the area	2016 - 2036	Suffolk Coastal District Council  Woodbridge Town Council  Landowners and developers  Service Providers	Residential units targeted at local people  Increased provision of facilities to support the community over the plan period	Woodbridge becomes a town dominated by second homes and tourist properties.  Lack of facilities and services to cater for local needs.	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.29: Strategy for the Rural Areas	Determination of planning applications  Neighbourhood Plans for the area	Plan period	Suffolk Coastal District Council  Parish/Town Councils  Landowners and developers  Service providers	Education provision  Community facilities provision  Green infrastructure and open spaces  Public transport improvements  Road and rail improvements	Rural areas continue to lose services and facilities.  Increasing the need to travel too access services and facilities  Rural isolation	Policy will be reviewed at point of next Local Plan review.
Policy SCLP12.30: Land at Innocence Farm	Determination of planning applications on the site.	2018 - 2021	Suffolk Coastal District Council  Suffolk County Council	Significant landscaping and buffers are to be provided on the site which is to be informed by Landscape and Visual Impact	Willingness of landowner to bring the site forward for development.	Viability of employment development is challenging in the current economic climate. If the site is not viable to bring forward the Council will explore

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
			Highways England  Landowners and developers  Parish/Town Council	Assessments.  Investigation of opportunities to connect the site by railway.		external funding. The site is not suitable for any other uses so, if viability undermines the delivery of the site, a review of the Local Plan will be required to remove the allocation.
Policy SCLP12.31: Former airfield Debach	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Adequate sewerage treatment facilities.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.32: Carlton Park, Main Road, Kelsale cum Carlton	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council		Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.33: Levington Park, Levington	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the foul sewerage network.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.34: Land at Silverlace Green(former airfield) Parham	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Adequate sewerage treatment facilities.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.35: Former airfield Parham	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Adequate sewerage treatment facilities.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
						majority of other allocations are delivered.
Policy SCLP12.36: Bentwaters Park, Rendlesham	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Highway and junction improvements	Willingness of landowner to bring the site forward for development.	The scale of employment development on the site far exceeds the evidenced employment land need across the District. However, there is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.37: Riverside Industrial Estate, Border Cot Lane, Wickham Market	Determination of planning applications on the site.	Plan period	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the foul sewerage network.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient employment delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.38: Land to the East of Aldeburgh Road, Aldringham	Determination of planning applications on the site.	2019 - 2023	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the surface water network.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.39: Land south of Forge Close between Main Road and Ayden, Benhall	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	On site open space.  Cycle and pedestrian links onto Mill Lane.  Provision of appropriate landscaping along the South Western boundary.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.40: Land at The Street and Mill Lane, Brandeston	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of appropriate landscaping to the west and northern boundaries of the site.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the



Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
						majority of other allocations are delivered.
Policy SCLP12.41: Land to the South East of Levington Lane, Bucklesham	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of landscaping and boundary treatments appropriate to the rural character of the area surrounding the site to the east and south.  Provision of a footpath to connect the site for pedestrians with the footpaths to the north of the site.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.42: Land to the south of Station Road, Campsea Ashe	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of appropriate boundary treatment to the southern border of the site reflecting the character of the local landscape.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.43: Land behind 15 St Peters Close, Charsfield	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of a pedestrian link to the recreation ground to the east.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.44: Land to the South of Darsham Station	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improved pedestrian and cycle connectivity with the station.  Informal open space provision to the south of the site.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.45: Land north of The Street, Darsham	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Access to be provided through the existing Millfields development if possible.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
						majority of other allocations are delivered.
Policy SCLP12.46: Land off Laxfield Road, Dennington	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council  Dennington Primary School	Footpath along Laxfield Road frontage.  Provision of school drop-off area, and retention of 0.7ha of land to enable future expansion of the school.  Suitable planting to the Eastern and Northern boundaries of the site to provide a 'soft' edge to the settlement where it abuts the countryside supplementing that which currently exists.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.47: Land to the south of Eyke CoE Primary School and East of The Street, Eyke	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council  Eyke CoE Primary School	Provision of 0.4ha of land to accommodate future expansion of the school if needed.  Provision of land to increase the area of car parking and to provide parking for the school if needed by the school.  Provision of open space on the frontage of the site adjacent to The Street.  Provision of appropriate landscaping and boundary treatment.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.48: Land to the west of Ipswich Road, Grundisburgh	Determination of planning applications on the site.	2022 - 2027	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of a pedestrian crossing point to access footpaths to the east of Ipswich Road.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.49: Land south of Ambleside, Main Road, Kelsale cum Carlton	Determination of planning applications on	2018 - 2021	Suffolk Coastal District Council  Landowners and developers	Improving the capacity of the surface water network.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
	the site.		Parish/Town Council	Provision of appropriate planting to the Southern boundary abutting open countryside.  Provision for surface water disposal in accordance with the water management hierarchy.		forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.50: Land north of the Street, Kettleburgh	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Retention and Enhancement of Kettleburgh Village Sign.  Provision of appropriate landscaping which responds to the site's location in the river valley.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.51: Land to the rear of 31-37 Bucklesham Road, Kirton	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Retention of trees and hedgerows on site boundaries.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.52: Land adjacent Levington Park, Bridge Road, Levington	Determination of planning applications on the site.	2023 - 2028	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Retention of trees and hedgerows on site boundaries.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.53: Land north of Mill Close, Orford	Determination of planning applications on the site.	2020 - 2022	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the surface water network.  Improving the capacity of the foul sewerage network.  Provision of direct access to the public footpath along the Western boundary.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.54: Land Bounded by Helmingham Road and	Determination of planning	2020 - 2025	Suffolk Coastal District Council	Improvements to pedestrian connectivity to the village to	Willingness of landowner to bring the site forward	There is no indication that landowners will not bring the site forward. If

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
Ipswich Road, Otley	applications on the site.		Landowners and developers  Parish/Town Council	the south where feasible.	for development.	landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.55: Land at Chapel Road, Otley	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of pedestrian connections to the existing footpath to the south of the site on Chapel Road.  Provision of landscaping to the north eastern and south eastern borders of the site.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.56: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of open space to act as a focal point of the development.  Provision of landscaping and creation of a 'soft' edge to the southern boundary of the development.  Provision of pedestrian connectivity with footpaths to the north on the B1438.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.57: Land west of Garden Square Rendlesham	Determination of planning applications on the site.	2021 - 2027	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the foul sewerage network.  Accommodate the sewers that cross the site.  Provision of appropriate landscaping buffer to the Northern and Western boundary.  Provision of a mix of informal open space.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.58: Land east of Redwald Road, Rendlesham	Determination of planning applications on the site.	2018 - 2023	Suffolk Coastal District Council  Landowners and developers	Improving the capacity of the surface water network.  Improving the capacity of the	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient

Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
			Parish/Town Council	foul sewerage network.  Provision of footways to the site frontage with Redwald Road, with a pedestrian crossing point.  Provision towards meeting identified local need for allotments, orchards, and growing spaces.		housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.59: Land opposite The Sorrel Horse, The Street, Shottisham	Determination of planning applications on the site.	2021 - 2023	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Improving the capacity of the foul sewerage network.  Provision of area for car parking.  Provision for pedestrian connectivity via Villa Hill, the car park and residential uses.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.60: Land south of Sutton Walks, Sutton	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of landscaping and boundary treatment which respond to the site's location in the AONB.  Provision of pedestrian connections to the existing footpaths on Main Road.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.61: Land off Howlett Way, Trimley St Martin	Determination of planning applications on the site.	2019 - 2026	Suffolk Coastal District Council  Suffolk County Council  Landowners and developers  Parish/Town Council	Provision of on-site early years setting.  Improvements to the existing public rights of way network.  Provision of on site open space and play facilities.	Insufficient capacity for early year's education to be provided.  Willingness of landowner to bring the site forward for development.	Work closely with Suffolk County Council to consider opportunities.  Allocate a site as part of the early aligned/joint local plan review.
Policy SCLP12.62: Land adjacent to Reeve Lodge, High Road, Trimley St Martin	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council  Landowners and developers  Parish/Town Council	Provision of 2.2ha of land for a primary school.  Provision of open space.  Provision of appropriate landscaping and boundary	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are



Policy	Implementation Mechanism	Delivery Timescale	Responsible Organisations	Infrastructure Requirements	Risks	Mitigation / Contingencies
				treatments.		delivered.
Policy SCLP12.63: Land off Keightley Way, Tuddenham	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Provision of a pedestrian and cycle link between Keightley Way and the playing fields to the east of the site.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.64: Land South of Lower Road, Westerfield	Determination of planning applications on the site.	2018 - 2020	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Improving the capacity of the foul sewerage network.  Production of a development brief.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.65: Land west of the B1125, Westleton	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Provision of landscaping to provide a 'soft' edge to development on the southern and western boundaries.  Provision of pedestrian connection to existing footpaths to the village.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.66: Mow Hill, Witnesham	Determination of planning applications on the site.	2020 - 2025	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Provision of a footpath to the frontage of the site.  Provision of landscaping to create a 'soft' edge to the Eastern and Northern boundaries of the site.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.
Policy SCLP12.67: Land at Street Farm, Witnesham (Bridge)	Determination of planning applications on the site.	2019 - 2023	Suffolk Coastal District Council Landowners and developers Parish/Town Council	Retention of trees and hedgerows on site boundaries.  Archaeological investigations.	Willingness of landowner to bring the site forward for development.	There is no indication that landowners will not bring the site forward. If landowners do not bring this site forward, there will still be sufficient housing delivered as the Local Plan has over-allocated, provided the majority of other allocations are delivered.

## Monitoring Framework

Policy	Targets	Indicators	Source
<b>Strategic cross boundary policies:</b>			
Policy SCLP2.1: Growth in the Ipswich Strategic Planning Area	Delivery of at least 10,900 dwellings in Suffolk Coastal District Creation of at least 7,220 jobs in Suffolk Coastal District	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds), employment, retail and leisure development provided: i) in Suffolk Coastal; ii) by settlement hierarchy;  <u>National indicators at local authority level:</u> Jobs density Employment and unemployment Employment by occupation Employee jobs by industry  Earnings by residence and workplace Population estimates Housing affordability  Homelessness Qualifications of working age population (aged 16-64)	SCDC monitoring of planning applications (gains and losses): Housing (C3) Residential institutions (C2) Employment (B1-B8) Retail and Leisure (A1-A5, D2)  ONS jobs density ONS Annual Population Survey ONS Annual Population Survey ONS Business Register and Employment Survey/East of England Forecasting Model ONS Annual Survey of Hours and Earnings ONS population estimates ONS ratio of house price to earnings (residence / workplace earnings) CLG Homelessness statistics ONS Population Survey
Policy SCLP2.2: Strategic Infrastructure Priorities	Delivery of strategic infrastructure	Delivery of individual projects, including those related to specific allocations in this Local Plan (see individual site allocations).	Suffolk County Council SCDC monitoring of planning applications
Policy SCLP2.3: Cross-boundary mitigation of effects on protected habitats	Adoption of Recreational Avoidance and Mitigation Strategy	Adoption of Recreational Avoidance and Mitigation Strategy.	SCDC monitoring of planning applications
	Implementation of measures in Recreational Avoidance and Mitigation Strategy	Specific indicators to be set out in strategy.	As set out in Recreational Avoidance and Mitigation Strategy
<b>Scale and location of growth and major infrastructure and energy:</b>			
Policy SCLP3.1: Presumption in Favour of Sustainable Development	N/A	N/A	N/A
Policy SCLP3.2: Strategy for Growth in Suffolk Coastal District	Delivery of at least 10,900 dwellings over the plan period (at least 545 per annum)	Amount and type of new housing (including tenure, extra care / sheltered housing and number of care/nursing home beds), employment, retail and leisure development provided.	SCDC monitoring of planning applications
	Delivery of at least 7,220 jobs over the plan period	<u>National indicators at local authority level:</u> Jobs density Employment and unemployment Employment by occupation Employee jobs by industry	SCDC monitoring of planning applications

Policy	Targets	Indicators	Source
	Delivery of 2,600 – 4,600sqm convenience retail	Amount of new convenience floorspace.	SCDC monitoring of planning applications
	Delivery of 7,700 – 13,100sqm comparison retail	Amount of new comparison floorspace.	SCDC monitoring of planning applications
Policy SCLP3.3: Settlement Hierarchy	Delivery of spatial strategy (Table3.3)	Amount and percent of new housing development by area: <ul style="list-style-type: none"> <li>• Saxmundham</li> <li>• Other A12 communities</li> <li>• Felixstowe</li> <li>• Rural settlements</li> <li>• Communities neighbouring Ipswich</li> <li>• Framlingham</li> <li>• Leiston</li> </ul>	SCDC monitoring of planning applications
Policy SCLP3.4: Settlement Boundaries	N/A	Type and amount of residential, employment and retail/leisure development permitted outside of Settlement Boundaries [excluding householder].	SCDC monitoring of planning applications [not implementation]
Policy SCLP3.5: Proposals for Major Energy Infrastructure and Projects	N/A	Delivery of major energy projects.	SCDC monitoring of planning applications
Policy SCLP3.6: Infrastructure Provision	Infrastructure to be provided, as per individual site allocations	Infrastructure delivered.	SCDC monitoring of planning applications
<b>Economy:</b>			
Policy SCLP4.1: Employment Areas	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Number of vacant units. Jobs density. Employment and unemployment. Employment by occupation. Employee jobs by industry.	SCDC monitoring of planning applications and site surveys  ONS jobs density ONS Annual Population Survey ONS Annual Population Survey ONS Business Register and Employment Survey
Policy SCLP4.2: New Employment Areas	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Jobs density. Employment and unemployment. Employment by occupation. Employee jobs by industry.	SCDC monitoring of planning applications and site surveys  ONS jobs density ONS Annual Population Survey ONS Annual Population Survey ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP4.3: Expansion and Intensification of Employment Sites	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Number of vacant units.	SCDC monitoring of planning applications and site surveys

Policy	Targets	Indicators	Source
Policy SCLP4.4: Protection Employment Sites	N/A	Employment uses (B1, B2, B8) completed (gained and lost). Number and amount of uses within existing employment areas. Number of vacant units.	SCDC monitoring of planning applications and site surveys
Policy SCLP4.5: Economic Development in Rural Areas	N/A	Employment uses (B1,B2, B8) completed.	SCDC monitoring of planning applications and site surveys
Policy SCLP4.6: Conversion and replacement of rural buildings for employment use	N/A	Employment uses (B1, B2, B8) completed.	SCDC monitoring of planning applications and site surveys
Policy SCLP4.7: Farm Diversification	Retention of farms through diversification schemes	Number of farms operations ceased	SCDC monitoring of planning applications and site surveys
Policy SCLP4.8: Retail Hierarchy	N/A	Town centre uses, number of vacant ground floor premises.	SCDC monitoring of planning applications and site surveys
Policy SCLP4.9: New Retail Development	N/A	Retail and commercial leisure uses (A1, A2, A3, A4, A5, C1 and D2) completed (gained and lost). Number and amount of town centre uses (A1, A2, A3, A4, A5, C1 and D2).	SCDC monitoring of planning applications SCDC site surveys
Policy SCLP4.10: Development in Town Centres	N/A	Number and amount of town centre uses. Number of vacant units.	SCDC monitoring of planning applications and site surveys
Policy SCLP4.11: Town Centre Environments	N/A	Expansion / creation of Shared Space and Dementia Friendly areas	SCDC monitoring
Policy SCLP4.12: Retail in Martlesham and Kesgrave	N/A	Number and amount of retail and commercial leisure uses. Number of vacant units. Number and amount of employment uses (B1, B2 and B8).	SCDC monitoring of planning applications and site surveys
Policy SCLP4.13: District, Local Centres and Local Shops	N/A	Number and amount of retail and commercial leisure uses. Number of vacant units.	SCDC monitoring of planning applications and site surveys
<b>Housing:</b>			
Policy SCLP5.1: Housing Development in Large Villages	Completion of at least 545 dwellings per annum.	Number of new homes completed.	SCDC monitoring of planning applications
Policy SCLP5.2: Housing Development in Small Villages	Completion of at least 545 dwellings per annum.	Number of new homes completed.	SCDC monitoring of planning applications
Policy SCLP5.3: Housing Development in the Countryside	Completion of at least 545 dwellings per annum.	Number of new homes completed.	SCDC monitoring of planning applications
Policy SCLP5.4: Housing in Clusters in the Countryside	Completion of at least 545 dwellings per annum.	Number of new homes completed.	SCDC monitoring of planning applications
Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing	Completion of at least 545 dwellings per annum.	Number of new homes completed.	SCDC monitoring of planning applications
Policy SCLP5.6: Rural Workers Dwellings	Completion of at least 545 dwellings per annum.	Number of new homes completed.	SCDC monitoring of planning applications
Policy SCLP5.7: Infill and Garden Development	N/A	N/A	N/A

Policy	Targets	Indicators	Source
Policy SCLP5.8: Housing Mix	50% of dwellings on developments of 10 or more dwellings to be built to accessible and adaptable dwellings standards (Part M4(2) of Building Regulations)	Type and mix of completed dwellings.	SCDC monitoring of planning applications
Policy SCLP5.9: Self Build and Custom Build Housing	All plots for self / custom build provided as part of new development to be taken up as self / custom build plots	Number of plots approved for self or custom build. Number of entries on self build / custom build register.	SCDC monitoring of planning applications SCDC Self build register
Policy SCLP5.10: Affordable Housing on Residential Developments	1 in 3 dwellings on residential development with a capacity for more than 10 units and which have combined floorspace of 1,000sqm to be affordable.	Number/percentage of affordable dwellings provided on sites of more than 10 units and which have combined floorspace of 1,000sqm.  Number of new affordable homes completed.	SCDC monitoring of planning applications
Policy SCLP5.11: Affordable Housing on Exception Sites	N/A	Number of new affordable homes completed.	SCDC monitoring of planning applications
Policy SCLP5.12: Houses in Multiple Occupation	N/A	N/A	N/A
Policy SCLP5.13: Residential Annexes	N/A	N/A	N/A
Policy SCLP5.14: Extensions to Residential Curtilages	N/A	N/A	N/A
Policy SCLP5.15: Residential Moorings, Jetties and Slipways	N/A	Number of new houseboats.	SCDC monitoring of planning applications
Policy SCLP5.16: Residential Caravans and Mobile Homes	Completion of at least 545 dwellings per annum.	Number of residential caravans and mobile homes permitted.	SCDC monitoring of planning applications
Policy SCLP5.17: Gypsies, Travellers and Travelling Showpeople	Provision of 15 permanent Gypsy and Traveller pitches over the plan period	Number of Gypsy and Traveller pitches permitted/completed.	SCDC monitoring of planning applications
<b>Tourism:</b>			
Policy SCLP6.1: Tourism	N/A	New tourism development permitted Employee jobs by industry.	SCDC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.2: Existing and new Tourism Attractions	N/A	New tourism development permitted Employee jobs by industry.	SCDC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.3: Tourism Development within AONB and Heritage Coast	N/A	New tourism development permitted Employee jobs by industry.	SCDC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.4: Tourism Development outside of the AONB	N/A	New tourism development permitted Employee jobs by industry.	SCDC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
Policy SCLP6.5: New Self Catering Tourist Accommodation	N/A	New self catering tourist accommodation permitted. Employee jobs by industry.	SCDC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England



Policy	Targets	Indicators	Source
			Forecasting Model
Policy SCLP6.6: Existing Tourist Accommodation	N/A	Applications permitting the loss of tourist accommodation. Employee jobs by industry.	SCDC monitoring of planning applications [not implementation] ONS Business Register and Employment Survey/East of England Forecasting Model
<b>Transport:</b>			
Policy SCLP7.1: Sustainable Transport	N/A	Traffic counts (motor vehicles and cyclists). Submission of Transport Statements for residential developments between 50-80 dwellings and submission of Transport Assessments and Travel Plans for residential developments over 80 dwellings.	Department for Transport traffic counts SCDC monitoring of planning applications
Policy SCLP7.2: Parking Proposals and Standards	Appropriate parking provided across the District	Number of applications permitted which are contrary to the SCC Parking Standards	SCDC monitoring of planning applications
<b>Community Facilities and Assets:</b>			
Policy SCLP8.1: Community Facilities and Assets	N/A	Applications permitting new / loss of community services and facilities. Proportion of population with access to key services and facilities.	SCDC monitoring of planning applications [not implementation] Geographical Information System Analysis
Policy SCLP8.2: Open space	N/A	Applications permitting the loss of open space. Proportion of population with access to different types of open space.	SCDC monitoring of planning applications [not implementation] Geographical Information System Analysis
Policy SCLP8.3: Allotments	N/A	Applications permitting new / loss of allotments.	SCDC monitoring of planning applications [not implementation]
Policy SCLP8.4: Digital Infrastructure	Improvements to digital infrastructure services across the District	Applications for provision of digital infrastructure technology across the District. Proportion of population with poor digital infrastructure services.	Service providers Better Broadband Suffolk SCDC monitoring of planning applications
<i>Climate Change:</i>			
Policy SCLP9.1: Low Carbon and Renewable energy	N/A	Number of renewable energy schemes permitted.	SCDC monitoring of planning applications [not implementation]
Policy SCLP9.2: Sustainable Construction	N/A	Number and proportion of residential developments of more than 10 dwellings achieving a reduction of 20% in CO2 emissions below the Target Emission Rate.  New non-residential development of 1,000m2 or more gross floorspace achieving BREEAM 'Very Good' standard or equivalent.	SCDC monitoring of planning applications  Submission of BREEAM design stage and post-construction certificates

Policy	Targets	Indicators	Source
Policy SCLP9.3: Coastal Change Management Areas	N/A	Number and type of permissions granted within the Coastal Change Management Area. Number of properties at risk from erosion.	SCDC monitoring of planning applications SCDC Coastal Management Team
Policy SCLP9.4: Coastal Change Rollback or Relocation	N/A	Number of replacement dwellings permitted.	SCDC monitoring of planning applications
Policy SCLP9.5: Flood Risk	N/A	Number of properties at risk from flooding. Applications permitted in flood zones.	SCDC monitoring SCDC monitoring of planning applications
Policy SCLP9.6: Sustainable Drainage Systems	N/A	N/A	N/A
Policy SCLP9.7: Holistic Water Management	N/A	N/A	N/A
<b>Natural Environment:</b>			
Policy SCLP10.1: Biodiversity and geodiversity	N/A	Condition of Sites of Special Scientific Interest. Hectares of designations e.g. Special Protection Areas, Special Areas of Conservation, Ramsar Sites.	Natural England Natural England / Suffolk Biodiversity Information Service
Policy SCLP10.2: Visitor Management of European Sites	N/A	Number of new carpark spaces within 1km of European sites.	SCDC monitoring of planning applications
Policy SCLP10.3: Landscape Character	N/A	Hectares of designations e.g. Area of Outstanding Natural Beauty.	Natural England
Policy SCLP10.4: Settlement Coalescence	N/A	Number of applications permitted within gaps as identified on the Policies Map.	SCDC monitoring of planning applications
<b>Built Environment:</b>			
Policy SCLP11.1: Design Quality	N/A	Number of major residential developments obtaining 'green' scores under Building for Life.	SCDC monitoring of planning applications
Policy SCLP11.2: Residential Amenity	N/A	Number of applications permitted of high residential amenity standards.	SCDC monitoring of planning applications
Policy SCLP11.3: Historic Environment	N/A	Number of Listed Buildings and other Heritage Assets on the 'at risk' register.	Suffolk Register of Buildings at Risk
Policy SCLP11.4: Non Designated Heritage Assets	N/A	Loss of non-designated heritage assets.	SCDC monitoring of planning applications
Policy SCLP11.5: Conservation Areas	N/A	Number of Conservation Areas at risk.	Historic England
Policy SCLP11.6: Archaeology	N/A	Number of Scheduled Monuments at risk.	Historic England
Policy SCLP11.7: Parks and Gardens of Historic or Landscape Interest	N/A	Number of Registered Parks and Gardens.	Historic England
Policy SCLP11.8: Areas to be Protected from Development	N/A	Applications permitted in Areas to be protected from development, as identified on the Policies Map [excluding householder applications].	SCDC monitoring of planning applications [not implementation]
Policy SCLP11.9: Newbourne	N/A	Number of applications permitted within Newbourne.	SCDC monitoring of planning applications

Policy	Targets	Indicators	Source
<b>Area Specific Strategies:</b>			
Policy SCLP12.1: Neighbourhood Plans	N/A	Number of 'made' Neighbourhood Plans Housing allocations in Neighbourhood Plans to meet minimum indicative requirements.	SCDC monitoring of planning applications
Policy SCLP12.2: Strategy for Felixstowe	Employment opportunities maintained and developed in the town Services and facilities maintained and enhanced Successful Town Centre  Residential development brought forward within Settlement Boundary	Amount of employment land in Felixstowe  Number of community facilities in Felixstowe  Number of A1 units and number of vacant units in Town Centre	SCDC monitoring of planning applications  Authority Monitoring Report
Policy SCLP12.3: North Felixstowe Garden Neighbourhood	Delivery of up to 2,000 dwellings Delivery of new leisure centre	Number of new dwellings completed at North Felixstowe Garden Neighbourhood. Completion of new leisure centre.	SCDC monitoring of planning applications
Policy SCLP12.4: Port of Felixstowe	N/A – employment uses existing on site	Ha of new employment development at Port of Felixstowe.	SCDC monitoring of planning applications
Policy SCLP12.5: Land at Bridge Road, Felixstowe	N/A – existing employment uses on site	Ha of new employment development at Bridge Road.	SCDC monitoring of planning applications
Policy SCLP12.6: Land at Carr Road/Langer Road, Felixstowe	N/A – existing employment uses on site	Ha of new employment development at Carr Road / Langer Road.	SCDC monitoring of planning applications
Policy SCLP12.7: Land at Haven Exchange, Felixstowe	N/A – existing employment uses on site	Ha of new employment development at Haven Exchange.	SCDC monitoring of planning applications
Policy SCLP12.8: Brackenbury Sports Centre	Delivery of 80 dwellings  Delivery of new leisure centre at North Felixstowe Garden Suburb	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.9: Land at Sea Road, Felixstowe	Completion of 40 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.10: Land north of Conway Close and Swallow Close, Felixstowe	Completion of 150 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.11: Felixstowe Ferry and Golf Course	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.12: Felixstowe Ferry Golf Club to Cobbolds Point	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.13: Cobbolds Point to Spa Pavilion	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.14: Spa Pavilion to Martello Park	N/A	SCDC monitoring of planning applications	SCDC monitoring of planning applications
Policy SCLP12.15: Martello Park to Landguard	N/A	Development management policy – indicators not relevant.	N/A

Policy	Targets	Indicators	Source
Policy SCLP12.16: Tourism Accommodation	N/A	Number of applications relating to tourism accommodation in Felixstowe	SCDC monitoring of planning applications
Policy SCLP12.17: Communities Surrounding Ipswich	Employment opportunities maintained and enhanced in the area Services and facilities maintained and enhanced Strategic open space is delivered	Amount of employment land in the District  Number of community facilities in the District  Delivery of open space	SCDC monitoring of planning applications  Authority Monitoring Report
Policy SCLP12.18: Brightwell Lakes	Delivery of master plan Delivery of 2,000 homes Delivery of employment land Delivery of community facilities Delivery of education provision Delivery of health care provision Delivery of open space and Country Park requirements	Number of dwellings completed Amount of employment land delivered Delivery of services and facilities Ha of open space at Country Park.	SCDC monitoring of planning applications  Authority Monitoring Report
Policy SCLP12.19: Land at Felixstowe Road	Delivery of 22ha of employment land	Ha of employment land completed at and at Felixstowe Road.	SCDC monitoring of planning applications
Policy SCLP12.20: Ransomes, Nacton Heath	Delivery of 30ha of employment land	Ha of employment land completed at Ransomes, Nacton Heath.	SCDC monitoring of planning applications
Policy SCLP12.21: Recreation and Open Space in Rushmere	N/A	Development management policy – indicators not relevant.	N/A
Policy SCLP12.22: Land Off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)	Delivery of country park	Ha of open space at Country Park (in SCDC).	SCDC monitoring of planning applications
Policy SCLP12.23: Strategy for Aldeburgh	Services and facilities maintained and enhanced Residential development targeted at local needs Role as a tourist/destination town is maintained Sensitive environment is protected	Delivery of services and facilities  Number of dwellings completed  Tourism spend and inward investment  Number of applications permitted on site with environmental interest	SCDC monitoring of planning applications  Authority Monitoring Report
Policy SCLP12.24: Land rear of Rose Hill, Saxmundham Road, Aldeburgh	Completion of 10 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.25: Strategy for Saxmundham	Employment opportunities maintained and developed in the town Services and facilities maintained and enhanced Successful Town Centre  Residential development brought forward within Settlement Boundary	Amount of employment land in Saxmundham  Number of community facilities in Saxmundham  Number of A1 units and number of vacant units in Town Centre	SCDC monitoring of planning applications  Authority Monitoring Report  Saxmundham Neighbourhood Plan
Policy SCLP12.26: South	Delivery of 800 dwellings	Number of new dwellings completed at South Saxmundham	SCDC monitoring of planning applications

Policy	Targets	Indicators	Source
Saxmundham Garden Neighbourhood	Delivery of school	Garden Neighbourhood.	SCDC monitoring of planning applications
Policy SCLP12.27: Land north-east of Street Farm, Saxmundham	Completion of 40 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.28: Strategy for Woodbridge	Successful Town Centre  Improved Air Quality Improved Traffic Management Enhances links between the Town Centre and the Riverside	Number of A1 units and number of vacant units in Town Centre Air quality improved Improved traffic management and car parking Town Centre enhancements	SCDC monitoring of planning applications  Air Quality Management Area Monitoring
Policy SCLP12.29: Strategy for the Rural Areas	Employment opportunities maintained and developed in rural areas Improvements to digital infrastructure Residential development brought forward within Settlement Boundaries Protection of the natural and built environments	Amount of rural employment land permitted  Number of communities with poor digital infrastructure Number of dwellings completed in rural settlements  Number of applications which have an impact on the natural and built environment	SCDC monitoring of planning applications  Better Broadband Suffolk
Policy SCLP12.30: Land at Innocence Farm	Delivery of up to 115ha of employment land	Ha of employment land completed at Innocence Farm.	SCDC monitoring of planning applications
Policy SCLP12.31: Former airfield Debach	N/A – employment uses existing on site	Ha of new employment development at Former Airfield, Debach.	SCDC monitoring of planning applications
Policy SCLP12.32: Carlton Park, Main Road, Kelsale cum Carlton	N/A – employment uses existing on site	Ha of new employment development at Carlton Park.	SCDC monitoring of planning applications
Policy SCLP12.33: Levington Park, Levington	Delivery of 3.29ha of employment land	Ha of new employment development at Levington Park.	SCDC monitoring of planning applications
Policy SCLP12.34: Land at Silverlace Green(former airfield) Parham	Delivery of 2.24ha of employment land	Ha of employment land completed at Silverstone Green.	SCDC monitoring of planning applications
Policy SCLP35: Former airfield Parham	Delivery of 5.72ha of employment land	Ha of employment land completed at Former Airfield, Parham.	SCDC monitoring of planning applications
Policy SCLP12.36: Bentwaters Park, Rendlesham	N/A – employment uses existing on site	Ha of new employment development at Bentwaters Park, Rendlesham.	SCDC monitoring of planning applications
Policy SCLP12.37: Riverside Industrial Estate, Border Cot Lane, Wickham Market	N/A – employment uses existing on site	Ha of new employment development at Riverside Industrial Estates.	SCDC monitoring of planning applications
Policy SCLP12.38: Land to the East of Aldeburgh Road, Aldringham	Completion of 40 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.39: Land south of Forge Close between Main Road and Ayden, Benhall	Completion of 50 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.40: Land at The Street and Mill Lane, Brandeston	Completion of 30 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.41: Land to the South	Completion of 30 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications

Policy	Targets	Indicators	Source
East of Levington Lane, Bucklesham			
Policy SCLP12.42: Land to the south of Station Road, Campsea Ashe	Completion of 12 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.43: Land behind St Peters Close, Charsfield	Completion of 20 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.44: Land South of Darsham Station, East of A12, Darsham	Completion of 120 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.45: Land north of The Street, Darsham	Completion of 25 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.46: Land off Laxfield Road, Dennington	Completion of 50 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.47: Land to the south of Eyke CoE Primary School and East of The Street, Eyke	Completion of 45 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.48: Land to the west of Ipswich Road, Grundisburgh	Completion of 55 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.49: Land south of Ambleside, Main Road, Kelsale cum Carlton	Completion of 30 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.50: Land north of the Street, Kettleburgh	Completion of 16 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.51: Land to the rear of 31-37 Bucklesham Road, Kirtton	Completion of 12 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.52 Land adjacent Levington Park, Bridge Road, Levington	Completion of 20 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.53: Land north of Mill Close, Orford	Completion of 10 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.54 Land Bounded by Helmingham Road and Ipswich Road, Otley	Completion of 20 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.55 Land at Chapel Road, Otley	Completion of 35 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.56: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)	Completion of 120 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.57: Land west of Garden Square Rendlesham	Completion of 50 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.58: Land east of Redwald Road, Rendlesham	Completion of 50 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications



Policy	Targets	Indicators	Source
Policy SCLP12.59: Land opposite The Sorrel Horse, The Street, Shottisham	Completion of 30 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.60: Land south of Sutton Walks, Sutton	Completion of 12 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.61: Land off Howlett Way, Trimley St Martin	Completion of 360 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.62: Land adjacent to Reeve Lodge, High Road, Trimley St Martin	Completion of 150 dwellings over plan period  Development of new primary school	Number of dwellings completed.  Completion of primary school.	SCDC monitoring of planning applications
Policy SCLP12.63: Land off Keightley Way, Tuddenham	Completion of 35 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.64: South of Lower Road, Westerfield	Completion of 20 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.65: Land west of the B1125, Westleton	Completion of 35 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.66: Mow Hill, Witlesham	Completion of 20 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications
Policy SCLP12.67: Land at Street Farm, Witlesham (Bridge)	Completion of 20 dwellings over plan period	Number of dwellings completed.	SCDC monitoring of planning applications

Section 14

# Infrastructure Delivery Framework

The image shows the exterior of the Deben Leisure Centre. The building features a two-story design with a reddish-brown upper section and a lower section clad in light grey stone tiles with horizontal black bands. A black horizontal band runs across the middle, containing the name 'Deben Leisure Centre' in white, sans-serif capital letters. Above this band are two large, multi-paned windows with black frames. Below the band are two more similar windows. The building is set against a blue sky with scattered white clouds. In the foreground, a paved area with yellow diagonal parking lines is visible.

Deben Leisure Centre

# 14 Infrastructure Delivery Framework

- 14.1 The policies and proposals of the Local Plan will be delivered primarily through the determination and implementation of planning applications for the development and use of land and buildings. However, the success of the Local Plan will be dependent on partnership working between the Council, developers, infrastructure providers, and other interested stakeholders, including the public and Parish and Town Councils. Neighbourhood Plans will also have a crucial role in expanding upon and adding to the policies and proposals of this Local Plan to address detailed local circumstances. In this respect, any infrastructure requirements identified in 'made' Neighbourhood Plans will be considered against the policies in this Local Plan along with the Neighbourhood Plan. The Delivery Framework outlines the timescale, responsible organisations, infrastructure requirements, risks and contingencies for each policy and proposal in the Local Plan.
- 14.2 The Infrastructure Delivery Framework sets out in detail all of the infrastructure required to support the growth outlined in the Local Plan, the timescale for delivery, likely cost and funding options (where known). The table categorises infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.
- Critical infrastructure is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place).
  - Essential infrastructure is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan are met. Development could take place without this infrastructure but its sustainability would be undermined.
  - Desirable infrastructure is infrastructure that could support development in the Local Plan and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it.
- 14.3 Infrastructure identified in the Brightwell Lakes development will be considered separate to this Infrastructure Delivery Framework as part of a wider masterplan for that site.
- 14.4 Transport Modelling has been conducted to inform the Local Plan. The modelling includes a number of growth scenarios based on sites to be allocated for development and computes the projected transport impacts of that growth. In consultation with Suffolk County Council and Highways England, this transport modelling has informed transport infrastructure requirements for the Infrastructure Delivery Framework.

\*Note - costs are indicative and may be subject to change over the plan period.

## Transport

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Improvements to Felixstowe branch rail line including - double tracking, a rail line loop near Trimley and improvements to level crossings and signalling.	Critical	Network Rail	£60,400,000	Network Rail	£60,400,000	£0	None	£0	n/a	April 2018 – Autumn 2019
A12 – Four villages improvements	Essential	EDF, Suffolk County Council	£88,000,000 - £133,000,000	EDF, Suffolk County Council, Central Government	£88,000,000 - £133,000,000	Unknown	CIL	Unknown	Unknown	Medium – Long term
Continuation of Shared Space Scheme at Felixstowe Town Centre	Desirable	Felixstowe Town Council, Suffolk Coastal District Council, Suffolk County Council	Unknown	Felixstowe Town Council, Suffolk Coastal District Council, Suffolk County Council	Unknown	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
Traffic management and cycle route improvements at Felixstowe	Desirable	Suffolk County Council	£450,000	Suffolk County Council, Developers, Suffolk Coastal District Council, Felixstowe Town Council	£450,000	Unknown	CIL	Unknown	Unknown	Over entire plan period
Cycle and footway improvements at Land south of Forge Close between Main Road and Ayden, Benhall (SCLP12.39)	Essential	Developer	£50,000 - £70,000	Developer	N/A	£50,000 - £70,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land to the South East of Levington Lane, Bucklesham (SCLP12.41)	Essential	Developer	£40,000 - £100,000	Developer	N/A	£40,000 - £100,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Cycle and footway improvements at Land to the south of Darsham Station (SCLP12.44)	Essential	Developer	£125,000	Developer	N/A	£125,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land off Laxfield Road,	Essential	Developer	£15,000 - £25,000	Developer	N/A	£15,000 - £25,000	S106	Unknown	Unknown	Short – Medium term (with



Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Dennington (SCLP12.46)										development of site)
Access, cycle and footway improvements at North Felixstowe Garden Neighbourhood (SCLP12.3)	Critical	Developer	Unknown	Developer	N/A	Unknown	S106/CIL	Unknown	Unknown	Short – Medium term During plan period (with development of site)
Access and footway improvements at Land Bounded by Helmingham Road and Ipswich Road and Land at Chapel Road, Otley (SCLP12.54 & SCLP12.55)	Essential	Developer	£50,000 – £90,000	Developer	N/A	£50,000 – £90,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Access, cycle and footway improvements at South Saxmundham Garden Neighbourhood (SCLP12.26)	Critical	Developer	Unknown	Developer	N/A	Unknown	S106/CIL	Unknown	Unknown	Short – Medium term During plan period (with development of site)
Access and footway improvements at Land south of Sutton Walks, Sutton (SCLP12.60)	Essential	Developer	£20,000	Developer	N/A	£20,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land west of B1125, Westleton (SCLP12.65)	Essential	Developer	£25,000 - £45,000	Developer	N/A	£25,000 - £45,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Footway improvements at Land between High Street and Chapel Lane, Pettistree(SCLP12.56)	Essential	Developer	£95,000 - £115,000	Developer	N/A	£95,000 - £115,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Access and footway improvements at Land at Mow Hill, Witesham (SCLP12.66)	Essential	Developer	£20,000 - £40,000	Developer	N/A	£20,000 - £40,000	S106	Unknown	Unknown	Short – Medium term (with development of site)
Significant access improvements and improvements to the wider network at Land at Innocence Farm (SCLP12.30)	Critical	Developer	Unknown	Developer, Suffolk County Council, Highways England	Unknown	Unknown	S106	Unknown	New Anglia LEP	Short – Medium term (with development of site)

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Significant access improvements and improvements to the wider at Land at Felixstowe Road (SCLP12.3)	Critical	Developer	Unknown	Developer, Suffolk County Council, Highways England	Unknown	Unknown	S106	Unknown	New Anglia LEP	Short – Medium term (with development of site)
<b>Total</b>			<b>£149,290,000 - £194,400,000</b>		<b>£148,850,000 - £193,850,000</b>	<b>£440,000 - £630,000</b>		<b>Unknown</b>		

## Utilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Potential improvements to Saxmundham primary substation	Critical	UK Power Networks	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	During plan period
Potential improvements to Peasenhall primary substation	Critical	UK Power Networks	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	During plan period
Potential need for new primary substation at Innocence Farm	Critical	UK Power Networks	Unknown	Developers	Unknown	Unknown	S106	Unknown	OFGEM	During plan period
Extension of 132kV line to Felixstowe and establishment of a new 132/33kV substation with links to the 33kV network on the Shotley and Harwich peninsulas.	Critical	UK Power Networks	£35,000,000	UK Power Networks, OFGEM	£35,000,000	Unknown	None	Unknown	Unknown	2017-2020
Potential improvements to Benhall water recycling centre	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	S106	Unknown	Anglian Water	Over entire plan period
Potential improvements to Trimley St Martin water recycling centre	Essential	Anglian Water	Unknown	Developers	Unknown	Unknown	S106	Unknown	Anglian Water	Over entire plan period
Potential upgrades to	Critical	Essex and Suffolk	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	Over entire



water supply network at Saxmundham		Water								plan period
4G coverage across the District to provide 24/7 coverage for emergency services	Essential	EE - MBNL	Unknown	Central Government	Unknown	None	None	Unknown	New Anglia LEP	Over entire plan period
<b>Total</b>			<b>£35,000,000</b>		<b>£35,000,000</b>	<b>Unknown</b>		<b>Unknown</b>		

## Coastal Protection and Flooding

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe.	Critical	Suffolk County Council, Anglian Water, Environment Agency, Port of Felixstowe	Unknown	Local Enterprise Partnership, Suffolk County Council, DEFRA, Port of Felixstowe, Developers, Anglian Water, Environment Agency	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period
<b>Total</b>			<b>Unknown</b>		<b>Unknown</b>	<b>Unknown</b>		<b>Unknown</b>		

## Education

### Early Years

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Early years setting at South Saxmundham Garden Neighbourhood (SCLP12.26)	Essential	Suffolk County Council	£525,000	Developers	Unknown	£525,000	S106	N/A	N/A	Medium term
Early years setting at North Felixstowe Garden Neighbourhood (SCLP12.3)	Essential	Suffolk County Council	£525,000	Developers	Unknown	£525,000	S106	N/A	N/A	Medium term
Early years provision across the rest of the District	Essential	Suffolk County Council	Unknown	Developers	Unknown	Unknown	S106/CIL	N/A	N/A	Medium term
<b>Total</b>			<b>£1,050,000</b>		<b>Unknown</b>	<b>£1,050,000</b>		<b>Unknown</b>		

**Primary education**

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New primary school at Saxmundham (SCLP12.26)	Land south of Saxmundham	Essential	Suffolk County Council	£7,100,000	Developers	£3,380,800	£3,380,800	S106	£3,719,200	Unknown	Medium term
New primary school at Felixstowe (SCLP12.3)	Land to the north of Felixstowe	Essential	Suffolk County Council	£7,100,000	Developers	£6,339,000	£6,339,000	S106	£761,000	Unknown	Medium term
New primary school at Trimley St Martin (SCLP12.62 & SCLP12.51)	Land to the rear of 31-37 Bucklesham Road, Kirton Land adjacent to Reeve Lodge, High Road, Trimley St Martin	Essential	Suffolk County Council	£7,100,000	Developers	£684,612	£684,612	S106/CIL	£6,415,388	Unknown	Short – medium term
Capacity for additional pupils at Easton Primary School (SCLP12.40 & SCLP12.50)	Land at The Street and Mill Lane, Brandeston Land north of the Street, Kettleburgh	Essential	Suffolk County Council	£140,070	Developers	£140,070	£140,070	CIL	Unknown	Unknown	Medium term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for additional pupils at Bucklesham Primary School (SCLP12.41)	Land to the South East of Levington Lane, Bucklesham	Essential	Suffolk County Council	£91,350	Developers	£91,350	£91,350	CIL	Unknown	Unknown	Short – medium term
Capacity for additional pupils at Eyke Church of England Primary School (SCLP12.42 & SCLP12.47)	Land to the south of Station Road, Campsea Ashe Land to the south of Eyke CoE Primary School and East of The Street, Eyke	Essential	Suffolk County Council	Unknown	Developers	Unknown	Unknown	CIL	Unknown	Unknown	Short – medium term
Capacity for additional pupils at Coldfair Green CP School (SCLP12.38)	Land to the East of Aldeburgh Road, Aldringham	Essential	Suffolk County Council	£121,800	Developers	£121,800	£121,800	CIL	Unknown	Unknown	Short – medium term
Capacity for additional pupils at Otley Primary School (SCLP12.54 & SCLP12.55)	Land Bounded by Helmingham Road and Ipswich Road, Otley Land at Chapel Road, Otley	Essential	Suffolk County Council	Unknown	Developers	Unknown	Unknown	CIL	Unknown	Unknown	Short – medium term
Capacity for additional pupils at Dennington CEVCP School (SCLP12.46)	Land off Laxfield Road, Dennington	Essential	Suffolk County Council	£152,250	Developers	£152,250	£152,250	CIL	Unknown	Unknown	Short – medium term

Project	Development	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for additional pupils at St Marys CEVCP School, Benhall (SCLP12.39)	Land south of Forge Close between Main Road and Ayden, Benhall	Essential	Suffolk County Council	£152,250	Developers	£152,250	£152,250	CIL	Unknown	Unknown	Short – medium term
<b>Total</b>				<b>£21,957,720</b>		<b>£11,062,132</b>	<b>£11,062,132</b>		<b>£10,941,263</b>		

## Secondary education

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for additional pupils in secondary schools across the District where they are needed	Essential	Suffolk County Council	Unknown	Developers	Unknown	Unknown	CIL	Unknown	Suffolk County Council	Over entire plan period
<b>Total</b>			<b>Unknown</b>		<b>Unknown</b>	<b>Unknown</b>		<b>Unknown</b>		

## Health

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
700 square metres of additional clinical floorspace in the Saxmundham Area	Essential	Ipswich and East Suffolk CCG	£1,610,579	Developers	Unknown	£289,800	CIL	£1,320,679	NHS England	During plan period
435 square metres of additional clinical floorspace in the Felixstowe Area	Essential	Ipswich and East Suffolk CCG	£1,000,000	Developers	Unknown	£542,800	CIL	£457,200	NHS England	During plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Additional floorspace at Earl Soham Branch Practice	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£10,900	CIL	£289,100	NHS England	During plan period
Additional floorspace at Wickham Market Practice	Essential	Ipswich and East Suffolk CCG	£100,000	Developers	Unknown	£30,550	CIL	£69,450	NHS England, CIL	During plan period
Additional internal floorspace at Yoxford Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£55,775	CIL	Unknown	NHS England, CIL	During plan period
Additional floorspace at Framlingham Practice	Essential	Ipswich and East Suffolk CCG	£300,000	Developers	Unknown	£31,200	CIL	£268,800	NHS England, CIL	During plan period
Additional floorspace at Rendlesham Practice	Essential	Ipswich and East Suffolk CCG	£100,000	Developers	Unknown	£16,400	CIL	£83,600	NHS England, CIL	During plan period
Additional internal floorspace at Grundisburgh Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£27,250	CIL	Unknown	NHS England, CIL	During plan period
Additional internal floorspace at Ravenswood Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£11,650	CIL	Unknown	NHS England, CIL	During plan period
Additional internal floorspace at Leiston Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£9,150	CIL	Unknown	NHS England, CIL	During plan period
Additional internal floorspace at Otley Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£20,150	CIL	Unknown	NHS England, CIL	During plan period
Additional internal floorspace at Walton Practice	Essential	Ipswich and East Suffolk CCG	Unknown	Developers	Unknown	£54,400	CIL	Unknown	NHS England, CIL	During plan period
<b>Total</b>			<b>£3,450,579</b>		<b>Unknown</b>	<b>£1,089,125</b>		<b>£2,499,729</b>		



## Libraries

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increased library provision at Felixstowe	Desirable	Suffolk County Council	£317,000	Developers	£317,000	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
Remodelling of Wickham Market library	Desirable	Suffolk County Council	£7,300	Developers, Suffolk County Council	£7,300	Unknown	CIL	Unknown	Suffolk County Council	Short-medium term
<b>Total</b>			<b>£324,300</b>		<b>£324,300</b>	<b>Unknown</b>		<b>Unknown</b>		

## Community Centres/Facilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New community centre at North Felixstowe Garden Neighbourhood (SCLP12.3)	Essential	Developer	Unknown	Developer	Unknown	Unknown	CIL	Unknown	Unknown	Short term
Provision of community facilities across the rest of the District	Desirable	Developers	£1,760,000 - £2,007,000	Developers, Suffolk Coastal District Council	£1,760,000 - £2,007,000	Unknown	CIL	Unknown	Unknown	Over entire plan period
<b>Total</b>			<b>£1,760,000 - £2,007,000</b>		<b>£1,760,000 - £2,007,000</b>	<b>Unknown</b>		<b>Unknown</b>		

## Sport and Leisure Facilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New leisure centre development at North Felixstowe Garden Neighbourhood (SCLP12.3)	Essential	Suffolk Coastal District Council, Developer	Unknown	Suffolk Coastal District Council, Developer	Unknown	Unknown	S106/CIL	Unknown	Sport England, other sports associations	Short – Medium term
Increased provision of sports pitches across the District	Desirable	Sport England	£1,845,000 - £2,065,000	Sport England, Suffolk Coastal District Council, Town & Parish Councils, Developers	£1,845,000 - £2,065,000	Unknown	CIL	Unknown	Unknown	Over entire plan period
Increased provision of children's play area and youth facilities across the District	Desirable	Developers	£640,000 - £680,000	Developers, Suffolk Coastal District Council	£640,000 - £680,000	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
<b>Total</b>			<b>£2,485,000 - £2,745,000</b>		<b>£2,485,000 - £2,745,000</b>	<b>Unknown</b>		<b>Unknown</b>		

## Open Space and Green Infrastructure

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increased provision of accessible natural green spaces across the District	Essential	Suffolk Coastal District Council	Unknown	Developers, Town and Parish Councils, Suffolk Coastal District Council	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period
Increased cemetery provision across the District	Desirable	Suffolk Coastal District Council, Town and Parish Councils	Unknown	Developers, Suffolk Coastal District Council, Town and Parish Councils	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increased allotment provision across the District	Desirable	Suffolk Coastal District Council, Town and Parish Councils	£202,000 - £225,000	Developers, Suffolk Coastal District Council, Town and Parish Councils	£202,000 - £225,000	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
Green infrastructure provision across the District	Essential	Suffolk Coastal District Council, Developers	Unknown	Developers, Suffolk Coastal District Council, Suffolk County Council, Town & Parish Councils	Unknown	Unknown	S106/CIL	Unknown	Unknown	Over entire plan period
Open space provision at North Felixstowe Garden Neighbourhood (SCLP12.3)	Essential	Developer	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	Short – medium term
Open space provision at South Saxmundham Garden Neighbourhood (SCLP12.26)	Essential	Developer	Unknown	Developers	Unknown	Unknown	S106	Unknown	Unknown	Short – medium term
<b>Total</b>			<b>£202,000 - £225,000</b>		<b>£202,000 - £225,000</b>	<b>Unknown</b>		<b>Unknown</b>		



# Appendices

- A Housing Land Trajectory
- B Key Elements of the Marketing Guidance Best Practice document
- C Criteria for Identification of Non Designated Heritage Assets
- D Viability Requirements
- E Landscape Character Area Maps
- F Glossary
- G Schedule of Policies to be Superseded
- H Alternative Policy Options (separate document)
- I Alternative Sites (separate document)



# Appendices

## Appendix A - Housing Land Trajectory

The trajectory below shows those allocations which are identified in the First Draft Local Plan, including those which are proposed to be carried forward from the existing Site Allocations and Area Specific Policies DPD (January 2017) and the Felixstowe Peninsula Area Action Plan DPD (January 2017).

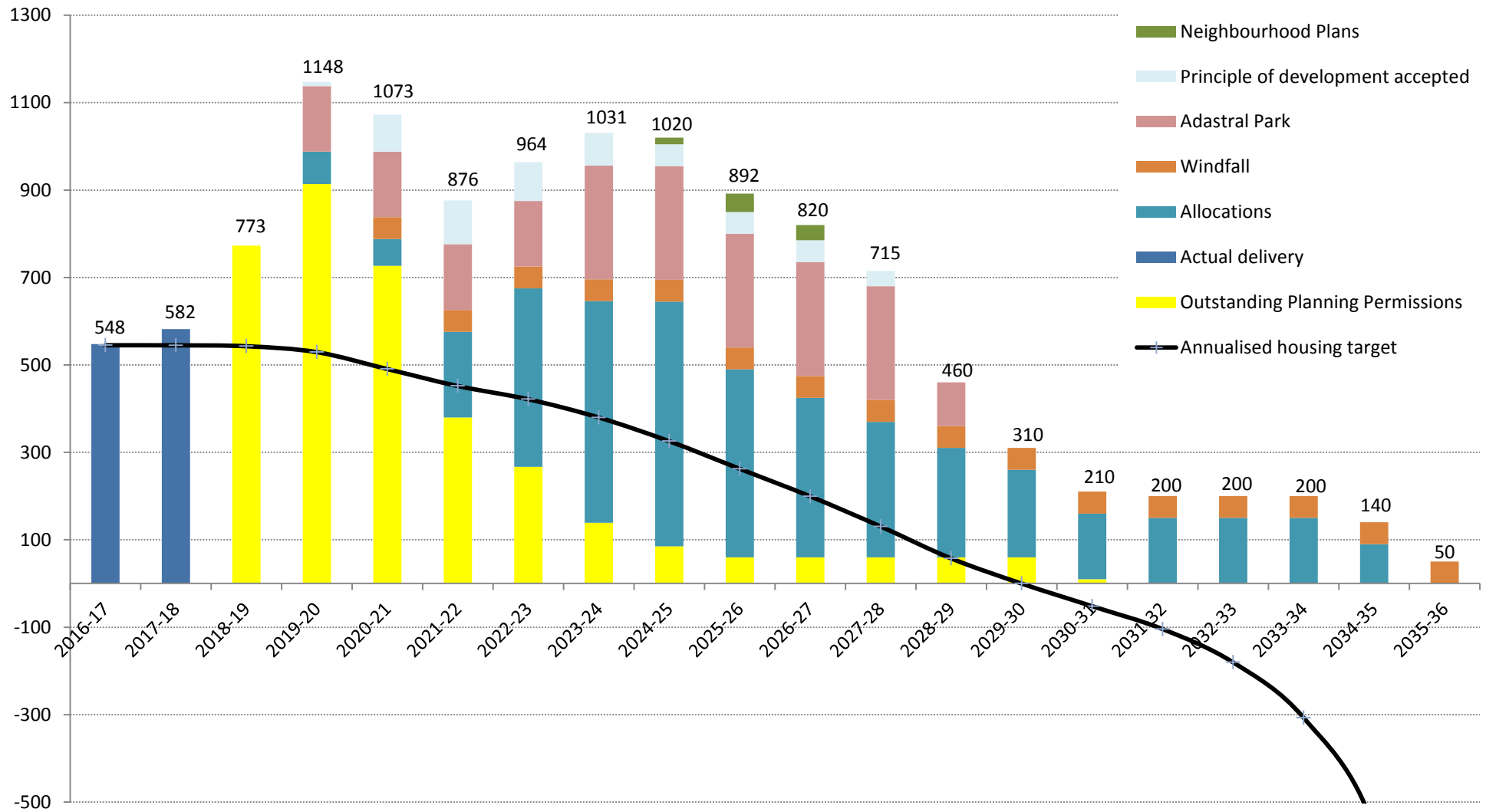
The chart overleaf plots the trajectory across the Local Plan period of 2016 – 2036, showing anticipated contributions from all sources. Allocations in the chart includes proposed allocations and existing allocations contained in the Site Allocations and Area Specific Policies DPD and the Felixstowe Area Action Plan DPD which are not subject to planning permission and do not have a resolution to grant subject to Section 106 agreement.

Policy reference	Outstanding number of dwellings	No units estimated for completion per year																	
		18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
SCLP12.3	2,000 <sup>49</sup>			30	50	100	160	160	160	160	160	160	160	160	150	150	150	90	
SCLP12.8	80							20	30	30									
SCLP12.9	59		10	20	20	9													
SCLP12.10	150					50	50	50											
SCLP12.26	800						50	100	100	150	150	150	100						
SCLP12.27	65		19	36	4														
SCLP12.38	40			10	15	15													
SCLP12.39	50					10	20	20											

<sup>49</sup> Includes trajectory for land at Candlet Road granted outline permission under DC/15/1128/OUT, although this element is plotted under 'outstanding planning permissions' in the chart.

SCLP12.40	30				10	10	10											
SCLP12.41	30				10	10	10											
SCLP12.42	12					6	6											
SCLP12.43	20				10	10												
SCLP12.44	120					20	40	40	20									
SCLP12.45	25				10	15												
SCLP12.46	50					10	20	20										
SCLP12.47	45				10	20	15											
SCLP12.48	55						15	20	20									
SCLP12.49	30		30															
SCLP12.50	16				6	10												
SCLP12.51	12				6	6												
SCLP12.52	20						10	10										
SCLP12.53	10		10															
SCLP12.54	20				10	10												
SCLP12.55	35					15	20											
SCLP12.56	120						30	50	40									
SCLP12.57	50				5	10	10	10	10	5								
SCLP12.58	50				25	25												
SCLP12.59	10		10															
SCLP12.60	12					6	6											
SCLP12.61	360				50	50	50	50	50	50	60							
SCLP12.62	150						20	50	50	30								
SCLP12.63	35						10	15	10									
SCLP12.64	20					20												
SCLP12.65	35				10	15	10											
SCLP12.66	20				10	10												
SCLP12.67	20				5	5	5	5										





## Appendix B - Key Elements of the Marketing Guidance Best Practice document

A number of policies in the Local Plan require evidence of marketing prior to allowing the redevelopment or change of use of a building of land. In August 2016, the Council published the “Commercial Property Marketing Best Practice Guide”. The best practice guide focuses on what the Council will expect in support of planning applications for the change of use of commercial premises and sites. The details of this guide are translated into the Local Plan.

### Length of Marketing

Prior to applying to change the use of a building protected under relevant policies in the Local the property should be marketed for a period of at least 12 months. Given the importance of tourism to the local economy and the importance of community facilities a 12 month period is also considered appropriate for these uses as well.

### Marketing Strategy

Before marketing begins a strategy should be prepared which set out how the property will be marketed. Ideally this should be agreed with the Council prior to the start of marketing. This agreement will ensure the strategy is clear, meets expectations and will avoid the need to repeat the marketing exercise should the Council deem the marketing not to be appropriate.

The marketing strategy should contain the following detail:

- Background: why the property is being marketed.
- Location: include information on the location of the property, proximity to settlements, links to transport networks and site characteristics.
- Description: should include details on floorspace, property layout, car parking facilities and access arrangements.
- Planning: a summary of the existing planning use, history and restrictions.
- Marketing recommendations and approach to advertisement to cover:
  - Basis of instruction to agent(s).
  - Method of disposal such as private treaty or informal/formal bids.
  - Advertisements through sale boards, internet, industry publications, mailing lists etc

Expenditure on marketing should be proportionate to the anticipated return from the property. As a guide the budget should be 3% of the anticipated return from the property. The guide price for the property should be commensurate with the current market price for similar premises, derived from an expert RICS registered valuer of accredited member of RICS. The terms of rent should be flexible and take into account prevailing market conditions. Length of leases should not be unduly restrictive.

The marketing strategy will need to include a marketing matrix which is similar to the template below:

Marketing Initiative	Budget	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Marketing Board	£xxx												
Marketing Particulars	£xxx												
Local Newspaper	£xxx												

The extent of marketing initiatives will vary based on the type and premises being advertised. However, as a minimum the following should be employed for all premises:

- Marketing Board – simple board advertising the property for its current use. For larger commercial units and tourist accommodation, larger boards giving details of properties including the guide price should be considered. All boards should be placed so they can be seen from the main road and access points.
- Marketing particulars should include the following:
  - Internal and external photographs,
  - Location,
  - Description of property,
  - Terms of lease,
  - Guide Price/Rent,
  - Current Planning status,
  - Services and utilities,
  - Energy Performance Certificate,
  - Rateable value and business rates,
  - VAT status,
  - Legal and professional costs,
  - Viewing arrangements,
  - Contact information for the agent.

For larger properties which are more likely to have a regional or national audience, the particulars should be set out in a bespoke brochure including layouts of the building together with professional photos. The advertising material should be supported by:

- Advertisement in the press – advert should be placed and maintained in a local newspaper. For larger properties, specialist publications should be used.
- Press release to be given to local and regional press.
- Online advertisements to include publication on agent's website as well as national commercial property websites.
- Targeted mailing to be undertaken by the agent and mailing contacts or purchasing a database of contacts.

## Marketing Report

If following the 12 months of marketing there has been no success in selling or letting the unit a report on the marketing should be prepared and submitted with a planning application for redevelopment or change of use.

The Marketing Report should contain the following:

- The original marketing strategy and evidence that it was delivered.
- The duration and dates of the marketing campaign.
- A full record of enquiries received throughout the course of the marketing campaign. The should record, the date of enquiry, details of the enquiry, if the property was inspected and details why the enquiry was unsuccessful. If any offers were rejected, the grounds on which the offers were rejected must be provided.
- If the record of enquiries indicate a lack of interest during the marketing campaign, the report should detail the measures undertaken to alter the strategy and to increase interest.

The Marketing Report should set out a clear and recommended marketing strategy to assist with the promotion and ultimate disposal of a commercial property. It is considered reasonable that a copy of the Marketing Report along with supporting evidence is submitted to ensure that an appropriate strategy has been recommended when considering the type of property in question and that the guide rent / price is in line with comparable market evidence. Having this information to hand should help in determining whether there is genuinely no extant demand to continue in its current planning use.

## Appendix C - Criteria for Identification of Non Designated Heritage Assets

A non-designated heritage asset can be a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

Significance is the value of a heritage asset to this and future generations because of its heritage interest that can be archaeological, architectural, artistic or historic.

The following criteria are for the use of the Council as local planning authority to establish if any potential non-designated heritage asset that is a building or structure meets the definition in the National Planning Policy Framework at an early stage in the process, as advised by the National Planning Practice Guidance. A building or structure must meet two or more of these significance-measuring criteria to be identified by the Council as a non-designated heritage asset.

Development proposals affecting an identified non-designated heritage asset will be subject to the requirements of the National Planning Policy Framework at Section 12: Conserving and enhancing the historic environment and including paragraphs 131 and 135.

These criteria have been prepared with specific reference to Historic England's 'Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment'; and 'Good Practice Guide for Local Heritage Listing'.

### Archaeological interest

- Recorded in the Suffolk County Historic Environment Record

### Architectural interest

- Aesthetic value
- Known architect
- Integrity
- Landmark status
- Group value

### Artistic interest

- Aesthetic value
- Known designer

### Historic interest

- Association

- Rarity
- Representativeness
- Social and communal value

## What we mean by these criteria:

- Recorded in the Suffolk County Historic Environment Record: an above-ground archaeological site or historic building recorded in the Suffolk County Council Historic Environment Record. Identification of archaeological interest will always have to be made in conjunction with the Suffolk County Council Archaeological Service. Sub-surface archaeological interest is considered and advised on separately by the Suffolk County Council Archaeological Service.
- Aesthetic value: the building or structure, through its intrinsic design value derived from local styles, materials, workmanship or any other distinctive local characteristic, will exhibit a positive external appearance in the streetscene, village or townscape or landscape.
- Known architect/designer: the building or structure will be the work of an architect or designer of local, regional or national noteworthiness.
- Integrity: the building or structure will retain a degree of intactness and lack of harmful external alteration and, if part of a group, will make a contribution to the surviving completeness of that group.
- Landmark status: the building or structure by virtue of its design, age, innovation, construction, position, use or communal associations contributes as a landmark within the local scene.
- Group value: the buildings or structures will have a coherent design or historic functional relationship as a group.
- Association: the building or structure will enjoy a significant historical association of local or national noteworthiness including links to important local figures or events.
- Rarity: the building or structure must represent a design, use or other quality that was always uncommon or has now become uncommon or exceptional to the locality, district or wider region.
- Representativeness: the building or structure will survive as a good quality representative of a particular historical or architectural trend or settlement pattern; or be part of the legacy of a particular individual, architect or designer, architectural or artistic movement, company or group in the past.
- Social and communal value: the building or structure will be perceived locally as a source of local identity (for example, commemorative or symbolic), distinctiveness, social interaction or contributing to the collective memory of a place.

In the Suffolk Coastal District the following locally significant uses may provide typologies of buildings and structures that can be identified as non-designated heritage assets:

*Agricultural; commemorative; commercial; culture, entertainment and leisure; resort tourism; domestic; educational; health and welfare; industrial; military; aviation; forestry; water management; landed Estates; fishing; brewing; law and local government; park and garden structures; ecclesiastical; transport; maritime*



*and coastal defence; utilities, energy and communications; civil defences; street furniture and historic surfaces.*

## **Supporting Statement**

It is the aim of Suffolk Coastal District Council to protect and enhance the District's heritage assets through the identification of those of local significance; and through ensuring that development is managed in a way that sustains or enhances their significance and setting. The effect of a planning application on the significance of a non-designated heritage asset should be taken into account in determining any application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## Appendix D - Viability Requirements

A number of policies in the Local Plan have a test of financial viability requirement. Where an assessment of viability is provided with an application it should be completed in accordance with the guidance in this appendix and guidance included in the National Planning Practice Guidance.

### Confidentiality

Historically viability assessments submitted with planning applications have been treated as confidential as they were considered commercially sensitive. However, given that these assessments are used often to demonstrate that something, such as affordable housing provision, which is in the public interest, should be reduced it is important that these assessments are open and transparent. It is important that the public and other stakeholders have an opportunity to comment and challenge the findings in the same way they may wish to challenge the findings of other technical studies which support a planning application.

In most cases viability assessments should be based on publicly available information which is reflective of industry norms rather than the unique circumstances of developers (as planning permission runs with the land not the developer).

Given the above, viability assessments submitted with planning applications will not be kept confidential and will be published on the planning application file with the other studies, plans and information contained within the planning application. In exceptional circumstances where the publication of information would harm the competitiveness of a business due to the necessity to include commercial information unique to that business, the Council will consider keeping some or all of the viability assessment confidential. The applicant in these scenarios should provide full justification as to why the harm caused by publishing the information outweighs the public interest in publishing the information.

### Independent Review

If there are disagreements between the Council and the applicant on the findings of the viability assessment, or criticisms of the assessment have been raised by stakeholders or the public, the Council will invite the developer to pay a fee to have the assessment independently reviewed. The independent review will assess and scrutinise the assumptions and assessment and give a view on whether the assessment is robust. If the assessment is not considered robust, the independent review will include a revised viability assessment in accordance with this guidance.

### Overall Approach

Viability assessments should be in the form of residual land value appraisals. Where the residual land value, obtained from discounting costs and developer profit from the development value is compared to a threshold land value to determine whether a scheme is viable.

Gross Development Value	Development Costs	Developers Profit	Residual Land Value
This figure is calculated from the total sale values of the completed units or capitalised rents from commercial units.	<p>This figure is the sum of costs.</p> <p>This will include build costs, S106/CIL payments, professional fees, taxes, interest and any abnormal costs.</p>	This is the profit the developer needs to make, either against development costs or development value.	
	-	-	=
Residual Land Value	>	Threshold Land Value	= Viable

Viability assessments should clearly set out all of the assumptions and the evidence behind the assumptions that go into the appraisal. The assessments should be clearly and transparently presented including the calculation of residual land value and any cash-flow analysis. There must be no hidden calculations or assumptions in any model or appraisal.

Development appraisals should include details of the proposed scheme including site area, residential unit numbers, number of habitable rooms, unit size, density and the split between the proposed tenures. Floorspace figures should also be provided for residential uses (gross internal area) by tenure, and non-residential uses in gross internal area (GIA) and net internal area (NIA). Information should be provided relating to the target market of the development and proposed specification, which should be consistent with assumed costs and values.

Details of the assumed development programme and the timing of cost and income inputs should be provided.

Ideally the appraisal will include a spreadsheet version of the model which can be opened and interrogated in Microsoft Excel and similar spreadsheet software applications. Homes England publishes the Development Appraisal Tool<sup>50</sup> which is a open sourced spreadsheet which anyone can use. The use of this tool is therefore strongly recommended.

<sup>50</sup> Homes England – Development Appraisal Tool: <https://www.gov.uk/government/publications/development-appraisal-tool>

## Guidance on Assumptions to be Used

### Threshold Land Value

This assumption is a critical assumption as it sets the benchmark for what the residual land value is tested against to determine whether a development is viable. The National Planning Policy Framework states that viability should consider “competitive returns to a willing landowner”. The threshold land value therefore needs to meet this test. The National Planning Practice Guidance states that a competitive return for the landowner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy. The guidance also states the land value should reflect policy requirements and the community infrastructure levy and be based on comparable, market-based evidence wherever possible. It also states that where transacted bids are significantly above the market norm, they should not be used as part of this exercise.

Given the above the price paid for the land will not be a relevant consideration in terms of assessing what the threshold land value should be.

Market comparables for land transactions for similar developments can be used to help determine threshold land value. However, these can only be considered comparable if the final development achieved was policy compliant and was subject to the same level of community infrastructure levy or section 106 contributions. Comparables should also be of similar densities and land types. Therefore, where viability assessments rely on market comparables to establish land value they must include information on the final planning permission and development.

The main approach of assessing what the threshold land value is to consider what the existing use value of the land is. The principle of this approach is that a landowner should receive at least the value of the land in its ‘pre-permission’ use, which would normally be lost when bringing forward land for development. A premium is usually added to provide the landowner with an additional incentive to release the site, having regard to site circumstances. Planning appeals across the country have determined that this is an acceptable approach. Premiums above existing use value are usually 10-20% for brownfield land and 10 to 20 times value for agricultural land. For some sites where a number of uses may be permissible by planning, the alternative use value of the site may also be a consideration. In all cases, the threshold land value should be no higher than that modelled in the Whole Plan Viability Assessment, however, it could be lower.

For schemes which involve enabling development the threshold land value may be the value at which the planning gain can be achieved. For example, if a sports field is to be developed to provide a new sports field elsewhere, the threshold land value will need to cover the cost of providing the new sports field.

For affordable housing in the countryside, permitted under Policy WLP8.6, the threshold land value should be respective of typical plot values for affordable housing and should be significantly less than threshold land values for normal mixed tenure schemes on allocated sites and within Settlement Boundaries. The threshold land value will still have to be excess of agricultural value.

## Development Value

This should be based on comparable evidence of transactions of new build properties. Values should always be calculated on a per sqm basis. For residential, the Land Registry publishes data on the price paid for new homes and this should be the starting point. If sufficient transactional data is not available, asking prices for new build could be considered and values for second-hand homes, provided they are adjusted to take into account that asking prices may not be achieved and that second-hand homes may not command the value premium which new-builds have.

Affordable housing values should be based on discussions with registered providers or average agreed offer prices.

For commercial developments, consideration should be given to rents and yields being achieved in the local markets.

## Build Costs

Build costs should be based on publically available information such as the RICS Build Cost Information Service (BCIS) to ensure transparency and benchmarking. Costs used should normally be median averages for the type of development being proposed. Divergence from the median value should always be justified.

BCIS costs do not include external structural and local site works and are based on Gross Internal Area (GIA). Preliminary costs are included in the BCIS build costs figures so should not be included as a separate cost. External works costs which includes, landscaping, garages, roads, sewers and drainage should be identified separately in the appraisal. Sometimes this is expressed as a percentage of build costs, normally in the range of 10-20%. Alternatively, the works can be itemised, but should be based on average costs. Sources of information could include quantity surveyors reports or other published material such as Price Books.

## Abnormal Costs

Abnormal costs are those which are unique to the site in question. This could include contamination, archaeology, flood risk and ecological considerations. These should be itemised, be based on industry averages and evidenced in the report. They do not need to be based on tender prices which can be commercially sensitive. A quantity surveyor report may be helpful in justifying these costs or published material such as Price Books. The presence of abnormal costs would normally be expected to influence land value. The applicant should have had some awareness of abnormal costs prior to purchasing the site, therefore the presence of abnormal costs are assumed to have influenced the level of premium above the existing use value a land owner would expect. Thus, it should not be assumed that abnormal costs will be offset at the expense of compliance with the Local Plan.

## Fees

Planning, Professional and marketing fees should be justified taking account of the complexity of the development and development values. Costs applied on a percentage basis should be realistic when considering the monetary value of the assumed cost.

## Finance Costs

Viability assessment should normally include a cash flow analysis to calculate the level of finance costs to the development. The interest payments should be justified with respect to the latest rates being offered by banks. Where the scheme is in surplus, interest gained from capital in the bank should be credited against the scheme unless otherwise justified.

## Planning Obligations and Community Infrastructure Levy

These should also be itemised in the assessment and be in accordance with the Local Plan and Community Infrastructure Levy Charging Schedule.

## Contingency

It is normal to have a level of contingency on build costs. The level of contingency should reflect the risk and complexity of the scheme. A starting point is normally 5%, but non-complex greenfield developments could have a smaller contingency and higher complex brownfield developments might justify a higher contingency. In all cases the level of contingency should be justified.



## Developer Profit

This should be a fixed input figure in a residual appraisal. It could be based as a proportion of either development costs or development value and in line with the National Planning Policy Framework represent a competitive return.

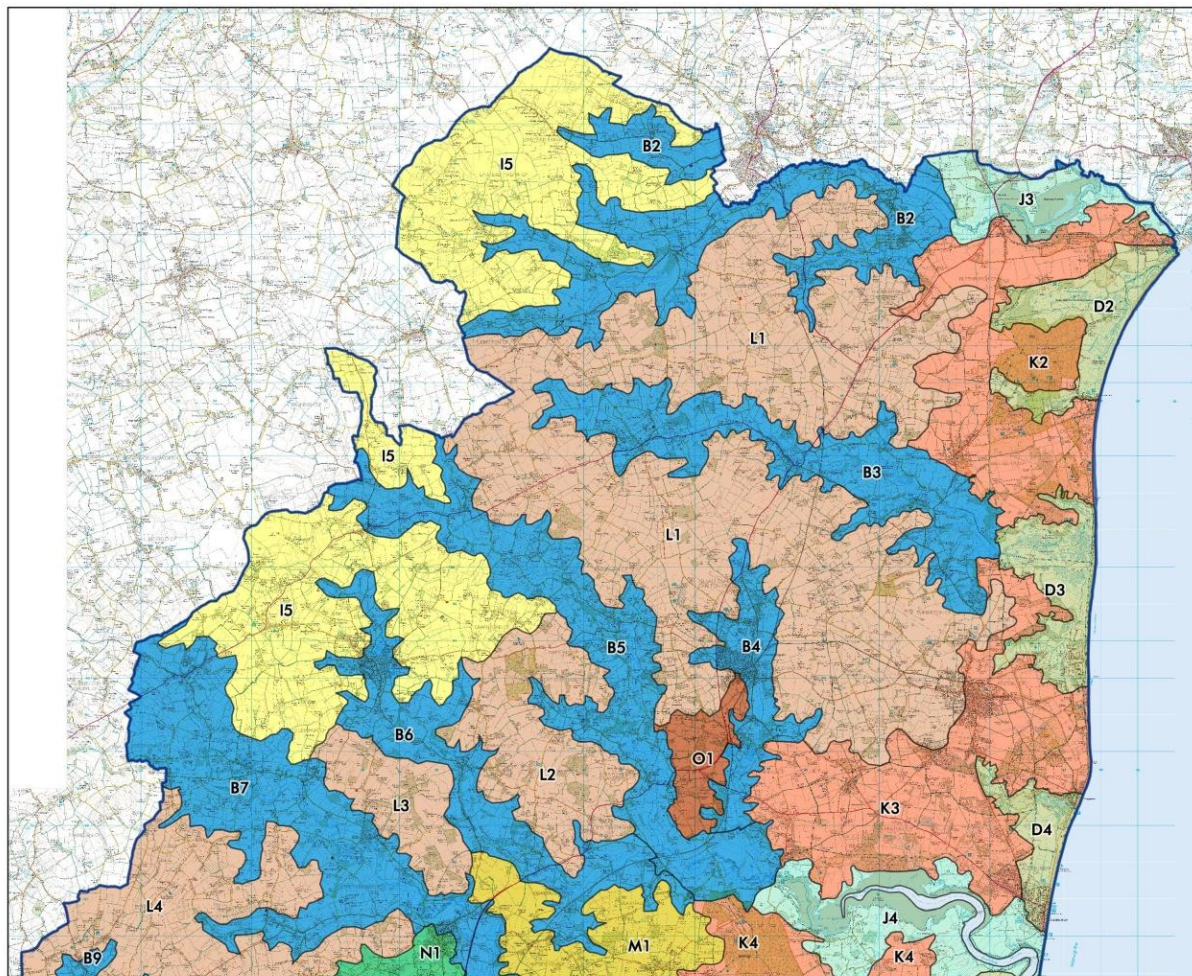
For residential development the starting point should be no higher than 20% on market dwellings and 6% on affordable dwellings. However, the appropriate level of profit should be scheme specific. Evidence should be provided by applicants to justify proposed rates of profit taking account of the individual characteristics of the scheme, the risks related to the scheme, and comparable schemes.

It should be made clear how the profit level has been adjusted taking into account other assumed inputs within an appraisal. For example, the adoption of cautious assumptions such as the inclusion of higher contingencies may warrant a lower target profit.

## Overage

If planning policy requirements are reduced in order to ensure a viable scheme, the applicant will be required to enter into a section 106 planning obligation that includes an overage clause. The clause will require a further viability assessment to be undertaken at an agreed point during the development, if sales values or profit levels have increased, improving the viability of the development the surplus will be recouped by the Council up to the amount of contribution that was applicable at the time of the submission of the latest relevant application.

## Appendix E - Landscape Character Area Maps



### Suffolk Coastal Landscape Character Assessment

North Sheet  
February 2018



OS datasets contain Ordnance Survey data  
© Crown copyright and database right.

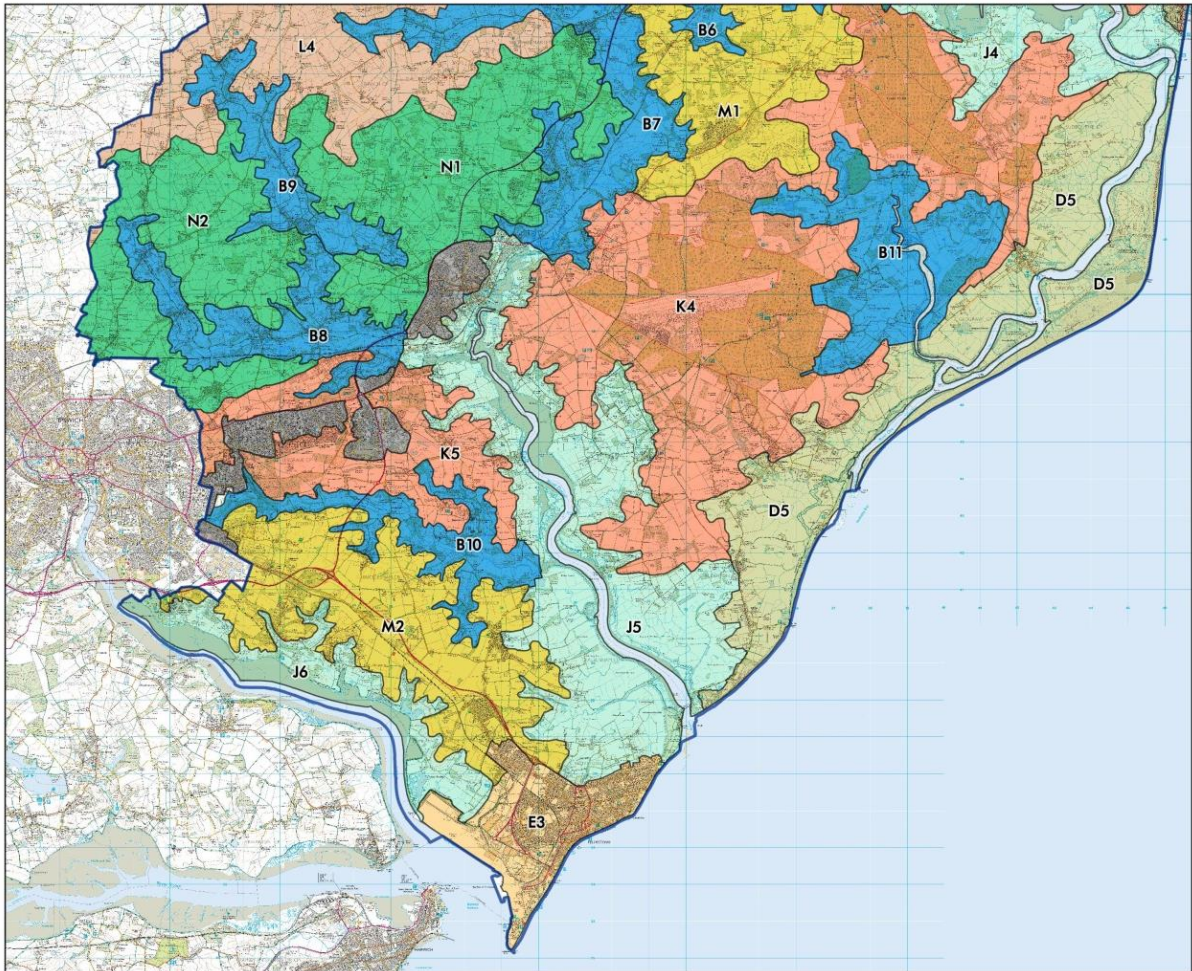
- Suffolk Coastal District
- Landscape Character Area

#### Landscape Character Type

- B. River Valleys
- D. Coastal Broad and Marshes
- F. Coastal Cliffs
- I. Plateau Claylands
- J. Estuaries
- K. Estate Sandlands
- L. Ancient Estate Claylands
- M. Plateau Estate Farmland
- N. Ancient Rolling Farmland
- O. Rolling Estate Sandlands

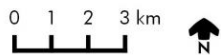
- B2 Blyth Valley
- B3 Yox Valley
- B4 Fromus Valley
- B5 Alde Valley
- B6 Ore Valley
- B7 Deben Valley
- B9 Lark Valley
- D2 Westwood and Dingle Marsh
- D3 Minsmere and Sizewell Coast
- D4 Thorpness to Aldeburgh
- D5 Orfordness and Marshes
- F2 Southwold Coast
- I5 Linstead and Framingham Plateau
- J3 Blyth Estuary
- J4 Alde Estuary
- K2 Dunwich and Westleton Sandlands
- K3 Aldringham and Freston Sandlands
- K4 Tunstall and Rendlesham Sandlands
- L1 Hevingham and Knodishall Estate Claylands
- L2 Glemham Estate Claylands
- L3 Easton and Glevring Estate Claylands
- L4 Otley Hall and Debach Estate Claylands
- M1 Rendlesham and Tunstall Estate Farmland
- N1 Boulge Park and Bredfield Rolling Farmland
- O1 Benhall Estate Sandlands





## Suffolk Coastal Landscape Character Assessment

South Sheet  
February 2018



OS datasets contain Ordnance Survey data  
© Crown copyright and database right.

- Suffolk Coastal District
- Landscape Character Area
- Landscape Character Type

- B. River Valleys
- D. Coastal Broadlands and Marshes
- E. Resorts
- J. Estuaries
- K. Estate Sandlands
- L. Ancient Estate Claylands
- M. Plateau Estate Farmland
- N. Ancient Rolling Farmland
- Urban

- B5 Alde Valley
- B6 Ore Valley
- B7 Deben Valley
- B8 Fynn Valley
- B9 Lark Valley
- B10 Mill River Valley
- B11 Butley Valley
- D4 Thorpness to Aldeburgh
- D5 Orfordness and Marshes
- E3 Felixstowe
- J4 Alde Estuary
- J5 Deben Estuary
- J6 Orwell Estuary
- K3 Aldringham and Freston Sandlands
- K4 Tunstall and Rendlesham Sandlands
- K5 Kesgrave Sandlands
- L4 Otley Hall and Debach Estate Claylands
- M1 Rendlesham and Tunstall Estate Farmland
- M2 Trimley and Foxhall Estate Farmland
- N1 Boulge Park and Bredfield Rolling Farmland
- N2 Culpho and Westerfield Rolling Farmland

## Appendix F - Glossary

### **Active Frontage**

Ground floor building frontage that is in use, for example, as a restaurant or shop front.

### **Adoption**

The final confirmation of a Development Plan or Local Development Document status by a Local Planning Authority (LPA).

### **Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The full definition of affordable housing is contained in the National Planning Policy Framework <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

### **Affordable Rent**

A tenancy offered at up to 80% of market rent levels within the local area.

### **Agglomeration**

A mass or collection of things; an assemblage.

### **Air Quality Management Areas**

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

### **Amenity Green Space**

A green area that enhances the setting of buildings and softens the urban fabric.

### **Ancient Woodland**

An area of woodland that has existed continuously since 1600.

### **Archaeological Interest**

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

### **Area Action Plan (AAP)**

A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).

### **Area of Outstanding Natural Beauty**

An area designated at a national level because of its outstanding landscape quality. Development within these areas is tightly controlled.

**Article 4 Direction**

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**Authority Monitoring Report**

Local authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan are progressing.

**Biodiversity Action Plans**

Schemes that were introduced to protect the most endangered habitats and species. Information on Suffolk Biodiversity Action Plan species (known as priority species and habitats).

[www.suffolkbis.org.uk/biodiversity/speciesandhabitats](http://www.suffolkbis.org.uk/biodiversity/speciesandhabitats)

**Biodiversity Networks**

Linking of sites of biodiversity importance through biodiversity corridors or a series of individual sites.

**Birds & Habitats Directives**

European Directives to conserve natural habitats and wild fauna and flora.

**BREEAM**

'BRE Environmental Assessment Method' is a sustainability assessment method for new buildings and infrastructure, designed to help use natural resources more efficiently. [www.breeam.com/](http://www.breeam.com/)

**Brownfield Sites**

Development site on previously developed land. Previously developed land is defined in the National Planning Policy Framework. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

**Building for Life 12**

Building for Life 12 is a set of design criteria which can be used to assess the quality of design of a development proposal. It was developed by the Design Council.

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

**Coastal Change Management Area (CCMA)**

An area defined where coastal change is likely to occur over the next 100 years (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

**Coastal Erosion Vulnerability Assessment**

This assessment is applied to all proposals within the coastal change management area and 30 metres inland of the CCMA and areas where the intent of management is to hold the line to demonstrate that the proposals will not result in an increased risk to life or property. This will also need to be considered for proposals up to 60 metres inland of coastal defences where soft cliffs are present.

**Community Infrastructure Levy (CIL)**

This is a standard fee that is applied to new development to pay for infrastructure that supports new

development within the District. See <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/> for more information.

### **Conservation Area**

An area that is considered worthy of protection because of its architectural and historic interest.

### **Conservation Area Appraisal**

A detailed study of the streets and buildings in a Conservation Area.

### **Core Strategy**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.

### **Council**

Suffolk Coastal District Council.

### **Countryside**

Where the term 'Countryside' with a capital 'C' is used within the document, this refers to all land outside of the Settlement Boundaries defined in Policy SCLP3.4.

### **Country Park**

A designated area of publicly accessible countryside that is often included as part of a new development.

### **County Wildlife Site**

A site designated at the county level, which does not have statutory protection but is identified for its wildlife value.

### **Designated Heritage Asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

### **Development Plan**

The Development Plan for an area is a suite of Local Plan and Neighbourhood Plan documents for a local planning authority area, setting out the policies and proposals for the development and use of land and buildings. It includes Minerals and Waste Local Plan documents prepared by the County Council. It is the starting point for the determination of planning applications.

### **Development Plan Document (DPD)**

A Local Development Document that has development plan status and is subject to community involvement and independent examination. It outlines the key development goals of a Local Plan or Neighbourhood Plan.

### **Digital Infrastructure**

The entire spectrum of network, compute, and storage functions required for the successful delivery of applications and services in a mobile, digital economy.



**Ecosystem Services**

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

**Environmental Impact Assessment**

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**European Site**

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Evidence Base**

The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

**Exception Site Policies**

These are policies which allow a certain type of development to take place where development would not normally be allowed. These types of development would normally produce environmental or social benefits that outweigh the issues caused by diverting from the normal planning policies. Exception sites have commonly been used for affordable housing in rural areas.

**Extra Care Housing**

Also called assisted living, this offers more support than sheltered housing, but still allows you to live independently. You live in a self-contained flat, with your own front door, but meals may be provided. Personal care and support services are generally available on-site 24 hours a day.

**Functional Economic Area**

A spatial area which functions on its own as an economic entity.

**Garden Cities**

Garden cities were a programme of new towns and suburbs progressed in the early 20th Century and are now gaining popularity once more for their sustainable approach to new development. Examples include Letchworth Garden City and Hampstead Garden Suburb. The Town and Country Planning Association identify the following principles for garden city development:

- Capturing land value for the benefit of the community
- Strong vision, political support and commitment
- Long term stewardship of assets
- The majority of homes should be affordable
- A robust range of employment opportunities in the settlement itself, with a variety of jobs within easy commuting distance of homes

- Beautifully and imaginatively designed homes with gardens, combining the best of town and country living to create healthy homes in vibrant communities.
- Development which enhances the natural environment.
- Strong local cultural, recreational and shopping facilities in walkable neighbourhoods
- Integrated and accessible transport systems
- A strategic approach to Garden Cities

More information is available at <http://www.tcpa.org.uk/pages/garden-cities.html>

### **Green Infrastructure**

A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

### **Green Space**

A natural or manmade space containing plants or grassland. This can include parks, woodlands, playing fields, areas of grassland and areas of biodiversity value.

### **Gypsies and Travellers**

Gypsies are defined in national planning policy as ‘persons of nomadic habit of life whatever their race or origin, including persons who on grounds only of their own or their family’s or dependents’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such’.

### **Gypsy and Traveller Pitch**

A pitch is the term used to describe the area on a site developed for a family unit to live. On social rented sites, the area let to a tenant for stationing caravans and other vehicles. A site may comprise one or more pitches.

### **Habitats Regulation Assessment**

The purpose of the Habitats Regulations Assessment (HRA) is to identify any aspects of the emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects were identified.

### **Heritage Assets**

An overarching term that refers to buildings, parks and gardens, monuments and archaeological remains that are of historic or archaeological value.

### **Heritage Coast**

An area of coastline protected and promoted by Natural England in association with local authorities for the enjoyment of the undeveloped coast whilst protecting its natural beauty, nationally important wildlife and landscape features and improving the quality of inshore waters and beaches.

### **Heritage Impact Assessment**

An assessment of the impact upon the historic environment caused by a proposed development.

**Historic Environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic Environment Record**

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Housing Market Area**

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

**Impact Test**

An assessment of the effects of an out of town retail (or other town centre use) development upon a town centre.

**Inclusive Design**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Landscape Buffer**

An area that separates two different land uses, for example, industrial and residential developments.

**Legibility**

The extent to which a development or built up area can be navigated by both residents and visitors.

**Listed Building**

A building that is recognised and statutorily protected for its historic and architectural value.

[www.historicengland.org.uk/listing](http://www.historicengland.org.uk/listing)

**Local Enterprise Partnership**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Housing Needs Assessment**

An assessment which identifies the local housing needs, aspirations and demands within a defined area (usually a parish or small group of parishes).

**Local Planning Authority**

The public authority whose duty it is to carry out specific planning functions for a particular area i.e. Suffolk Coastal District Council.

**Masterplan**

A detailed plan which provides a template for the development of a site or area.

### **Material Consideration**

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

### **Micro & Small Businesses**

These are generally businesses with fewer than 50 employees and a turnover of under £10 million.

### **National Planning Policy**

Most national planning policy is contained within the National Planning Policy Framework. Some policy is also contained within ministerial statements. National planning policy is supported by the National Planning Practice Guidance which gives further detail on how national policy should be implemented and interpreted.

### **Nationally Significant Infrastructure Project**

Major infrastructure developments that bypass normal local planning requirements due to their strategic importance and are dealt with at Government level. They are major infrastructure projects such as new harbours, roads, power generating stations (including offshore wind farms) and electricity transmission lines, which require a type of consent known as 'development consent'. Development consent, where granted, is made in the form of a Development Consent Order (DCO). For such a project, the Planning Inspectorate examines the application and will make a recommendation to the relevant Secretary of State, who will make the decision on whether to grant or to refuse development consent.

### **Natural Capital**

This is considered as the sum of our ecosystems, species, freshwater, land, soils, minerals, our air and our seas. These are all elements of nature that either directly or indirectly bring value to people and the country at large. They do this in many ways but chiefly by providing us with food, clean air and water, wildlife, energy, wood, recreation and protection from hazards.

**Neighbourhood Plans**

Neighbourhood planning is a right for communities introduced through the [Localism Act 2011](#). Communities can shape development in their areas through the production of Neighbourhood Plans. The local parish or town council lead on neighbourhood planning in their areas. Where one does not exist then a community group known as a neighbourhood forum needs to be established to lead. Neighbourhood Plans become part of the Development Plan for the area and the policies contained within them are then used in the determination of planning applications.

**Nitrate Vulnerable Zones**

Areas designated as being at risk from agricultural nitrate pollution.

**Non-designated Heritage Assets**

A heritage asset that has not been included on any national list.

**Objectively Assessed Need**

An assessment of the amount of new housing, jobs, employment land, retail floorspace and other uses that are likely to be needed within the District.

**Open Space**

A range of different sites and areas, including wildlife areas, natural greenspace, parks and gardens, amenity greenspace, play space, allotments, cemeteries and churchyards and green corridors.

**Optional Technical Standards**

A set of housing standards relating to accessibility, internal space and water efficiency set by the Government which Council's can impose on development in their areas through the Local Plan. More information and details of the standards can be found here:

<http://planningguidance.communities.gov.uk/blog/guidance/housing-optional-technical-standards/>

**Outline Planning Permission**

A permission granted at the early stage of a development to state that a proposal is acceptable in principle before any detailed design issues are considered.

**Permitted Development**

Some development can take place without the need for planning permission. These types of development are set out in a piece of legislation called the General Permitted Development Order.

**Planning Application Condition**

A condition attached to a planning permission to help mitigate the adverse effects of development.

**Primary Care**

Primary care services provide the first point of contact in the healthcare system, acting as the 'front door' of the NHS. Primary care includes general practice, community pharmacy, dental, and optometry (eye health) services.

### **Primary Shopping Area**

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

### **Primary & Secondary Shopping Frontages**

Primary frontages are likely to include a high proportion of retail uses which may include food, drink, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

### **Priority Species**

Formerly known as Biodiversity Action Plan (BAP) species. Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

### **Policies Map**

An Ordnance Survey base map that provides a geographic expression of policies and proposals contained in a Local Plan.

### **Quasi-retail Uses**

Non A1 retail uses (as defined in the Use Classes Order), such as car showrooms, tyre and exhaust centres and builders merchants that are similar to retail uses but are often not suitable in a town centre location due to their size and characteristics.

### **Ramsar Sites**

A term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance.

### **Registered Parks and Gardens**

Park or garden included in the Register of Parks and Gardens of special historic interest in England. These are included within the register because they are of national importance.



**Renewable & Low Carbon Energy**

This includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Scheduled Monument**

Building or site included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. Scheduled buildings and monuments are included in the list because they are considered to be of national importance,

**Second Homes**

A residential property which is not used as a main residence. These are often used as holiday homes.

**Section 106 agreement**

A legal agreement between the Council and a developer to, for example, provide affordable housing and infrastructure needed to support a new development. These have been largely replaced by the Community Infrastructure Levy.

**Setting of a Heritage Asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Settlement Boundaries**

Lines around settlements defined under Policy SCLP3.4 which dictate in principle where some types of development can take place.

**Self Build / Custom Build**

This refers to where someone organises the design and build of their own home.

**Sequential Test (Flooding)**

The aim of the Sequential Test is to steer new development toward areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for that development in areas of lower probability of flood risk.

**Sequential Test (Retail)**

An assessment applied to an out of town retail application whereby the developer must demonstrate that there are no suitable alternative sites within or adjacent to the town centre.

**Shared Ownership**

A way of buying a share of a property (usually between 25% and 75%), and paying rent for the remainder.

### **Sheltered Housing**

Accommodation for sale or rent exclusively to elderly older people, often with estate management services, emergency alarm system and warden service.

### **Short Stay Stopping Sites**

They are pieces of land in temporary use as authorised short-term (less than 28 days) stopping places for all travelling communities. They may not require planning permission if they are in use for fewer than 28 days in a year.

### **Site of Special Scientific Interest**

A site designated by Natural England because of its high wildlife or geological value.

### **Shoreline Management Plans**

These set out strategic policies for the management of different stretches of coastline and reconcile the interests of different stakeholders.

### **Small & Medium Enterprises**

Any business with fewer than 250 employees.

### **Social Rent**

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

### **Special Area of Conservation (SAC)**

This is an area designated under the European Habitats Directive to give special protection to plants, animals and habitats.

### **Special Protection Area (SPA)**

This is an area identified as being of value for the feeding, breeding, migrating and wintering of threatened bird species. These sites are identified under the European Wild Birds Directive and receive enhanced protection.

### **Stepping Stones**

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

### **Strategic Housing Market Assessment**

An assessment of housing need and demand within the District.

### **Supplementary Planning Document**

A planning document that provides practical guidance to assist in the implementation of Local Plan policies.

**Surface Water Flood Risk**

This is caused when rain water cannot be absorbed into the ground but instead flows over the surface.

**Sustainable Development**

Sustainable development is a contested term and has many definitions and interpretations. The United Nations General Assembly defined sustainable development as “as meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The UK Sustainable Development Strategy Securing the Future set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The National Planning Policy Framework states that the majority of the document taken as a whole constitutes the Government’s view of what sustainable development in England means in practice for the planning system.

**Transport Assessment**

A comprehensive and systematic process that sets out various transport issues relating to a proposed development. It identifies what measures will be taken to deal with the anticipated transport impacts of the scheme in relation to all forms of travel.

**Transport Statement**

A simplified Transport Assessment, used in some cases where transport issues arising out of development proposals may not require a full Transport Assessment i.e. smaller scale developments where the traffic impact is limited in both volume and area impact.

**Travel Plan**

Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process.

**Use Classes**

Different categories of uses identified in the planning system by the Use Class Order (1987 as amended) [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

**Wildlife Corridor**

Areas of habitat connecting wildlife populations.

**Windfall Sites**

Sites which have not been specifically identified for development through the Local Plan process. They often comprise previously-developed sites that have unexpectedly become available.

## Appendix G - Schedule of Policies to be Superseded

On adoption of this Local Plan, the policies from previous documents are to be superseded by the policies within this document. No policies from previous documents are to be “saved”.

Although all of these policies are to be superseded, those marked with \* are to be carried forward as new policies in the emerging Local Plan as they relate to site/area specific proposals.

### Suffolk Coastal Local Plan (incorporating first and second alterations) 2001 and 2006

<b>AP28</b>	Areas to be Protected from Development*	<b>AP250</b>	Woodbridge: Riverside recreational area
<b>AP51</b>	General Employment Areas	<b>AP252</b>	Woodbridge: New Yacht Harbours and Marinas
<b>AP56</b>	Town Centre	<b>AP257</b>	Woodbridge Town Centre: Prime Shopping Area
<b>AP59</b>	District Centres	<b>AP258</b>	Woodbridge Town Centre: Church Street and Market Hill
<b>AP122</b>	Sizewell Gap	<b>AP259</b>	Woodbridge Town Centre: Loss of Residential Accommodation
<b>AP212</b>	Ipswich Fringe: Open character of land between Settlements	<b>AP262</b>	Woodbridge Town Centre: Potential Service Areas
<b>AP249</b>	Woodbridge & Melton: Retention of Riverside Qualities	<b>AP263</b>	Woodbridge Town Centre: Traffic Management

## Core Strategy and Development Policies Development Plan Document 2013

<b>SP1</b>	Sustainable Development	<b>DM1</b>	Affordable Housing on Exception Sites
<b>SP1A</b>	Presumption in Favour of Sustainable Development	<b>DM2</b>	Affordable Housing on Residential Sites
<b>SP2</b>	Housing Numbers and Distribution	<b>DM3</b>	Housing in the Countryside
<b>SP3</b>	New Homes	<b>DM4</b>	Housing in Clusters in the Countryside
<b>SP4</b>	Gypsies Travellers and Travelling Showpeople	<b>DM5</b>	Conversions and Houses in Multiple Occupation
<b>SP5</b>	Employment Land	<b>DM6</b>	Residential Annexes
<b>SP6</b>	Regeneration	<b>DM7</b>	Infilling and Backland Development within Physical Limits Boundaries
<b>SP7</b>	Economic Development in the Rural Areas	<b>DM8</b>	Extensions to Residential Curtilages
<b>SP8</b>	Tourism	<b>DM9</b>	Gypsies, Travellers and Travelling Showpersons
<b>SP9</b>	Retail Centres	<b>DM10</b>	Protection of Employment Sites
<b>SP10</b>	A14 & A12	<b>DM11</b>	Warehousing and Storage
<b>SP11</b>	Accessibility	<b>DM12</b>	Expansion and Intensification of Employment Sites
<b>SP12</b>	Climate Change	<b>DM13</b>	Conversion and Re-Use of Redundant Buildings in the Countryside
<b>SP13</b>	Nuclear Energy	<b>DM14</b>	Farm Diversification
<b>SP14</b>	Biodiversity and Geodiversity	<b>DM15</b>	Agricultural Buildings and Structures
<b>SP15</b>	Landscape and Townscape	<b>DM16</b>	Farm Shops
<b>SP16</b>	Sport and Play	<b>DM17</b>	Touring Caravan, Camper Vans and Camping Sites
<b>SP17</b>	Green Space	<b>DM18</b>	Static Holiday Caravans, Cabins and Chalets
<b>SP18</b>	Infrastructure	<b>DM19</b>	Parking Standards
<b>SP19</b>	Settlement Policy	<b>DM20</b>	Travel Plans
<b>SP20</b>	Eastern Ipswich Plan Area	<b>DM21</b>	Design: Aesthetics
<b>SP21</b>	Felixstowe with Walton and the Trimley Villages	<b>DM22</b>	Design: Function
<b>SP22</b>	Aldeburgh	<b>DM23</b>	Residential Amenity
<b>SP23</b>	Framlingham	<b>DM24</b>	Sustainable Construction
<b>SP24</b>	Leiston	<b>DM25</b>	Art
<b>SP25</b>	Saxmundham	<b>DM26</b>	Lighting
<b>SP26</b>	Woodbridge	<b>DM27</b>	Biodiversity and Geodiversity
<b>SP27</b>	Key and Local Service Centres	<b>DM28</b>	Flood Risk
<b>SP28</b>	Other Villages	<b>DM29</b>	Telecommunications
<b>SP29</b>	The Countryside	<b>DM30</b>	Key Facilities
<b>SP30</b>	The Coastal Zone	<b>DM31</b>	Public Buildings
		<b>DM32</b>	Sport and Play
		<b>DM33</b>	Allotments

## Site Allocations and Area Specific Policies Development Plan Document 2017

<b>Policy SSP1</b>	New Housing Delivery 2015 - 2027	<b>Policy SSP22</b>	Former airfield Parham*
<b>Policy SSP2</b>	Physical Limits Boundaries	<b>Policy SSP23</b>	Former airfield Debach*
<b>Policy SSP3</b>	Land rear of Rose Hill, Saxmundham Road, Aldeburgh*	<b>Policy SSP24</b>	Bentwaters Park, Rendlesham*
<b>Policy SSP4</b>	Land to the East of Aldeburgh Road, Aldringham*	<b>Policy SSP25</b>	Carlton Park, Main Road, Kelsale cum Carlton*
<b>Policy SSP5</b>	Land at Mill Road, Badingham	<b>Policy SSP26</b>	Levington Park, Levington*
<b>Policy SSP6</b>	Land Adjacent to Corner Cottages, Main Road, Benhall	<b>Policy SSP27</b>	Riverside Industrial Estate, Border Cot Lane, Wickham Market*
<b>Policy SSP7</b>	Land to the rear of 1 and 2 Chapel Cottages, The Street, Darsham	<b>Policy SSP28</b>	Aldeburgh Town Centre
<b>Policy SSP8</b>	Land opposite Townsfield Cottages, Dennington	<b>Policy SSP29</b>	Saxmundham Town Centre
<b>Policy SSP9</b>	Land south of Solomon's Rest, The Street, Hacheston	<b>Policy SSP30</b>	District Centres
<b>Policy SSP10</b>	Land south of Ambleside, Main Road, Kelsale cum Carlton*	<b>Policy SSP31</b>	Local Centres
<b>Policy SSP11</b>	Land north of Mill Close, Orford*	<b>Policy SSP32</b>	Visitor Management – Special Protection Areas*
<b>Policy SSP12</b>	Land west of Garden Square Rendlesham*	<b>Policy SSP33</b>	Snape Maltings
<b>Policy SSP13</b>	Land east of Redwald Road, Rendlesham*	<b>Policy SSP34</b>	Suffolk Showground – Trinity Park
<b>Policy SSP14</b>	Land north-east of Street Farm, Saxmundham*	<b>Policy SSP35</b>	Land off Westerfield Road and Lower Road, Westerfield
<b>Policy SSP15</b>	Land opposite The Sorrel Horse, The Street, Shottisham*	<b>Policy SSP36</b>	Policy SSP36 – Recreation / Open Space near Rushmere Street*
<b>Policy SSP16</b>	Land fronting Old Homes Road, Thorpeness	<b>Policy SSP37</b>	Parks and Gardens of Historic or Landscape Interest*
<b>Policy SSP17</b>	Land south of Lower Road, Westerfield	<b>Policy SSP38</b>	Special Landscape Areas
<b>Policy SSP18</b>	Land at Old Station Works, Main Road Westerfield*	<b>Policy SSP39</b>	Areas to be Protected from Development*
<b>Policy SSP19</b>	Land at Street Farm, Witnesham (Bridge)*	<b>Policy SSP40</b>	Newbourne: Former Land Settlement Association Holdings
<b>Policy SSP20</b>	Ransomes, Nacton Heath*	<b>Policy SSP41</b>	The Garret Era Area, Aldeburgh
<b>Policy SSP21</b>	Land at Silverlace Green(former airfield) Parham*	<b>Policy SSP42</b>	Coastal Change Management Area
		<b>Policy SSP43</b>	Relocation and Replacement of Development Affected by Coastal Erosion Risk



## Felixstowe Peninsula Area Action Plan 2017

<b>Policy FPP1</b>	New Housing Delivery 2015 - 2027	<b>Policy FPP15</b>	Primary Shopping Area
<b>Policy FPP2</b>	Physical Limits Boundaries	<b>Policy FPP16</b>	District Centres
<b>Policy FPP3</b>	Land at Sea Road, Felixstowe*	<b>Policy FPP17</b>	Felixstowe Ferry and Golf Course*
<b>Policy FPP4</b>	Land north of Walton High Street, Felixstowe	<b>Policy FPP18</b>	Felixstowe Ferry Golf Club to Cobbolds Point*
<b>Policy FPP5</b>	Land north of Conway Close and Swallow Close, Felixstowe*	<b>Policy FPP19</b>	Cobbolds Point to Spa Pavilion*
<b>Policy FPP6</b>	Land opposite Hand in Hand Public House, Trimley St Martin	<b>Policy FPP20</b>	Spa Pavilion to Martello Park*
<b>Policy FPP7</b>	Land off Howlett Way, Trimley St Martin*	<b>Policy FPP21</b>	Martello Park to Landguard*
<b>Policy FPP8</b>	Land south of Thurmans Lane, Trimley St Mary	<b>Policy FPP22</b>	Visitor Management – Special Protection Areas*
<b>Policy FPP9</b>	Port of Felixstowe*	<b>Policy FPP23</b>	Car Parking
<b>Policy FPP10</b>	Land at Bridge Road, Felixstowe*	<b>Policy FPP24</b>	Holiday Accommodation
<b>Policy FPP11</b>	Land at Carr Road/Langer Road, Felixstowe*	<b>Policy FPP25</b>	Historic Parks and Gardens*
<b>Policy FPP12</b>	Land at Haven Exchange, Felixstowe*	<b>Policy FPP26</b>	Special Landscape Areas
<b>Policy FPP13</b>	Felixstowe Town Centre	<b>Policy FPP27</b>	Access to the Countryside
<b>Policy FPP14</b>	Retail frontages	<b>Policy FPP28</b>	Areas to be protected from development*

ENDS

# SUFFOLK COASTAL DISTRICT COUNCIL

Write to us



Suffolk Coastal District Council  
Planning Policy and Delivery Team  
East Suffolk House, Station Road  
Melton, Woodbridge IP12 1RT

Call us



Planning Policy and Delivery Team (Local Plans)  
01394 444557

Development Management (Planning Applications)  
01394 444832

Email us



Planning Policy and Delivery Team (Local Plans)  
[suffolkcoastallocalplan@eastssuffolk.gov.uk](mailto:suffolkcoastallocalplan@eastssuffolk.gov.uk)

Development Management (Planning Applications)  
[d.c.admin@eastssuffolk.gov.uk](mailto:d.c.admin@eastssuffolk.gov.uk)

This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

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