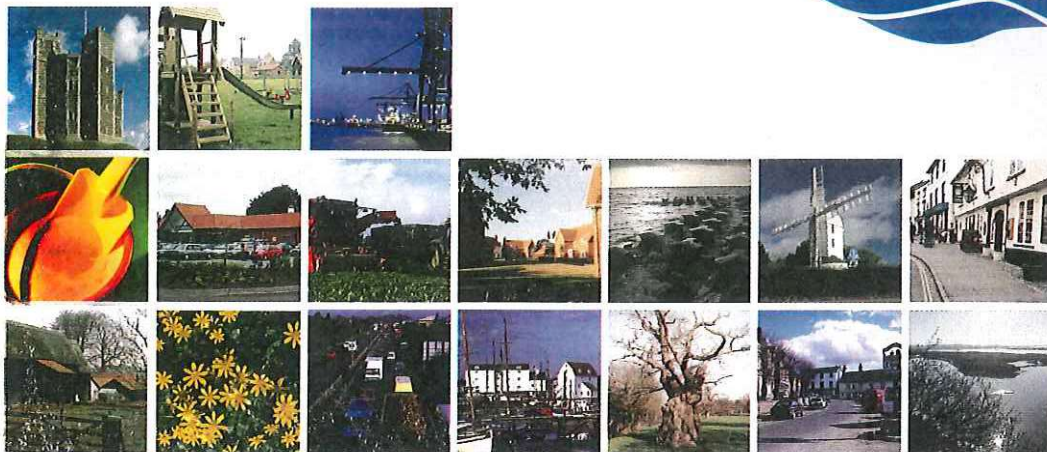


The Suffolk Coastal Local Plan

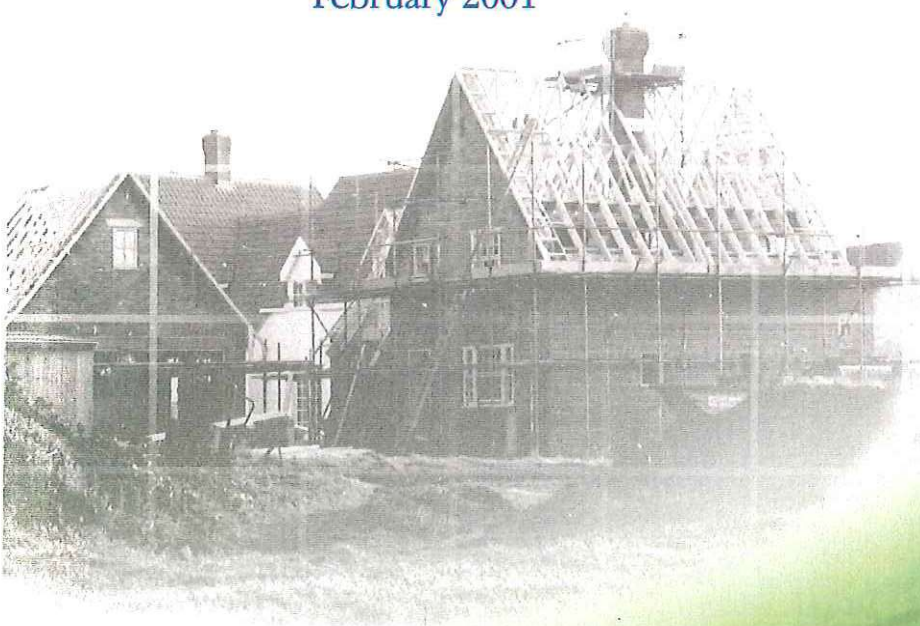
Incorporating the First
and Second
Alterations

March 2006



Incorporating the First Alteration

February 2001



PROPOSALS MAP – INSET MAPS

Inset Map 1	Ipswich Eastern Fringe	Inset Map 46	Hacheston
Inset Map 1a	Martlesham Heath	Inset Map 47	Hasketon
Inset Map 2	Woodbridge and Melton	Inset Map 48	Heveningham
Inset Map 2a	Woodbridge Town Centre	Inset Map 49	Hollesley
Inset Map 3	Felixstowe and Trimley St Mary	Inset Map 50	Huntingfield
Inset Map 3a	Trimley St Mary	Inset Map 51	Kelsale-cum-Carlton
Inset Map 3b	Felixstowe Town Centre	Inset Map 52	Kettleburgh
Inset Map 3c	Felixstowe Ferry	Inset Map 53	Kirton (with part of Falkenham)
Inset Map 4	Framlingham	Inset Map 54	Knodishall
Inset Map 4a	Framlingham Town Centre	Inset Map 55	Levington
Inset Map 5	Aldeburgh	Inset Map 56	Little Bealings
Inset Map 5a	Aldeburgh Town Centre	Inset Map 57	Little Glemham
Inset Map 6	Saxmundham	Inset Map 58	Marlesford
Inset Map 6a	Saxmundham Town Centre	Inset Map 59	Martlesham
Inset Map 7	Leiston	Inset Map 60	Middleton
Inset Map 7a	Leiston Town Centre	Inset Map 61	Nacton
Inset Map 8	Alderton	Inset Map 62	Newbourne
Inset Map 9	Aldringham	Inset Map 63	Orford
Inset Map 10	Badingham (Church)	Inset Map 64	Otley
Inset Map 11	Bawdsey (East Lane)	Inset Map 65	Parham
Inset Map 12	Benhall Green	Inset Map 66	Parham Airfield
Inset Map 13	Bentwaters Airbase	Inset Map 67	Peasenhall (with part of Sibton)
Inset Map 14	Blaxhall	Inset Map 68	Pettistree
Inset Map 15	Blythburgh	Inset Map 69	Playford
Inset Map 16	Blythburgh Hospital	Inset Map 70	Rendham
Inset Map 17	Boyton	Inset Map 71	Rushmere Street
Inset Map 18	Bramfield	Inset Map 72	St. Audry's Hospital
Inset Map 19	Brandeston	Inset Map 73	Saxtead Green
Inset Map 20	Bredfield	Inset Map 74	Shottisham
Inset Map 21	Bromeswell	Inset Map 75	Sizewell
Inset Map 22	Bruisyard (Church)	Inset Map 76	Snape
Inset Map 23	Bucklesham	Inset Map 77	Snape Maltings
Inset Map 24	Butley	Inset Map 78	Sudbourne
Inset Map 25	Campsea Ash (Station)	Inset Map 79	Sutton
Inset Map 26	Charsfield	Inset Map 80	Sweffling
Inset Map 27	Chediston	Inset Map 81	Theberton (Church)
Inset Map 28	Chillesford	Inset Map 82	Theberton (Eastbridge)
Inset Map 29	Clopton (Corner)	Inset Map 83	Thorpeness
Inset Map 30	Cransford	Inset Map 84	Trimley St Martin
Inset Map 31	Cratfield (Bell Green)	Inset Map 85	Tuddenham
Inset Map 32	Cretingham	Inset Map 86	Tunstall
Inset Map 33	Darsham	Inset Map 87	Ufford
Inset Map 34	Debach Airfield	Inset Map 88	Walberswick
Inset Map 35	Dennington	Inset Map 89	Waldringfield
Inset Map 36	Dunwich	Inset Map 90	Walpole (with part Cookley)
Inset Map 37	Earl Soham	Inset Map 91	Wenhaston
Inset Map 38	Easton	Inset Map 92	Westerfield
Inset Map 39	Eyke	Inset Map 93	Westleton
Inset Map 40	Falkenham (Church)	Inset Map 94	Wickham Market
Inset Map 41	Farnham and Stratford St Andrew	Inset Map 94A	Wickham Market (Central Area)
Inset Map 42	Friston	Inset Map 95	Witnesham (Bridge)
Inset Map 43	Great Bealings (Lower Street)	Inset Map 96	Witnesham (Chapel)
Inset Map 44	Great Glemham	Inset Map 97	Woodbridge Airbase
Inset Map 45	Grundisburgh	Inset Map 98	Yoxford

Chapter Two

DESIGN

DESIGN

- 2.1 The form of new development and the standard of its design has, and will continue to have, a significant effect on the environmental quality of the District. Good design is considered to be an essential requirement for all new development throughout the district. This is particularly important because the pace, scale and type of changes which have taken place in the past have, in a number of cases, resulted in a quality of design which has had a significant impact on the overall character and appearance of the area.
- 2.2 Although the degree of change which has taken place is unlikely to continue at the same scale in the foreseeable future, it is considered essential that the quality and design standard of development is as high as can reasonably be achieved.
- 2.3 The landscape and historical heritage of the District generally is widely recognised as being of the highest quality and importance, and it is essential that this be afforded adequate protection. The settlements and countryside warrant this special consideration and protection in particular because:
- (i) there are a significant number of individual buildings which are of a high architectural quality or of a significant historic value; many are 'listed';
 - (ii) although each is important in its own right, there is a range of architectural styles and periods of building throughout the area;
 - (iii) in the more 'urban' centres there are groups of buildings and spaces which are of outstanding architectural and townscape quality;
 - (iv) outside these 'urban' areas, historic settlements and groups of buildings tend to be small in size and dispersed;
 - (v) some of these settlements have their unique and individually important features and have been designated as Conservation Areas;
 - (vi) the area is under considerable development pressure;
 - (vii) large parts of the area are of a high landscape value, some of which have been identified as Special Landscape Areas, or are designated as an Area of Outstanding Natural Beauty, with part being within the Heritage Coast.
- 2.4 The general strategy of restraint on development in this Plan is complemented by specific policies to conserve particular components of the built and rural environments. The Plan seeks to protect and enhance the character and environment of the Villages and the Countryside generally. All new development should, therefore, be of a standard of design which relates and responds in a positive way to this character.

DESIGN

2.5 The **aims and objectives** of the Plan, therefore, are:

- (i) to ensure that the design of all new development relates and respects the historical form, scale and character of the locality, and creates a logical and coherent extension to the existing pattern of development;
- (ii) to ensure that appropriate materials are used in sensitive locations;
- (iii) to ensure that street furniture and advertisements are of a sufficiently high standard of design.

DESIGN GENERALLY

- 2.6 As stated previously, the combination of the overall high quality of the historical built and rural environments, the character of the settlements, its landscape quality, and the possible damaging effect of modern development pressures, make it imperative that any new development is carried out to a high standard of design.
- 2.7 Consequently, the District Council will not only reject new designs which are obviously poor and out of scale and character with their surroundings, but will also resist alterations and extensions which will have a detrimental impact upon the character, appearance and form of existing buildings. In addition, development should have regard to the needs of people with disabilities in the design of houses and other buildings. The District Council will, therefore, expect all forms of development to conform to the following policy.

POLICY AP19

Design

Proposals which comprise poor design and layout or otherwise seriously detract from the character of their surroundings will not be permitted. In considering the design aspects of planning applications the District Council will have regard to Supplementary Planning Guidance which has been prepared and adopted and will generally resist proposals which do not conform to that Guidance.

- 2.8 The following criteria will form the basis of Supplementary Planning Guidance, and will be used to assess design aspects of proposals:
- (i) proposals should normally relate to the scale and character of the surroundings;
 - (ii) new development generally should make adequate provision for public transport, cars, cycling, garages, parking areas, access ways, footways, etc, in a manner whereby such provision does not dominate or prejudice the overall quality of design and appearance;
 - (iii) in areas of little or varied townscape quality, the form, density and design of proposals should create a new composition and point of interest, which will

provide a positive improvement in the standard of the built environment of the area generally;

- (iv) alterations and extensions to existing buildings should normally respect the plan form, period, style, architectural characteristics and, where appropriate, the type and standard of detailing and finishes of the original building;
- (v) in order for extensions to existing buildings to be acceptable, particularly on those which are considered to be architecturally and historically important, those located within a Conservation Area, or those that are 'Listed', the extension shall normally be visually 'recessive' and its size and design shall be such that the original building will remain the more dominant feature on the site;
- (vi) the use of materials and finishes, including colours, shall relate to, and respect, where appropriate, those of the immediate locality or the area generally;
- (vii) layouts should be related to, incorporate and protect any important natural landscape features on, or adjacent to, the site, including existing trees, shrubs and hedgerows. Where an existing hedgerow or group of trees are an important feature of the street scene and landscape, proposals should aim to retain all, or most, of them;
- (viii) adequate care and attention must be given to the form, scale, use, and landscape of the spaces between buildings and the boundary treatment of individual sites, particularly on the edge of settlements. Therefore, proposals for all new development should incorporate a hard and soft landscaping scheme, which forms an integral part of the overall design concept;
- (ix) the design of houses and other buildings should have regard to the requirements of people with disabilities;
- (x) proposals for development will be expected to take into account the need for crime prevention. Particular attention will be paid to such features as secure design, natural surveillance, adequate lighting and visibility. Proposals aimed at reducing crime within existing developed areas will be supported provided that they are not in conflict with the objectives of other Local Plan policies;
- (xi) the District Council will support and strongly encourage the conservation of energy and the use of alternative and renewable sources of energy in the design and layout of development proposals for new buildings and conversions of existing buildings;
- (xii) The District Council will also support and strongly encourage water conservation measures such as grey water systems, permeable soakaways, and water efficient devices.

DESIGN

PEOPLE WITH DISABILITIES

- 2.9 Planning for people with disabilities is particularly important, not only in public buildings, but also in new housing, thereby recognising that a significant proportion of the community has problems of mobility.

POLICY AP20

Design for People with Disabilities

Where appropriate, the District Council will expect the design of new development to make adequate provision for people with disabilities in terms of access to buildings, movement around them, toilet and parking facilities. This will be particularly important in public buildings, places of recreation or community use, shops, hotels and other forms of accommodation, and places of work. In new housing areas, provision should be made for dwellings capable of accommodating or being adapted to the needs of people with disabilities.

DESIGN IN AREAS OF HIGH LANDSCAPE VALUE

- 2.10 The design and appearance of new development will be subject to special scrutiny in the sensitive areas, ie, the AONB and Special Landscape Areas, whether within Towns, Villages or the Countryside. The use of appropriate and traditional materials, particularly for roofs, will be essential. In respect of agricultural buildings, the District Council will expect particular care to be taken over the appearance of the buildings to minimise their impact within the landscape, including the use of traditional materials where appropriate.

POLICY AP21

Design in Areas of High Landscape Value

In the Area of Outstanding Natural Beauty and Special Landscape Areas the form of buildings, choice of materials, and colours must be sympathetic to the general character of the area and seek to reduce visual impact. For any new development, including extensions and alterations, which does take place in prominent locations in the AONB, the District Council will expect the use of traditional materials for the entire structure. In respect of agricultural buildings, the District Council will expect particular care to be taken over the appearance of the buildings to minimise their impact within the landscape, including the use of traditional materials where appropriate.

SHOPFRONTS, ADVERTISEMENTS AND STREET FURNITURE

- 2.11 New shopfronts, fascias, signs and advertisements should make a positive contribution to an area and complement the particular building to which they are fitted, and the street scene generally. The quality and detail of shop design and display can have a significant effect upon an area's attractiveness. This is particularly important in the

HOUSING ENVIRONMENT

RESIDENTIAL AMENITY

- 3.58 The District Council considers it important to protect the amenity of those areas which are residential in character, particularly within the Towns and the larger Villages. This amenity could be eroded by a number of types of development, including changes of use to non-residential, and redevelopment proposals, which occur at such a rate and in such numbers, that the character of the area would be substantially altered.
- 3.59 It is also important that 'town cramming' does not occur, the cumulative effects of which could damage the character and amenity of established residential areas. Equally, it is also important that planning policies recognise the need to retain valuable amenity open space within the urban environment. Parks, playingfields and informal open spaces not only provide valuable opportunities for recreation, but can also be of significance to the character of a neighbourhood. In respect of the latter, private gardens could be important components.

POLICY AP39

Residential Amenity

Subject to compatibility with other policies of the Local Plan, in order to protect the amenity and character of primarily residential areas, the District Council will strongly resist:

- (i) changes from residential to non-residential use, where such a change would be to the serious detriment of residential amenity, or causes a significant untoward change in the character of the area;**
- (ii) the loss of open spaces which contribute to the character of an area or are valuable for recreation or amenity purposes;**
- (iii) redevelopment proposals which are significantly detrimental to the character or appearance of an area, or seriously impair residential amenity. The cumulative effect of a series of proposals will be taken into account;**
- (iv) 'tandem' and similar unsatisfactory types of backland development which would significantly reduce residential amenity, mainly as a result of increased noise and loss of privacy, and/or would result in the erosion of the particular character of the surroundings.**

Footnote: 'Primarily Residential Areas' are those areas within the physical limits boundaries of settlements which are predominantly residential in use and character and, therefore, exclude:

- (a) employment areas;
- (b) tourist/leisure areas;
- (c) the Town Centres.