

# Felixstowe Peninsula Area Action Plan

Development Plan Document

January 2017



This document was superseded on 23<sup>rd</sup> September 2020 with the adoption of the East Suffolk Council - Suffolk Coastal Local Plan.



On 1<sup>st</sup> April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) state that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared and, if so required, published by the successor council. Therefore this document applies to the part of the East Suffolk Council area formerly covered by the Suffolk Coastal District until such time that it is replaced.

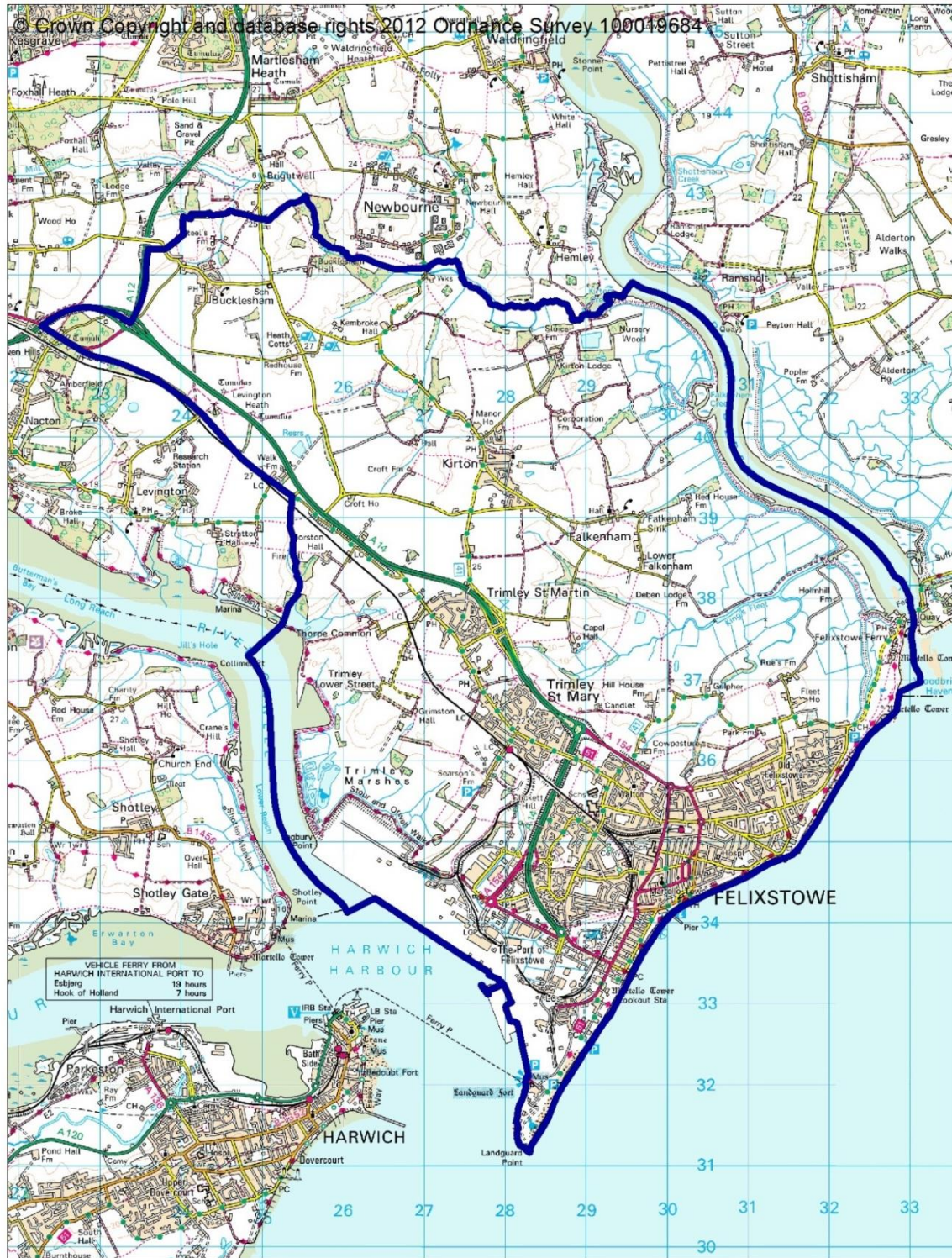
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Map 1 - Felixstowe Peninsula AAP Boundary



Felixstowe Peninsula AAP Boundary

Scale 1:60000





# INTRODUCTION

# 1. Introduction

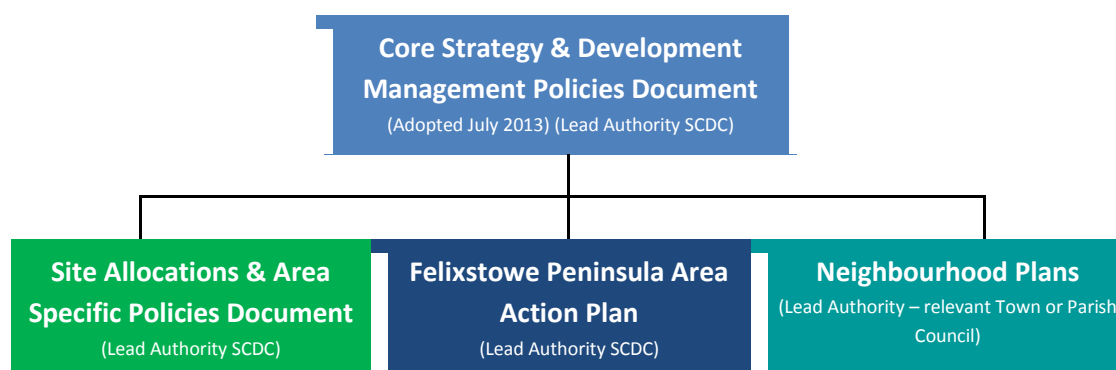
- 1.01 Suffolk Coastal is a uniquely attractive place to live, work and visit, combining a strong local economy with the outstanding environment of its countryside, coastline, towns and villages.
- 1.02 A new Local Plan has been specifically prepared to suit the local area and local communities in order to show where future development will take place. It sets out how land is to be used for housing, business, recreation and conservation. A Local Plan is required by law and is used to decide planning applications.
- 1.03 The first and central part of the new Local Plan is the Core Strategy, adopted by the Council in July 2013. The Core Strategy provides an overall vision and strategic policies for the district and its communities to 2027. The Core Strategy also includes Development Management Policies used in the determination of planning applications.
- 1.04 The following documents assist in implementing the objectives, policies and proposals in the Core Strategy through settlement specific land use policies and the identification of sites for new development:
- Site Allocations and Area Specific Policies Document;
  - Felixstowe Peninsula Area Action Plan;
  - Neighbourhood plans prepared by local communities for some parishes.
- 1.05 These documents, when adopted, will replace the remaining “saved” policies from the previous 2001 Local Plan.

Source: Visit Felixstowe



- 1.06 The Felixstowe Peninsula Area Action Plan covers the area southeast of the A12/A14 dual carriageway interchange (Severn Hills); the boundary of the AAP is shown on Map 1. Felixstowe is the largest town in the District, has a unique geography located on a Peninsula, with areas of outstanding natural beauty and internationally protected habitats alongside a strong local economy which serves the communities on the Peninsula as well as further afield.
  
- 1.07 Primarily the Area Action Plan covers the settlements of Bucklesham, Felixstowe, Kirton, Trimley St Martin and Trimley St Mary and helps to shape significant development and change across the Felixstowe Peninsula. The Area Action Plan will serve as a tool that can be used by the Council (and other bodies) to direct sustainable development and investment into the area.
  
- 1.08 This Site Allocations and Area Specific Policies document covers the rest of the District outside the Felixstowe Peninsula. Within the area covered by the Site Allocations and Area Specific Policies document a number of parishes are also preparing Neighbourhood Plans. It identifies sites for different types of development such as housing and employment, defines the boundaries of built up areas and other policy areas such as town centres and areas to be protected from development and identifies local infrastructure requirements.
  
- 1.09 Throughout the district, there are several Parish and Town councils preparing Neighbourhood Plans within the Site Allocations and Area Specific Policies document plan area. Several of these Neighbourhood Plans are well progressed and are covering the full range of policy issues. These parish areas are therefore not being covered in this document (See para 1.16). As of March 2016, there are no Neighbourhood Plans being undertaken across the Felixstowe Peninsula.
  
- 1.10 Together, the Council’s Local Plan documents and any Neighbourhood Plans will provide the planning policy coverage for the District for all matters with the exception of waste and minerals, which remain the responsibility of Suffolk County Council. Figure 1 identifies the Suffolk Coastal Development Plan Documents, against which most planning decisions will be made.

*Fig 1 The “DEVELOPMENT PLAN” for Suffolk Coastal District*



- 1.11 The planning policy documents, for which the District Council is the lead authority, comprise the **Local Plan**. The **DEVELOPMENT PLAN** for the district includes “made” Neighbourhood Plans and those documents which comprise the District Local Plan (Section 38(1) of the Planning and Compulsory Purchase Act 2004). Planning law requires that applications for planning permission must be determined in accordance with the **DEVELOPMENT PLAN** unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) for example is one such material consideration.

### Relationship with the Core Strategy

- 1.12 The Felixstowe Peninsula Area Action Plan is a subsidiary or lower level Local Plan Document, the remit of which is to implement the Core Strategy in particular in relation to the delivery of housing growth.
- 1.13 The Core Strategy seeks to deliver at least 7,900 dwellings in the period 2010 to 2027. On adopting the Core Strategy, the Council were aware that this housing figure was lower than the ‘full objectively assessed housing need’ for the District at the time. The Government require that, as far as possible, Councils should plan to meet the full housing need. The Council therefore made a commitment in the Core Strategy to undertake an early review of that document to address the level of housing provision.
- 1.14 This Site Allocations document and the Felixstowe Peninsula AAP are important in completing this current phase of plan making and both identify land for housing within the context of the Core Strategy housing figures. Both documents positively seek to boost the supply of housing with a carefully planned over provision included as a contingency, to ensure that an annual five year land supply is maintained and to provide a range and choice of sites and locations. To address the overall shortfall in housing provision and ensure an adequate supply of land across the current plan period and beyond, these two Local Plan documents will also need to be part of the early review.
- 1.15 The Council has agreed a timetable for the Local Plan review in its Local Development Scheme adopted October 2016. The review will take an aligned or joint approach to future development needs in collaboration with adjacent districts - Ipswich Borough Council, Babergh and Mid Suffolk District Councils and Suffolk Coastal District Council, being the four Districts that share a housing market area and functional economic area. This will enable these local authorities to plan strategically for future development requirements, including the housing and employment needs, the physical and social infrastructure to support it and environmental implications. Work on the evidence base is well advanced and is co-ordinated via the Ipswich Policy Area Board. An important element of this work will be to identify an updated Objectively Assessed Housing Need (OAN) for the housing market area looking forward to 2036 and from that, a housing requirement for each local planning authority area.



- 1.16 It is anticipated that sites identified for development in the Felixstowe Peninsula Area Action Plan will be carried forward through the Local Plan Review in recognition of their contribution to a continuous supply of housing up to 2027 and thereby contribute to the updated OAN. The Local Plan Review also provides the opportunity to monitor progress of housing sites (allocated or with the benefit of planning permission) and to react to any change of circumstance as appropriate.

### Strategic development at Adastral Park

- 1.17 A strategic housing and employment development area south and east of BT's research and development headquarters at Adastral Park, Martlesham Heath is included in the Core Strategy. Policy SP20 provides the policy criteria against which to assess the future development of this area and so this policy has not been replicated in the Site Allocations document. In 2009 BT submitted a revised outline planning application (ref C/09/0555) to the Council for housing, employment, related development and infrastructure in this location. Considerable negotiation and progress towards determining the application was made but delay was incurred due to the, now resolved, legal challenge to the adoption of the Core Strategy. Work on progressing the site has now recommenced but the delay means that the delivery of the whole of the full 2,000 units is likely to continue beyond the current plan period. A total of 1,575 units are anticipated to be provided within the plan period. Any permission for development will require the production of a masterplan which will be subject to separate consultation and community input.

### Relationship with Neighbourhood Plans

- 1.18 There are a number of Parish and Town councils preparing Neighbourhood Plans within the District. At the point of the preferred options consultation several of these plans had made good progress and were covering a comprehensive range of policy issues.
- 1.19 As of March 2016, none of the communities across the Felixstowe Peninsula have passed a resolution to progress a Neighbourhood Plan. Should community aspirations change over the plan period with regards to Neighbourhood Plans, it will be for the Neighbourhood Plan to supersede policies within the AAP (and any remaining "saved" Local Plan Policies) in due course.

### Structure and Content of the Document

- 1.20 The policies and proposals contained within the AAP concentrate on enabling Felixstowe to fulfil its role as a major centre and address the strategy identified in Core Strategy Policy SP21. The AAP also concentrates on the surrounding villages identified as Key or Local Service Centres and the significant role they have across the Felixstowe Peninsula. Policies and Proposals are presented under specific topic headings which broadly follow the

structure of the Core Strategy:

- Housing;
- Employment;
- Retail;
- Tourism and Seafront, and
- Environment.

- 1.21 For other matters, it is considered that the higher level policies in the Core Strategy are sufficient for the determination of planning applications.
- 1.22 The policies and proposals contained within the AAP are those identified as necessary to implement the Core Strategy and to replace remaining saved policies from the 2001 Local Plan. It concentrates on those settlements for which there is a physical limits boundary i.e. Major Centre – Local Service Centre in the Core Strategy Settlement Hierarchy.
- 1.23 For those settlements/parishes identified in Strategic Policy SP19 as Other Village or Countryside there are no relevant policies in this document unless there is a separate Inset Map provided. The Inset Map will show for example a historic park or garden, or area to be protected from development. For all other matters refer to the Core Strategy (July 2013).
- 1.24 This document does not cover Gypsy and Traveller sites. Suffolk County Council is leading a project, in collaboration with all the Suffolk local authorities, to deliver an evidenced requirement for three short stay stopping sites across the county through the planning system by the end of 2016. The Council has adopted Core Strategy policies against which to consider planning applications (SP4 and DM9).

### Local Plan Policies Map

- 1.25 The Policies Map for the District provides a geographical expression of the policies and proposals in Local Plan documents. It will require updating following adoption of the document. Extracts of the maps are provided throughout the document for ease of reference in respect of particular policies.
- 1.26 Settlement Inset Maps are provided at the end of the document in Appendix 6 - 9 so that policies and proposals relating to that particular settlement can be viewed together.

### Preparation of the Document

- 1.27 The preparation of this document has been informed by on-going community engagement and consultation, collaboration with neighbouring districts and other organisations and bodies, and a wide range of evidence bases including sustainability appraisal and assessment

under the Habitat Regulations.

## Consultation and Community Involvement

1.28 The Council's Statement of Community Involvement (September 2014) sets out arrangements for consulting and involving local communities. A Consultation Report sets out the approach to community engagement and consultation for each stage in the preparation of this document including who was consulted, what they said and how the views expressed have shaped this document.

1.29 Public consultation and engagement is essential to the production of the document as this enables the Council to better understand the opinions and concerns of the local communities. Continued community engagement ensures that local opinions, priorities and knowledge are taken into account as the document evolves.



1.30 The document has also been informed by ongoing engagement with infrastructure providers including the County Council and collaboration with adjacent local authorities, as appropriate.

1.31 The Council also established a Felixstowe Peninsula AAP Working Group to assist in the plan making process. The remit of the Working Group which consists of 16 district, Parish and Town council representatives, has been to act as a sounding board and provide input into the preparation of the document and the approach to community consultation. The Working Group is a consultative rather than decision making body and the key points from the meetings are published on the Council's website. A similar Working Group also provides input into the Site Allocations and Area Specific Policies document.

Fig 2 Stages in the Preparation of the Felixstowe Peninsula AAP



## Evidence

- 1.32 The Council's evidence base, made up of background studies, technical reports and sources of information is comprehensive and robust. The evidence base fundamentally underpins the approach outlined in the Core Strategy and subsequently site allocations and area specific policies in this document alongside those in the Site Allocations and Area Specific Policies Document.
- 1.33 Whilst much of the background evidence is that which supports the Core Strategy, more recent available evidence used to inform this document and the Felixstowe Peninsula AAP includes a "refresh" to earlier retail study work, the strategic housing land availability assessment (SHLAA 2014), an update to the green infrastructure study, cycling strategy, leisure strategy, the East Inshore Marine Plan and the Deben Estuary Management Plan. Specific highways and development viability analysis has also been undertaken to test the deliverability of sites identified in this document.
- 1.34 More specific information, particularly in relation to individual housing and employment sites, has been provided by the relevant service or utility provider, for example Suffolk County Council and Anglian Water. Where appropriate this is referenced in the supporting text to individual policies. One further important piece of work is the 'Recreational

Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council' which is due to complete by March 2017. This will help identify specific projects to mitigate the impact of new development, and particularly any associated increase in disturbance from walkers and dog walkers on the Special Protection Areas and Special Areas of Conservation (European Sites) within the three local authority areas e.g. visitor management measures, above and beyond any necessary site specific requirements. Other plans and strategies to which this plan has note include the estuary and shoreline management plans.

### Sustainability Appraisal

- 1.35 Sustainability Appraisal is a tool which is used to inform decision making by identifying from an early stage the potential social, economic and environmental impacts of plans and strategies. This document has been developed and refined using sustainability appraisal to test ideas and options against a set of sustainability objectives to see how well they might achieve sustainable development. In order to ensure consistency the same sustainability objectives have been used to inform both preparation of this document and the Core Strategy. Sustainability Appraisal informed the issues and options and preferred options stages of plan preparation. Information on other reasonable alternative options which have been considered and discounted in favour of the allocated sites is set out in the Sustainability Appraisal Report which is published alongside this document.

### Habitats Regulations Assessment (Natura 2000 sites)

- 1.36 Suffolk Coastal is renowned for its very high nature conservation interest. In addition to its plan making role, the Council is required, under a separate duty, to ensure that the policies and proposals contained in the AAP, will not have a significant effect on the Sites of European and International Importance (European Sites) such as Special Protection Areas (SPAs) in relation to birds. Significant effect is assessed both in terms of individual and cumulative impact of policies and proposals. This "Appropriate Assessment" work is carried out under The Conservation of Habitats and Species Regulations 2010, commonly abbreviated to the Habitats Regulations (HRA). Ongoing assessment in supporting Habitats Reports address potential effects on disturbance to protected wild birds using nearby estuaries and mitigation measures identified recommended and proposed in the Appropriate Assessment of the Core Strategy. The HRA reports are published alongside this Area Action Plan.
- 1.37 The role of the AAP is to implement the policies and proposals in the Core Strategy. The Appropriate Assessment <sup>1</sup>undertaken for the Core Strategy confirmed that the scale and distribution of new development, specifically for new housing development, would, without

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<sup>1</sup> An Appropriate Assessment is part of the Habitats Regulations Appraisal process. It is required when a plan or project is likely to have a significant effect upon a European site designated as Natura 2000 site.

mitigation result in a significant effect on the River Deben and River Orwell Special Protection Areas. From the work undertaken on the Core Strategy, the main impact is likely to be that of dog walkers and the need to manage visitors using these sites.

- 1.38 The policies and proposals contained in the AAP are required to implement the Core Strategy. The HRA undertaken for the Core Strategy remains relevant in relation to this document. The AAP is however required to demonstrate how the mitigation measures identified under the Core Strategy HRA will be taken forward. HRA reports have been undertaken at the Preferred Options Stage (October 2015) and to accompany this document (February 2016). One policy relating to the Port of Felixstowe was singled out in October 2015 as potentially having a significant effect on a European Site. The issue and concern has now been addressed in this plan and the February 2016 HRA report, published alongside this document, now concludes in section 5: *“The Habitats Regulations Assessment for the Felixstowe Area Action Plan Proposed Submission Document concludes that there would be no likely significant effects upon European sites. There are no other plans which would have an effect on European sites in combination with the Felixstowe Peninsula Area Action Plan; mitigation for impacts on European sites deriving from Suffolk Coastal’s Core Strategy in combination with housing growth in Ipswich Borough is also applicable to the Site Allocations Plan.”* A further assessment was undertaken of the re-written policy relating to Visitor Management which has been widened to apply to all European Sites, not just the Deben Estuary. This assessment is published as an Addendum to the February 2016 HRA Report.

### Community Infrastructure Levy (CIL)

- 1.39 A Community Infrastructure Levy is a local levy charged by local authorities on new development to help fund new infrastructure. It came into force in England through the Community Infrastructure Levy Regulations 2010. The Council introduced a charge in July 2015 on new build residential and convenience shopping development which creates additional floor space of 100 square metres or more, or creates a new dwelling. The CIL helps fund cumulative infrastructure requirements arising from new developments including but not limited to development sites identified in this document.



# VISION AND OBJECTIVES

## 2. Vision and Objectives for Felixstowe Peninsula AAP

### The Plan Area

2.01 The Felixstowe Peninsula is bound by the River Deben, River Orwell and the North Sea with the County Town of Ipswich to the North West. Land to the north and the south west of Felixstowe is designated as being of national and international importance for its landscape, environmental and nature conservation areas. Such designations include the Heritage Coast, the Suffolk Coast and



Source: Visit Felixstowe

Heaths Area of Outstanding Natural Beauty as well as the Deben Estuary Special Protection Area and the Stour and Orwell Estuary Special Protection Area. The sea and estuaries are significant physical constraints but together with the landscape and nature designations these environmental qualities provide an important and valued backdrop for residents and visitors alike. Access to the Peninsula is principally via the A14, the railway line and the sea. Communities on the Peninsula have grown and developed over time and the AAP will seek to ensure that these communities (present and future) are provided with opportunities for future growth and development to meet their needs.

2.02 From the 1890s the town of Felixstowe has grown to become the largest town in Suffolk Coastal and includes the Port of Felixstowe which is of international significance. The 2011 Census reported that the population of Felixstowe was 23,689 persons<sup>2</sup>. The town has seen planned growth over the last 120 years which has created the successful and prosperous community seen today. The town has had periods of success and decline, but it is now well positioned for further development. The AAP will aim to encourage, guide and enhance the future development up to 2027 as required by the Core Strategy adopted July 2013.

2.03 Felixstowe provides many important services, shopping opportunities and community facilities for the surrounding villages. Felixstowe also provides a variety of tourism opportunities, with a wide range of resort attractions, traditional seaside activities on the beach and promenade, water based activities and convenient access to the surrounding countryside.

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<sup>2</sup> Suffolk Observatory



- 2.04 The Core Strategy identifies Felixstowe as a Major Centre; of sub-regional importance and where growth should be focussed. Estate scale development is expected alongside large scale employment development to meet the strategic needs of the district. Retail development in the town centre is also essential alongside tourism related development to maintain the range of services and facilities seen in the town.
- 2.05 Trimley St Martin and Trimley St Mary are the villages immediately adjacent to Felixstowe and are identified in the Core Strategy as Key Service Centres which are capable of accommodating more strategic levels of growth due to their extensive range of facilities. Over time these villages have grown following estate scale development in the 1970s and 1980s, but they still maintain their individual character. The 2011 Census reported that the population of Trimley St Mary was 3,673 persons<sup>3</sup> and Trimley St Martin was 1,932 persons<sup>4</sup>. In these settlements, modest estate scale developments which are consistent with the scale and character of the area, alongside general employment sites with an emphasis on local employment opportunities, will be brought forward through the AAP.
- 2.06 The villages of Bucklesham and Kirton are further away from the Major Centre of Felixstowe but are included within the AAP because of their geographical relationship to Felixstowe and the A14. Bucklesham and Kirton are individual settlements with their own services and facilities and distinct characters and are identified in the Core Strategy as Local Service Centres, due to their smaller range of facilities. The 2011 Census reported that the population of Kirton was 1,148 persons<sup>5</sup> and the population of Bucklesham was 524 persons<sup>6</sup>. The Core Strategy outlines that in these settlements, allocations in the form of minor extensions to the built up area are appropriate alongside local employment opportunities.
- 2.07 The AAP will provide the land required to meet the level of growth identified for the communities across the Felixstowe Peninsula in the Core Strategy up to 2027. Residential allocations alongside employment allocations and the provision of social and community infrastructure will ensure that the communities continue to thrive and sustainable development is delivered over the plan period.
- 2.08 To translate the Core Strategy policies and objectives as well as those contained within the National Planning Policy Framework (NPPF), a specific vision and objectives for the Felixstowe Peninsula has been developed. The vision and objectives will enable the Council, stakeholders and local communities to assess and consider the performance of the policies in the AAP.
- 2.09 The overarching vision for Suffolk Coastal in 2027 as outlined in the Core Strategy is:
- “Having built on the best of the past, Suffolk Coastal will be a district where people can and want to live and to invest as well as to care for others and the environment.”*

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<sup>3</sup> Suffolk Observatory

<sup>4</sup> Suffolk Observatory

<sup>5</sup> Suffolk Observatory

<sup>6</sup> Suffolk Observatory

- 2.10 The Felixstowe Peninsula can make a significant contribution to the vision for Suffolk Coastal and the Area Action Plan will seek to deliver this up to 2027 and beyond. The Felixstowe Peninsula Area Action Plan will build on the Core Strategy vision as follows:

*“By 2027 the Felixstowe Peninsula will have been further enhanced as a thriving community, resort and port with a mix of employment and housing opportunities attractive to residents of all ages and welcoming to visitors.*

*The number of tourists will have increased as a result of enhanced and expanded tourism services, facilities and accommodation, building on the qualities currently offered by the town of Felixstowe, the surrounding villages and attractive rural and natural coastal areas.*

*The local services and facilities across the Peninsula will be further enhanced, with Felixstowe offering a vibrant and diverse retail experience and café-culture to local residents, tourists and to the villages of Trimley St Mary, Trimley St Martin, Kirton and Bucklesham. Likewise, other infrastructure such as education, health, sports, transport and highways will have been improved for the benefit of all.*

*The Port of Felixstowe will continue to provide significant employment opportunities and economic benefit to the locality and to the region. Through the AAP a wider range and choice of non port related employment opportunities will be created to ensure a more robust economic base for the Peninsula.*

*New residential development will have been delivered, creating high quality built environments integrated with the surrounding residential areas, whilst protecting the character of individual settlements and the historic and natural environment.*

*A wide range of housing types, sizes and tenures will have been provided, mainly in Felixstowe, Trimley St Mary and Trimley St Martin, with lesser development in the smaller villages of Kirton and Bucklesham. The housing mix across the Peninsula, including affordable housing and options for all age ranges, will be provided for both local people and those wishing to move into the area.”*

## Objectives for the Felixstowe Peninsula AAP

2.11 To help achieve this vision, a number of objectives have been developed in line with Core Strategy Policy SP21 which provides the strategic framework for the AAP as detailed below:

No.	Objective	Link to Core Strategy Objective(s)
1	To meet the housing needs of the Felixstowe Peninsula through an appropriate mix of house types for younger generations and the growing population with a particular emphasis on provision of affordable homes.	2, 13
2	Address the population imbalance and provide housing opportunities for younger people.	3, 7, 13
3	Support and further enhance the fortunes of local services.	4, 7, 13, 15
4	To support the internationally significant port.	4
5	Redress the balance between port and non port related employment opportunities by expanding the local employment base, to ensure that Felixstowe Peninsula has a robust and balanced economy.	4, 6, 7, 15
6	To support a thriving seaside town through making the most of the unique coastal location.	6, 12
7	To ensure the residents of the Felixstowe Peninsula have access to schools, education and training opportunities.	7, 8, 13, 15
8	To expand tourism, retail and service facilities across the Felixstowe Peninsula to meet the needs of residents and visitors.	4, 6, 7, 15
9	To improve the links between the town centre and the seafront.	6, 13
10	To ensure that development across the Felixstowe Peninsula is accessible to help reduce the need to travel by unsustainable means.	8, 13, 15
11	To ensure that the risk of tidal flooding across the Felixstowe Peninsula is alleviated and mitigated.	1, 9, 10
12	To ensure that future development conserves and where opportunities arise enhances the natural, built and historic environment and unique character of the Felixstowe Peninsula and improves access to green space and the surrounding countryside.	1, 9, 10, 11
13	To minimise the potential impacts of new development on the Orwell and Deben Estuaries by providing appropriate mitigation measures, including the provision of accessible natural green space.	2, 9, 10, 11
14	To minimise the potential impact of new development on the declared Air Quality Management Area (AQMA) at Ferry Lane, Felixstowe and ensure that development does not lead to the designation of any new AQMAs	1, 8, 9, 14

2.12 The policies in the following sections seek to assist in the delivery of the vision and objectives. They have been split into topic areas which broadly follow those in the Core Strategy. The policies have evolved following the Issues and Options and Preferred Options consultations and the public consultation comments received along with consideration of relevant evidence.

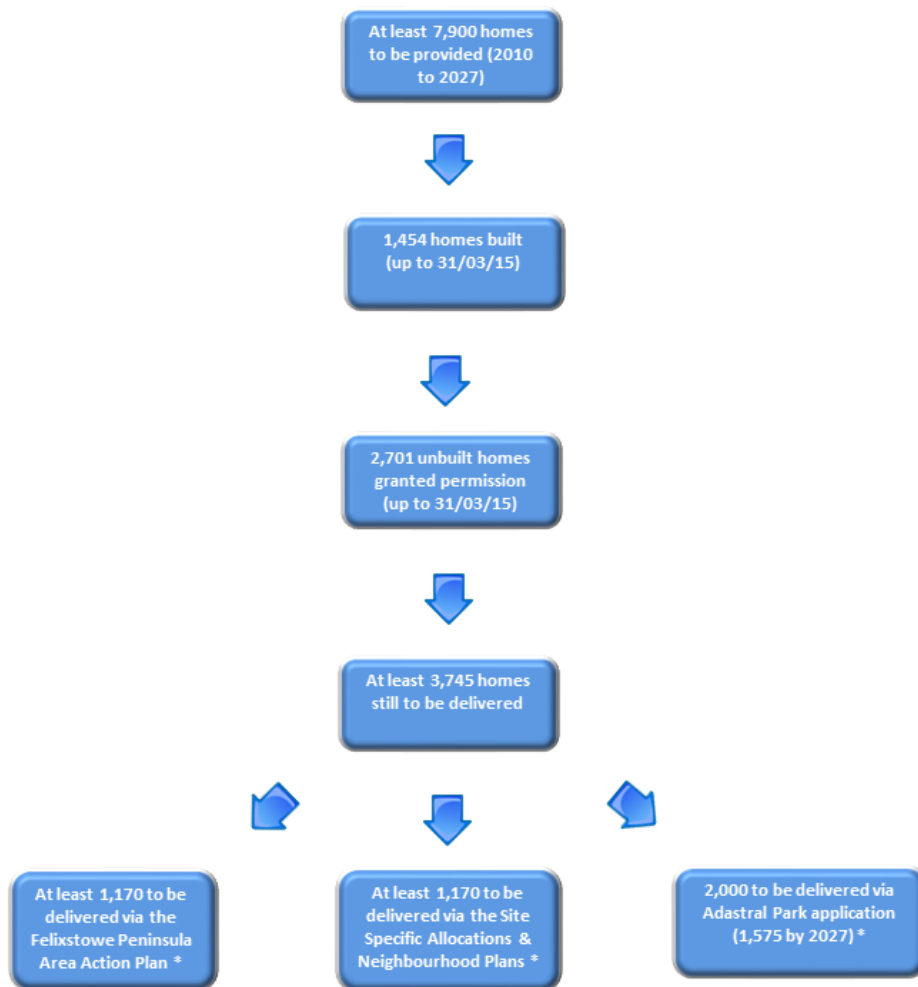


# HOUSING

### 3. Housing

3.01 The Core Strategy in Policy SP2 Housing Numbers and Distribution identifies a requirement for a minimum of 7,900 new homes to be provided across the District between 2010 – 2027. The following figure shows how many homes are still to be delivered across the District as of 1 April 2015 and the mechanism for delivering them.

Fig. 3 Housing Delivery Position as of 1 April 2015



\* As the provision of housing includes minimum figures, these subtotals will not add up to the 3,745 still to be delivered

3.02 Strategic policies confirm that new housing will be concentrated in those settlements identified as Major Centres down to Local Service Centre level i.e. those which the Core Strategy identifies as the most sustainable and for which an updated physical limits boundary is provided (see Inset Maps). It is the role of this AAP to identify more precisely the amount of new housing appropriate for each settlement across the Felixstowe Peninsula

and allocate specific sites to deliver the growth. Further provision is made for the communities covered by the Site Allocations and Area Specific Policies Document as well as those communities undertaking Neighbourhood Plans.

- 3.03 Collectively these documents will ensure that housing provision is spread across the district in accordance with the approach to housing distribution outlined in the Core Strategy. Table 1 outlines the Council position with regards to housing delivery and future provision as of April 2015.

*Table 1 Housing Provision 2010-2027 for the District*

	Contribution (dwellings with planning permission + completions) (01/04/2010 – 31/03/2015)	Allocations 1/04/2015 to 31/03/2027 (in Local Plan and Neighbourhood Plan documents plus Adastral Park)	Total to 31/3/2027
Felixstowe Peninsula AAP	1,003	1,170	2,173
Site Allocations Document (including NP and Adastral Park*)	3,152	2,745	5,897
Estimated annual windfall allowance 50 p.a (2015 – 2027)			600
<b>DISTRICT TOTAL</b>			<b>8,670</b>

\* Includes the 1,575 dwellings to be delivered within the Plan Period

- 3.04 Table 3.3 which accompanies Core Strategy Policy SP2, provides a broad distribution for the provision of housing across the district, which is based on the principles of sustainable development and sustainable communities. Table 3.3 of the Core Strategy is clear that for Felixstowe, Walton and the Trimleys a minimum target of 1,760 units is to be provided over the plan period. The AAP also covers the Local Service Centres of Bucklesham and Kirton and therefore needs to provide an element of the 1,350 units identified over the plan period for Key and Local Service Centres also proposed in Core Strategy Table 3.3.
- 3.05 Each Key and Local Service Centre across the district is expected to take some growth over the plan period. Within the Felixstowe Peninsula, a figure of 50 units has been added to the requirement for Felixstowe, Walton and the Trimleys.
- 3.06 The Felixstowe Peninsula AAP will therefore need to provide a minimum of 1,810 units (1,760 + 50) over the plan period in order to satisfy the housing distribution and requirements of the Core Strategy.
- 3.07 Table 2 shows that the contribution that settlements have made to the minimum housing requirements from the start of the plan period as well as identifying the level of new housing allocations as proposed. The table is necessary in order to demonstrate how the total district wide minimum housing requirement set out in the Core Strategy will be delivered and shows that a total of 1,003 have already been provided from 2010-2015 which leaves a

minimum requirement for a further 807 units before 2027. A similar table is also provided within the Site Allocations and Area Specific Policies document.

### The Approach to Housing Distribution and Site Allocations

- 3.08 The approach to housing distribution and to the housing site allocations has evolved through the plan making process. It has been arrived at through public consultation; the need to accord with the broad scale and distribution of development set out in the Core Strategy; the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 3.09 The starting point was that all settlements identified down to Local Service Centre level should be considered for additional growth. The capacity for individual settlements to accommodate growth however varied considerably, even within the same level of the hierarchy. Capacity considerations included:
- Settlement size, type and character,
  - Level of provision of services and facilities,
  - Infrastructure capacity such as schools and the local road network,
  - Environmental constraints such as flooding, location in the Area of Outstanding Natural Beauty, landscape setting, proximity to Natura 2000 sites,
  - The amount of growth already committed or built since 2010,
  - The needs and aspirations of local communities, and
  - Known opportunities for development
- 3.10 Potential sites were submitted through the original ‘call for sites’ in 2008, and 2013, which were then assessed, alongside others identified by the Council, via the Strategic Housing Land Availability Assessment 2014 (SHLAA). Additional sites were submitted, or in some cases re-submitted, for consideration at each consultation stage.
- 3.11 To help inform the initial Issues and Options consultation, a range of housing figures was discussed informally with relevant towns and parishes. For the smaller settlements, a range of 5-10 units was suggested. For medium sized settlements 10 –30 units and for larger settlements 30 – 50 units with the largest potentially being able to accommodate a greater number. For the most part, these figures were considered by the towns and parishes to be “about right”. Housing numbers could then come forward either via specific allocations, or for smaller numbers, through small scale infill within revised physical limits boundaries. Requirements for purely affordable housing could be provided under adopted Core Strategy policy DM1 and would not require a change to the physical limits boundary.

- 3.12 At the Preferred Options consultation stage the base date for the housing figures was updated to the end of March 2015. This remains the base date for the Proposed Submission Document. These figures are reproduced in Table 2. This Table has also evolved following the Preferred Options consultation which resulted in changes to site allocations. There have been a considerable number of planning approvals for housing since 01/04/2015 that are not reflected in the housing figures or included in Policy FPP1. Therefore, for information and clarity in defining physical limits boundaries, sites which provide for five or more units for the period 1/4/2015 to 31/3/2016 are shown on the Inset Maps/updated Policy Map on adoption of this document. Details of these sites can be found in Appendix 4.
- 3.13 The final position arrived at in Table 2 has, therefore, been informed through on-going consultation and engagement, as well as the views of the Felixstowe Peninsula Working Group. Consideration of the appropriate number of dwellings for individual site allocations included factors such as site specific considerations, site context, character of the area and viability evidence.
- 3.14 In Table 2, sites where development has yet to take place comprise those sites with a current planning permission and housing allocations. These figures may be supplemented by other “windfall” provision, which Table 1 identifies as the “windfall allowance”. “Windfall” includes developments of less than 5 units which are generally too small to allocate but in policy terms may be acceptable, being usually located within defined physical limits boundaries. There are also other opportunities which may occur, but are difficult to predict, throughout the plan period that deliver 5 or more units e.g. conversions of existing buildings.
- 3.15 Based on the volume of housing already delivered i.e. dwellings completed between 01/04/2010 – 31/03/2015, the policies and proposals in this AAP concentrate on those sites where development is proposed and has yet to be delivered by the end of the plan period (2027).
- 3.16 Core Strategy Policy SP21 outlines that “additional housing will be created. In the short to medium term this will represent organic and evolutionary growth in Felixstowe and the Trimleys over a mixture of sites immediately abutting existing built up areas, whilst preserving as far as possible prime agricultural land for essential food production.”
- 3.17 The sites identified in Policies FPP3 to FPP8 are all considered to represent organic and evolutionary growth of communities within the Felixstowe Peninsula and ensures that the individual setting and character of an area is protected and settlement coalescence minimised.



*Table 2 Housing Contribution 2010-2015 & Proposed New Housing Delivery*  
Key to Table 2 (Definition Source – Core Strategy Table 4.1).

Major Centre	Sub-regional centre for commercial and social facilities
Market Town	Focal point for employment, shopping and community facilities. A transport hub.
Key Service Centre	Settlements which provide most or all of the following: public transport access to town; Shop(s) meeting everyday needs; Local employment opportunities; Meeting place; Post office; Pub or licensed premises; Primary School; Doctors surgery.
Local Service Centre	Settlements providing a smaller range of facilities than Key Service Centres. At least 3 from public transport access to town; Shop(s) meeting everyday needs; Local employment opportunities; Meeting place; Post office; Pub or licensed premises.
Neighbourhood Plan	Designated Neighbourhood Plan areas where the parish or town council as the “Relevant Body” are progressing a neighbourhood plan and the neighbourhood plan will, amongst other things, need to allocate land for new housing development.

Area / Parish	Contribution 1/4/2010 – 31/3/2015	New housing allocations	Total for Plan Period 2010 - 2027
Bucklesham	8	0	8
Felixstowe	877	590	1,467
Kirton	7	0	7
Trimley St Martin	93	430	523
Trimley St Mary	18	150	168
<b>Total for Felixstowe Peninsula</b>	<b>1,003</b>	<b>1,170</b>	<b>2,173</b>

- 3.18 Table 3 provides an overview of how the proposed distribution of housing across the whole District, broadly accords with the approach set down in Core Strategy Strategic Policy SP19 – Settlement Policy i.e. the combined distribution of housing provision to be delivered through this document, the Felixstowe Peninsula AAP, Neighbourhood Plans and Adastral Park.

Table 3 Proposed District Wide Housing Distribution compared with the Core Strategy approach

Settlement Type	Proportion of Total Proposed Housing Growth (Core Strategy Policy SP19)	Proportion of growth through completions, permissions and allocations
Major Centres Eastern Ipswich Plan Area Felixstowe/ Walton & the Trimley villages	51% (29%) (22%)	53% 27% 26%
Towns	19%	25%
Key Services Centres Local Service Centres	17%	21%
Other Villages Countryside	Minimal	Minimal

- 3.19 Policy FPP1 requires that new housing delivery in the plan area should be provided in accordance with Table 2 and lists the settlements with housing allocations. There are a considerable number of planning approvals for housing that have not yet been implemented. These form an important part of the overall housing land supply in the plan area and alternative non-residential use of these sites will be resisted. A list of these sites, for 5 or more dwellings, is included in Appendix 3. Sites are also identified on the Inset Maps in Appendix 6 - 9 or will be identified on the main Policies Map following adoption of this document.
- 3.20 For those communities undertaking, or looking to undertake a Neighbourhood Plan, they will be expected to plan for the minimum housing figure as Neighbourhood Plans can plan for more, but not less, development than is identified in Core Strategy Policy SP2. The delay in progressing the Adastral Park planning application, as a result of a legal challenge to the adoption of the Core Strategy, has put back the delivery of housing on this site. Now work has recommenced, it is anticipated that 1,575 units will be delivered within the plan period.
- 3.21 The Core Strategy outlines that a range of housing types and tenures will need to be delivered over the plan period to meet the needs of communities across the district. As housing sites come forward as detailed planning applications, it will be essential that the proposals are informed by Local Housing Needs Surveys to ensure that an appropriate mix of units is brought forward to meet specific community needs.

### Policy FPP1: New Housing Delivery 2015 - 2027

In order to meet at least the minimum Core Strategy housing delivery for the plan area over the period 2010-2017, new housing delivery should be provided in accordance with Table 2.

Sites accounted for in Table 2 for which there is a current planning permission or a resolution to grant planning permission subject to a legal agreement, are already confirmed as being acceptable in principle for housing development and as such do not require specific allocation. These sites are nonetheless an important element in the overall land supply. Should the planning permission lapse, the Council will resist any application for their change to an alternative non-residential use.

Where a current planning permission, or a resolution to grant planning permission subject to a legal agreement, fall within a designated neighbourhood plan area, they will be treated as part of the minimum level of housing that the neighbourhood plan should provide for.

In addition to sites with planning permission, and to meet at least the Core Strategy housing requirement for the plan area, new housing provision in the form of new site specific allocations is identified at the following settlements:

SETTLEMENT	ALLOCATION
Felixstowe	590
Trimley St Martin	430
Trimley St Mary	150
<i>Total</i>	<i>1,170</i>

- 3.22 The figures in the table above are to be read as minimums and demonstrate that the Council is meeting the Core Strategy targets for housing provision. The AAP outlines a number of residential sites across the Felixstowe Peninsula which collectively have the potential to deliver approximately 1,170 units which exceeds the Core Strategy target.
- 3.23 The Council consider it necessary to over allocate sites across the district to ensure that a five year land supply is maintained. Over allocating also provides a range of sites, sizes and locations for development to allow a choice of location for those looking for a residential property. In the context of the Core Strategy, the AAP also takes into account that the population is expected to grow over the plan period and that the Council's objectively assessed housing need is likely to increase in the future. The delivery of sites will be monitored throughout the plan period to consider how the AAP is performing against the Core Strategy targets.

## Physical Limits Boundaries

- 3.24 Physical limits boundaries are applied to all settlements identified as sustainable in the Core Strategy under Policy SP19 Settlement Hierarchy (Major Centres to Local Service Centres). It is to these settlements that new development is directed first and foremost (Core Strategy Policy SP1 Sustainable Development). Physical limits boundaries are therefore an important policy for the supply of housing<sup>7</sup>. In order to implement the Core Strategy policies SP19 and SP2 and Felixstowe Peninsula Area Action Plan Policy FPP1, physical limits boundaries have been re-drafted to incorporate sites of 5 or more units where the principle of housing has been accepted and new housing allocations. These sites and the revised physical limits boundaries are shown on the Inset Maps.
- 3.25 The physical limits boundaries have operated as a policy guide to development over many years and have now been updated to ensure they are fit for purpose for the plan period and beyond, and are logical and defensible.
- 3.26 Physical limits boundaries are a policy line on a map which is used to define the main built area(s) of a settlement including any scope for growth within the plan period (to 2027). They should not be read as necessarily defining the full extent of a settlement as may be perceived by the local community. For example an open space on the edge of a settlement or small clusters of houses may have been excluded.
- 3.27 Inside the physical limits boundary there is a policy presumption that development is acceptable in principle. However, any proposal would still need to be acceptable in all other regards for planning permission to be granted (e.g. residential amenity – Core Strategy policy DM23).
- 3.28 Outside the physical limits boundary, opportunities for housing development are considerably more limited as countryside policies of restraint will apply (Core Strategy policies SP28 and SP29). More limited opportunities for housing in the countryside do however exist through Core Strategy Policies DM1, DM3, DM4, DM6 and DM9.
- 3.29 When updating the physical limits boundaries, a consistent approach has been taken to how and where those boundary lines are drawn across the district. Where possible the boundaries follow physical features on the ground reflecting visual breaks between built form and more open countryside or other open space. They also included more recent housing developments; however, an element of discretion has been applied where this better reflects the views of that individual community. The revised physical limits boundaries are shown on the accompanying Inset Maps. The following policy will apply:

<sup>7</sup> This reflects the current state of the law following the Court of Appeal decision in March 2016 in respect of Suffolk Coastal DC v Hopkins Homes Ltd which is currently the subject of an appeal to the Supreme Court to be heard 22<sup>nd</sup> /23<sup>rd</sup> February 2017.

### Policy FPP2: Physical Limits Boundaries

**In accordance with Core Strategy policy SP19 Settlement Hierarchy, physical limits boundaries have been drawn for all of those settlements listed as Major Centre, Town, Key Service Centre and Local Service Centre. These are settlements which the Core Strategy has defined as sustainable.**

**The physical limits boundaries identify the parts of those settlements to which new development, particularly new housing development is directed. Accordingly, in principle proposals for development within the defined physical limits boundary will be acceptable, subject to other relevant policies in this Area Action Plan, other Development Plan Documents, the Core Strategy and Neighbourhood Plans.**

**Proposals for new residential development outside the physical limits boundaries will be strictly controlled in accordance with national planning policy and the strategy for the countryside as set out in Core Strategy policy SP29.**

### Housing Allocations

- 3.30 The Felixstowe Peninsula AAP will provide a range of housing opportunities across a variety of sites to meet the need for housing as outlined in the Core Strategy. Residential proposals have been considered in accordance with the principles of Sustainable Development as outlined in the NPPF.
- 3.31 The Core Strategy, adopted in July 2013 includes many policy requirements which also need to be considered alongside the site specific policies in this document. Policy requirements relating to a wide variety of topics and considerations such as residential amenity, design, parking standards, accessibility, provision of affordable housing, open space including sport and play, biodiversity and geodiversity are included within the Core Strategy are not repeated in this document in accordance with the Local Planning regulations and examples of best practice (Appendix 2 contains a Core Strategy Policy Overview).
- 3.32 Requiring good design and high quality environments which are in keeping with the rest of the district is an important policy position set out in the Core Strategy. Design standards and individual developments need to take into account the district's ageing population and respond to issues such as reduced mobility, dementia and changing social demographics which is showing an increase in the number of dwellings being classed as under occupied.
- 3.33 Core Strategy Policy SP3 states that the *“strategy will be to increase the stock of housing to provide for the full range of size, type and tenure of accommodation to meet the needs of the existing and future population.....Such provision is to be made in a manner that addresses both the immediate needs of the local resident population and the longer-term future needs of the population...”* Core Strategy Table 3.6 (reproduced below) identifies a target proportion of dwelling sizes on all new developments of five or more new units. This will

remain the requirement sought on new sites unless local evidence and local characteristics indicate that an alternative distribution is more appropriate in meeting local need. The existing mix and tenure of properties within the settlement will be a factor, together with information obtained during earlier stages in the plan making process. In this regard, early discussion particularly with Town and Parish councils ahead of the Issues and Options consultation, commonly identified a need for more smaller dwellings suitable for older people to downsize and for young first time buyers. This information has been taken into account in the individual housing allocation policies set out in FPP3 to FPP8.

*Extract: Core Strategy Table 3.6*

Bedrooms	1	2	3	4+
Open market housing	6%	32%	39%	22%
Affordable housing	43%	31%	16%	11%
All sectors	13%	32%	35%	20%

- 3.34 The Core Strategy outlines the Council’s affordable housing policies which this document will adhere to, but subject to latest government policy in terms of how affordable housing is defined and the threshold levels at which affordable housing provision will be required.
- 3.35 The Felixstowe Peninsula Area Action Plan updates the Core Strategy to reflect the new government affordable housing policy (National Planning Policy Guidance para 031- Ref ID 23b-031-20160519) whereby:
- a) Affordable housing contributions will not be sought from schemes of 10 units or less and which have a maximum combined gross floorsapce of no more than 1,000 sqm;
  - b) In designated rural areas, which in the case of Suffolk Coastal District Council is identified as its Areas of Outstanding Natural Beauty, the Council will apply a lower threshold and will seek affordable housing and tariff style contributions from developments of between 6 to 10 units in the form of cash payments. Cash payments are commuted until after the completion of the units within the development.
- 3.36 The provision of affordable housing is a key priority for this Council and is necessary in order to achieve its stated objective 3 in the Core Strategy *“To provide for the full range of types and locations of new homes to meet the needs of existing and future residents”*. At the national level, the government has re-defined and widened the definition of affordable housing. This includes the provision of starter homes. The introduction of Starter Homes (once Regulations are issued by Central Government), across the sites in this document will also be encouraged to ensure that everybody has the opportunity to access suitable residential accommodation to meet their needs. The identified priority continues to be for the provision of smaller one and two bedroomed units. The Council will expect that the mix of affordable housing including any starter homes provision proposed for any specific scheme is informed by up to date evidence of need. This evidence can be provided through early discussion with the Council’s Housing section.

- 3.37 The Council introduced the Community Infrastructure Levy Charging Schedule across the district in July 2015. CIL charges will be applied to all future development in accordance with the Charging Schedule and exemptions at the time of application. Funds collected through CIL will be used by the Council to provide infrastructure as required over the plan period. Chapter 9 identifies the level and type of infrastructure required across the Felixstowe Peninsula.
- 3.38 Across the district is a wide network of Public Rights of Way including footpaths, bridleways and cycle routes. These all provide opportunities for residents and visitors to increase activity as part of healthy lifestyles. Encouraging the provision of links from new residential developments to the existing Public Rights of Way Network allows opportunity to create circular routes and encourage access away from the estuaries and other European Sites which are designated Special Protection Areas

### Education provision across the Felixstowe Peninsula

- 3.39 Suffolk County Council as the local education authority has a legal duty to ensure proper provision of education from age 2 to 16. The NPPF establishes a role for the planning system in ensuring that provision can be met, in resolving issues before planning applications come forward and in locating provision so as to minimise the need for travel. Based on the level of housing outlined within the AAP, Suffolk County Council has identified a need to increase provision within the local education system at both the early education and primary education stages.
- 3.40 Core Strategy Objective 1 seeks to deliver sustainable communities through better integrated and sustainable patterns of land use, movement, activity and development. The provision of education facilities, including for early years, alongside new development is a vital component to achieving sustainable development as outlined in Core Strategy Policy SP1 and SP18 with respect to infrastructure provision and developer contributions. The Core Strategy established the policy for dispersed development within the Felixstowe Peninsula and the relationship to the provision of infrastructure and resultant developer contributions with regard to mitigating cumulative impacts is outlined in Core Strategy Policy SP21. Developments proposed where there is a lack of spaces in existing early years settings and schools will be expected to contribute to the cost of new provision through planning obligations.

### Early Years Education

- 3.41 Due to Government changes with regards to statutory provision of free childcare for every 3 and 4 year old and eligible 2 year olds, Suffolk County Council expect to see a significant increase in demand even without new housing being built.
- 3.42 Suffolk County Council has identified a need to establish at least one additional setting (likely to be for 40 places) for early years education to meet the increasing demand from sites that

are not large enough to justify an on-site standalone setting but add to the cumulative need for a new facility; these being for the following allocations: FPP3, FPP6 and FPP8. The most appropriate provision would be alongside a new primary school when delivered. Further on-site provision for new settings (for at least 32 places) will be needed on allocations: FPP4, FPP5 and FPP7. Whilst the size of development on land north of Conway Close and Swallow Close (FPP5) does not, by itself justify a standalone setting, the lack of places in the vicinity and additional permitted housing (in that location) means that on-site provision is necessary.

- 3.43 Alternatively, consideration should be given to the creation of a new facility in a sustainable location which is well connected and accessible through a variety of ways and well related to retail and community facilities. An early years education facility may also be appropriate in town or district centres as outlined in Chapter 5 of this document.

### Primary Education

- 3.44 The distribution of housing across the Felixstowe Peninsula creates a challenge in terms of providing sufficient additional primary school places. Currently there is limited capacity and limited scope for school extensions within the network of primary schools which serve the Felixstowe Peninsula but the level of development proposed is likely to lead to an overall deficit in provision post 2020/21.

- 3.45 Suffolk County Council have identified that the best long term solution to meeting this deficit would be to reserve 2.1ha of land for a new 210 place primary school (including early years education) in a sustainable location which is well related to housing growth over the plan period. The size of the site will accommodate further extensions if necessary.

- 3.46 Based on the distribution of new housing and the capacity within the existing network of schools, Suffolk County Council have outlined that options for reserving land for a new primary school should include:

- Land within “Land North of Walton High Street”;
- Land within one of the allocations in Trimley St Mary and Trimley St Martin;
- Land in a location which is well related to sustainable travel routes and the new housing.

- 3.47 At this stage it is not possible to allocate the land for the new primary school as part of the AAP, but the Council will continue to work closely with Suffolk County Council and landowners across the Felixstowe Peninsula to ensure that potential sites across the Felixstowe Peninsula are explored and a site identified. In the meantime, proportionate developer contributions to costs of land and construction will be required, in line with policies in the Core Strategy, to mitigate the impact of developments on the demand for early years and primary places where insufficient capacity is available. The most recent forecasts (2015) show that during the plan period Kingsfleet Primary, Trimley St Martin Primary and Trimley St Mary Primary Schools do not have available capacity.



- 3.48 It is essential that any future site is well related to the new housing and accessible by a variety of sustainable travel routes. Should a future site not be identified and delivered, it may result in a delay to housing sites coming forward due to lack of appropriate infrastructure.

### Secondary Education

- 3.49 Based on the distribution of housing across the Felixstowe Peninsula, Suffolk County Council have identified that Felixstowe Academy has sufficient capacity to absorb the additional pupils arising from the level of development proposed.

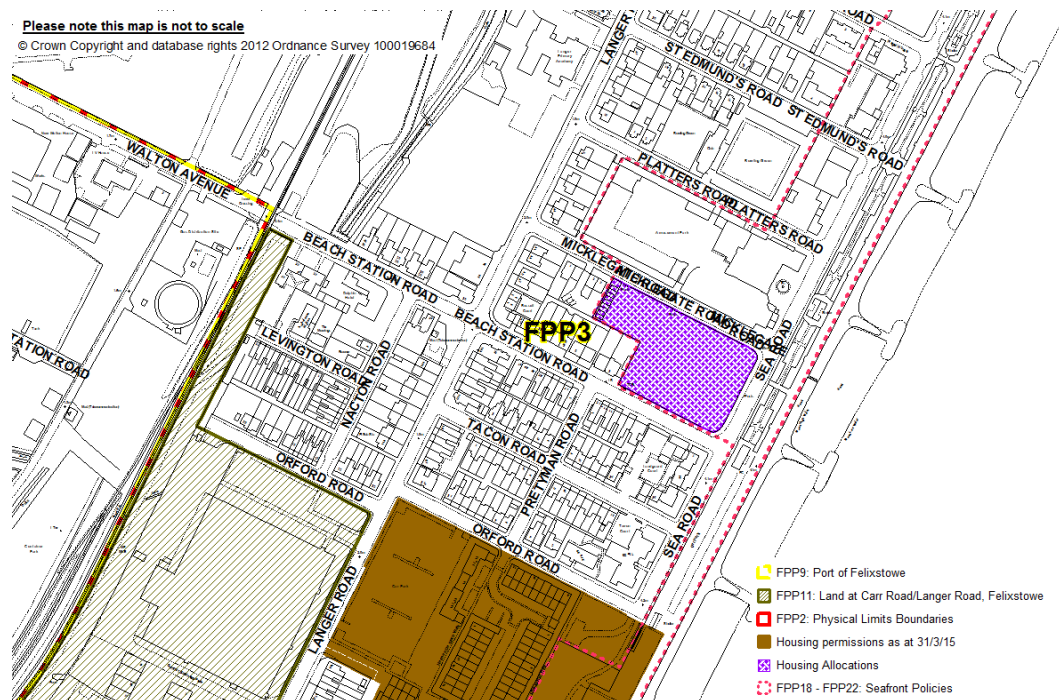
### Healthcare provision across the Felixstowe Peninsula

- 3.50 NHS England have identified that existing GP practices do not have capacity to accommodate significant growth and therefore the health infrastructure across the Felixstowe Peninsula requires investment and improvement. Without future investment and improvement in the healthcare provision, future residential growth would be unsustainable.
- 3.51 To ensure that appropriate healthcare provision is maintained across the Felixstowe Peninsula, the Council will take a positive approach and continue to work closely with NHS England as housing sites in the AAP are delivered. The exact nature and scale of the provision will need to be calculated by NHS England at an appropriate time as sites are developed over the plan period in accordance with the most up to date strategy documents such as the NHS England 5 Year forward view and the emerging Clinical Commissioning Group Strategic Estates Plan & Primary Care Strategy.
- 3.52 Future investment and improvements to provision across the Felixstowe Peninsula will be expected to make the most efficient use of existing facilities. Where new facilities are required these will need to be in accordance with the latest up-to-date NHS England strategy and be well related to sustainable travel routes and the new housing.
- 3.53 The Council's Regulation 123 List identifies that Community Infrastructure Levy funds can be spent on the provision of health facilities across the district.

## Policies relating to individual sites

### Sunday Market Site, Sea Road, Felixstowe

Site Area: 0.58ha



- 3.54 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.
- 3.55 The Sunday Market site is adjacent to Mannings amusements which provides a leisure attraction for Felixstowe. The frontage of the site was previously protected by Local Plan Saved Policy AP201 which sought to maintain the tourist related activities which are essential to the health and vitality of the Felixstowe resort. The AAP seeks to retain this policy position. 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.
- 3.56 Public consultation responses considered it essential that commercial / tourism related activities on the frontage 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.
- 3.57 The rear of the site is adjacent to existing residential properties on Micklegate 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.

- 3.58 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.
- 3.59 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.
- 3.60 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.
- 3.61 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.

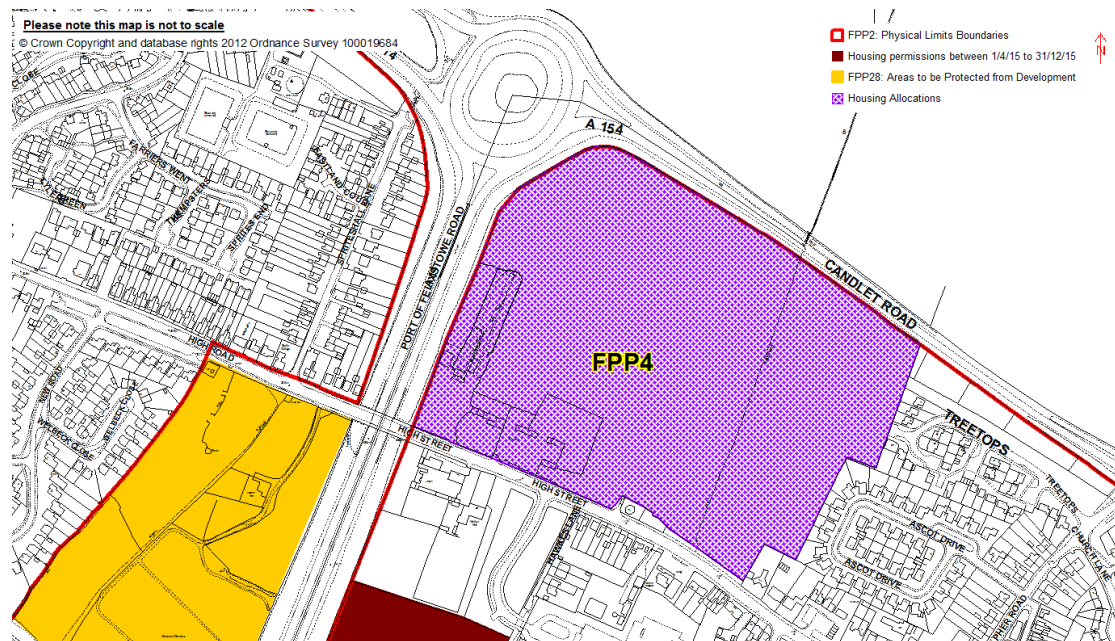
#### Policy FPP3: Land at Sea Road, Felixstowe

**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 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 Core Strategy Policy DM2,**
- **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,**
- **Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.**

## Land North of High Street, Walton, Felixstowe

Site Area: 12.82ha



- 3.62 The site north of Walton High Street, adjacent to Candlet Road and the A14 Dock Spur is a large gateway site of nearly 13ha. The A14 Dock Spur and Candlet Road provide strong barriers which delineate the edge of Felixstowe and provide a separation between Trimley St Mary to the west and the countryside to the north.
- 3.63 Land north of High Street, Walton is a large site and it is anticipated that approximately 400 dwellings could be provided. Public consultation responses highlight a need for dwellings for retired people, younger people and families to redress the population imbalance as outlined in Core Strategy Policy SP21.
- 3.64 This site also has potential for additional small scale business opportunities as encouraged by Core Strategy Policy SP21 and Objective 5 of the AAP. The introduction of small scale, business units (B1 use) of an innovative design on the western part of the site could also provide an appropriate buffer between the A14 Dock Spur and future residential properties. This will help reduce the impact of the A14 Dock Spur and improve the residential amenity in this location. Other measures of mitigation such as landscaping, new woodland or acoustic fencing could also provide an appropriate buffer but small scale business units would help support strategic policies and objectives.
- 3.65 The location and size of the site at this key gateway location presents a clear opportunity to design and bring forward a high quality innovative scheme which combines small scale local employment opportunities alongside residential development in a location close to existing services and facilities and good public transport services. It is vital that redevelopment of this site gives appropriate design consideration for this key gateway location, which is sympathetic to wildlife and biodiversity and makes a positive statement about Felixstowe for those arriving by road.

- 3.66 Currently part of the site is home to Felixstowe Rifle Club which may be displaced by comprehensive redevelopment of the site. In anticipation of this, outline planning permission for the relocation of the Rifle Club to an alternative site was approved in March 2014 under application C13/0967. In order for the site to come forward, it will be necessary for an alternative venue for the Rifle Club to be delivered ahead of the use of the existing venue ceasing. The Council anticipates that the relocation of the Rifle Club could delay the delivery of residential units on this site.
- 3.67 The AAP needs to ensure the continued operation of the Rifle Club. The Rifle Club is a key community facility with an international reputation which is well served by public transport links in an accessible location. A highly accessible alternative site will need to be secured through detailed planning permission as well as appropriate funding and finances being in place to provide continuous activity for the Rifle Club.
- 3.68 Sport England and Suffolk Sport have advised that should the facility be relocated to allow for the residential development of this site, the replacement rifle club facility should be the equivalent (or greater) in terms of quantity, quality and accessibility in comparison to the existing facility. Any new facility will also need to be provided in a location that is suitable to meet the needs of existing users of the club, prior to the loss of the existing facility.
- 3.69 The Council will continue to work with the Rifle Club, landowners and appropriate agencies to ensure the continued operation of this key community facility within the Felixstowe Peninsula.
- 3.70 The site has a strong relationship with the adjacent road network and the Council's Environmental Protection Team have advised that an Air Quality Assessment will need to be undertaken to take into account cumulative developments in Felixstowe, Trimley St Martin and Trimley St Mary. As well as considering the cumulative impacts of future development on air quality, the assessment will also need to assess the impact on the declared Air Quality Management Area at Ferry Lane, Felixstowe. The Air Quality Assessment is expected to outline any mitigation measures that will need to be introduced to ensure that residential amenity is not compromised by the proximity to the A14 Dock Spur and Candlet Road.
- 3.71 Suffolk County Council as highway authority requires that a link road is provided between Candlet Road and High Street, Walton. The link road will facilitate improved access for new and existing residents to the A14; reducing traffic pressure on High Road in both Walton and Trimley St Mary, an issue also identified through the public consultation.
- 3.72 In 2014, an outline planning application was permitted (DC/13/3821/OUT) for up to 190 residential units on a site south of High Street, Walton. In order to understand the cumulative impacts of both sites coming forward with access onto High Street, Walton, Suffolk County Council as highways authority will require a transport assessment to be undertaken and submitted as part of a future planning application.
- 3.73 The site is well related to existing residential areas and the Felixstowe Academy. To ensure the new development is fully integrated with the surrounding areas and to encourage travel

by means other than the car, a combination of footways and cycle ways should be provided through the site and beyond with links to footpath 28, national cycle route 51 and the rest of the Public Rights of Way network in this area.

- 3.74 The Suffolk Coastal Leisure Strategy 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 as detailed in Core Strategy Policy SP16.
- 3.75 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.
- 3.76 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.
- 3.77 The site is known to be of archaeological interest. Suffolk County Council require an archaeological excavation to be undertaken prior to any future development of this area. A brief for the work and the options for preservation of any findings is to be agreed with Suffolk County Council. Field evaluation has identified an Early-Middle Bronze Age funerary landscape across the site, with at least one barrow that although ploughed still has evidence for a mound within the subsoil, and secondary cremations. There is also evidence for settlement and an agricultural landscape continuing into the Iron Age, and medieval archaeological remains in the south west corner. Neolithic remains were also identified.
- 3.78 Historic England have identified that any future development in this area may have a detrimental impact on the important heritage assets of Walton Hall which is a Grade II\* Listed Building and 362 High Street which is Grade II. Future development of the site will need to take into account the heritage assets and the setting of these through an appropriate design and layout.
- 3.79 A development of this size, alongside a mixture of uses and constraints may require a comprehensive design approach through a Master Plan exercise informed by community engagement. Producing a Master Plan for the site will demonstrate to the Council that the proposed design encompasses the constraints, policy requirements and community aspirations in a comprehensive manner.

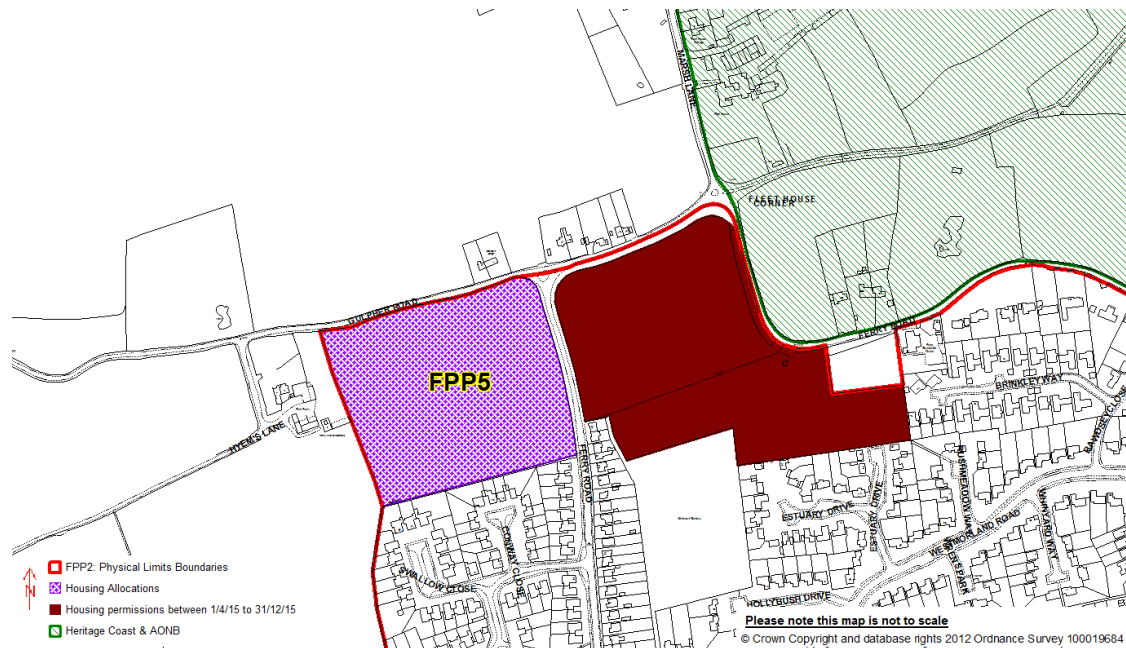
#### Policy FPP4: Land north of Walton High Street, Felixstowe

12.82ha of land north of Walton High Street, as shown on the Policies Map, is identified to provide the gateway to Felixstowe for approximately 400 residential units; including on site open space, comprehensive landscaping and new business units. Applicants are encouraged to prepare a Master Plan for this gateway site. Development will be expected to accord with the following criteria:

- Any alternative venue for the Rifle Club to be the equivalent (or greater) in terms of quantity and quality in comparison to the existing facility, should be secured ahead of the use of the existing facility ceasing, to allow for redevelopment,
- Attractive, innovative small scale business units (B1 use) to provide a buffer between the proposed residential development and the A14 Dock Spur,
- Link road required between Candlet Road and High Street, Walton,
- Transport assessment required,
- Air Quality assessment required,
- Archaeological assessment required,
- Affordable housing provision to be in line with Core Strategy Policy DM2,
- A range of housing types and tenures in keeping with surrounding area and in line with Core Strategy Table 3.6,
- On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy,
- Pedestrian and cycle links and connections with surrounding residential areas and the Felixstowe Academy need to be created and maintained,
- Development will need to be sympathetic to the Listed Buildings found at Walton Hall and 362 High Street and their setting,
- Improving the capacity of the foul sewerage network,
- Provision of on-site early years setting,
- Consideration of the IP / HP apparatus crossing the site.

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

Site Area: 3.38ha



- 3.80 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.
- 3.81 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.
- 3.82 The Suffolk Coastal Leisure Strategy 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 as detailed in Core Strategy Policy SP16.
- 3.83 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.
- 3.84 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 have statutory responsibility for Surface Water Management.

- 3.85 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.
- 3.86 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.
- 3.87 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.
- 3.88 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 FPP5: Land north of Conway Close and Swallow Close, Felixstowe**

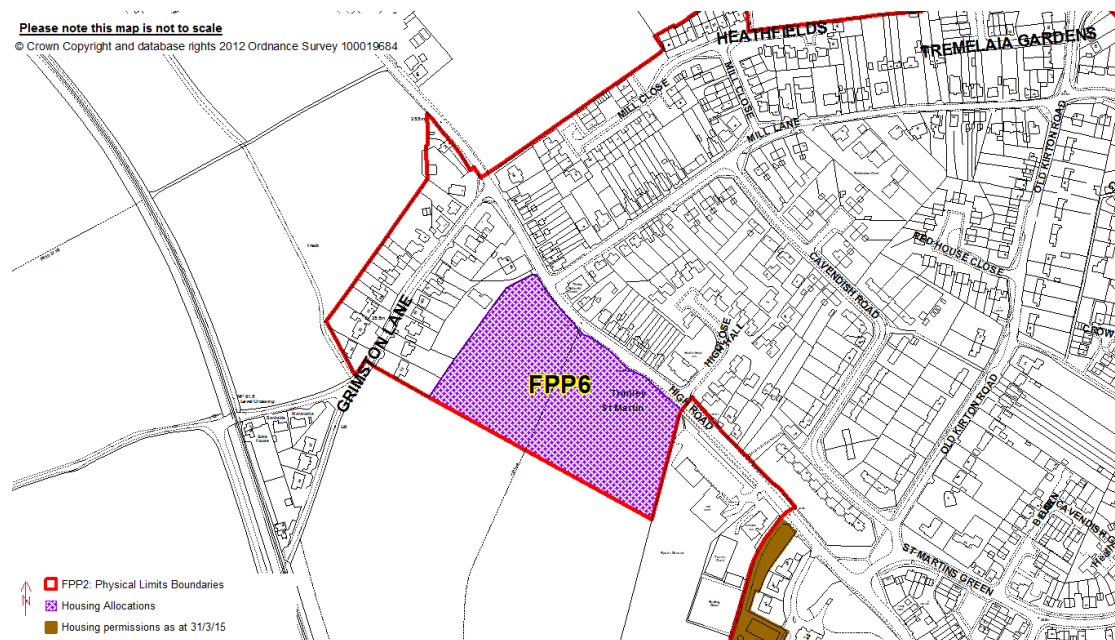
**3.38ha of land to the north of Conway Close and Swallow Close as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:**

- **Affordable housing provision to be in line with Core Strategy Policy DM2,**
- **A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Core Strategy Table 3.6,**
- **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,**

- Transport assessment required,
- Air Quality assessment required,
- 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,
- Provision of on-site early years setting.

### Land opposite Hand in Hand Public House, Trimley St Martin

Site Area: 2.25ha



- 3.89 The site opposite the Hand in Hand Public House at High Road, Trimley St Martin is adjacent to the Trimley Sports and Social Club and the existing residential properties on Grimston Lane and is currently used for agricultural purposes. An existing Public Right of Way (Footpath 32) running north to south should be retained as part of any future redevelopment and where possible extended to provide circular walks in the area and encourage access away from the Orwell Estuary Special Protection Area.
- 3.90 The site is well related to the existing facilities within Trimley St Martin, such as the public house, sports and social club, memorial hall and bus routes connecting the village with Felixstowe and Ipswich. Extending the site beyond the curtilage of 21 Grimston Lane is not considered to be appropriate as a larger development would be out of character with this part of the village.
- 3.91 Historic England has indicated that any future development on this site needs to be sympathetic to the setting of the Hand in Hand Public House, which is a Grade II Listed

Building through a frontage which is not detrimental to the character of the area. The introduction of a new village green fronting onto High Road would reduce the impact of new residential development on the setting of the Public House as well as providing a new amenity area for the village.

- 3.92 Buildings adjacent to the site are generally one or two storeys in height and predominately residential in character. Any future development of this site will be expected to be sympathetic to this design and be of a scale and height that is appropriate to the location.
- 3.93 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 as outlined in Core Strategy Policy SP21.
- 3.94 The Suffolk Coastal Leisure Strategy 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 as detailed in Core Strategy Policy SP16.
- 3.95 Suffolk County Council as highway authority has identified that access to this site must be onto High Road as this provides the most suitable access point for the development and would also require a transport assessment to be undertaken as part of any future application. As part of the access arrangements for the site, consideration should also be given to opportunities for widening High Road in this location to ease the “pinch point” highlighted by public consultation responses. Widening of the High Road may also ease the existing on street parking issues.
- 3.96 Suffolk County Council has also identified the site as within a Minerals Safeguarding Area. As a result, Suffolk County Council will need to be consulted on proposals for non-minerals developments (such as residential schemes).
- 3.97 Cropmarks on this site show that there are complex archaeological remains of pits, ditches and a coaxial field system and trackways of possible late prehistoric date (TYN 122). Archaeological remains are therefore known on the site, although they have not fully been characterised. An archaeological assessment will be required at an appropriate design stage prior to the granting of outline, technical details or full planning permission.
- 3.98 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.

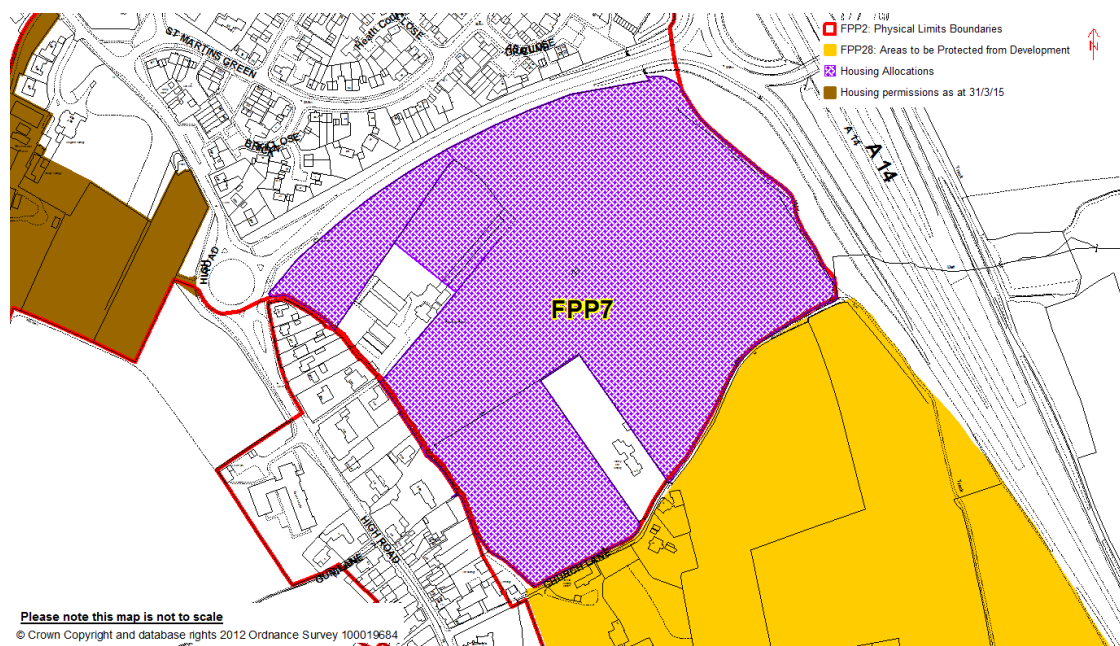
**Policy FPP6: Land opposite Hand in Hand Public House, Trimley St Martin**

2.25ha of land at Trimley High Road, as shown on the Policies Map, is identified for approximately 70 residential units with on site open space to provide a village green. Development will be expected to accord with the following criteria:

- Primary vehicular access onto High Road only,
- Road widening and appropriate pedestrian crossing points on High Road,
- Village green to be created fronting onto High Road to reduce impact on the setting of the Hand in Hand Public House,
- Development will need to be high quality and sympathetic to the setting of the area and existing Listed Buildings,
- Existing Public Right of Way to be retained and integrated into site layout,
- Affordable housing provision to be in line with Core Strategy Policy DM2,
- A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Core Strategy Table 3.6,
- Maximum building height of 2 storeys,
- Air Quality assessment required,
- Archaeological assessment required,
- Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

**Land off Howlett Way, Trimley St Martin**

Site Area: 10.64ha



- 3.99 Howlett Way provides access from the A14 to the communities of Trimley St Martin and Trimley St Mary. The site is centrally located to the villages of Trimley St Martin and Trimley St Mary and provides further opportunity for organic and evolutionary growth as outlined by Core Strategy Policy SP21.
- 3.100 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 as outlined in Core Strategy Policy SP21.
- 3.101 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.
- 3.102 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.
- 3.103 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.
- 3.104 The site is known to be of archaeological interest. Suffolk County Council require 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.
- 3.105 The Suffolk Coastal Leisure Strategy 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 as detailed in Core Strategy Policy SP16.

- 3.106 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.
- 3.107 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.

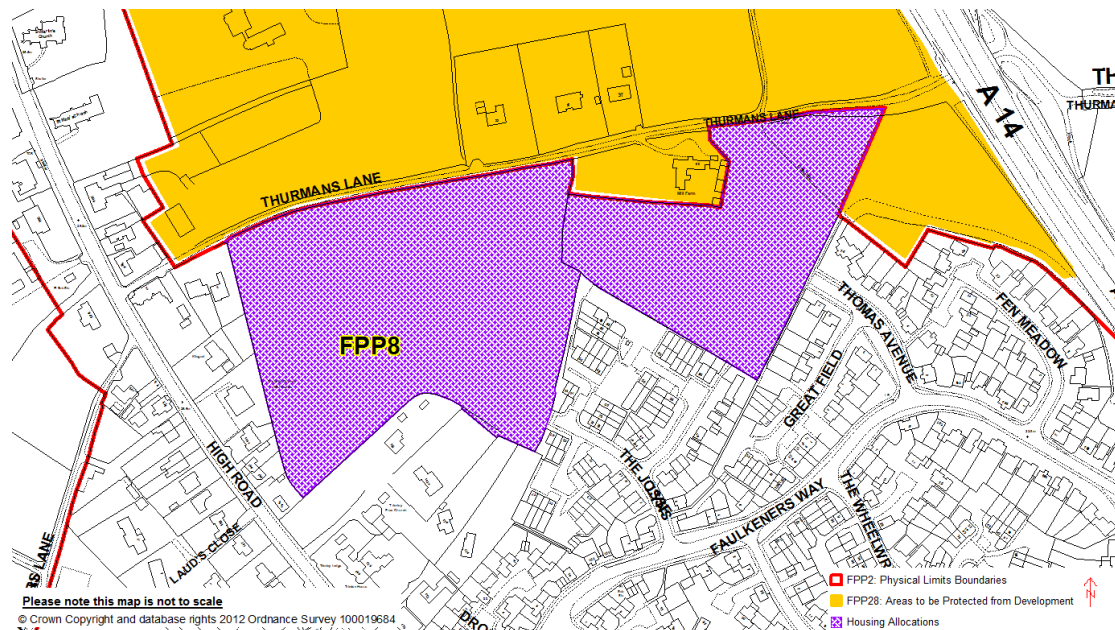
### **Policy FPP7: Land off Howlett Way, Trimley St Martin**

**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:**

- **Primary vehicular access onto Howlett Way only,**
- **No vehicular access onto Church Lane,**
- **Continuation of and links to existing Public Rights of Way Network,**
- **Retain the existing hedgerows which border the site to maintain character of the area,**
- **Affordable housing provision to be in line with Core Strategy Policy DM2,**
- **A range of housing types and tenures provided in keeping with surrounding area and in line with Core Strategy Table 3.6,**
- **Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory,**
- **Site design and layout to take into account the water mains crossing the site,**
- **On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy,**
- **Archaeological assessment required with particular consideration for the existing pillbox,**
- **Air Quality assessment required,**
- **Provision of on-site early years setting.**

## Land South of Thurmans Lane, Trimley St Mary

Site Area: 4.47ha



- 3.108 The land to the south of Thurmans Lane is made up of two individual sites but there is potential to combine the sites as a comprehensive development opportunity with access from The Josselyns and Thomas Avenue as advised by Suffolk County Council. Suffolk County Council have also advised that Thurmans Lane is a single track carriageway which provides the northern boundary to the sites and is not suitable for additional vehicular access.
- 3.109 Directing access through the existing estate roads will place greater pressure on Faulkeners Way and High Road. Suffolk County Council have identified that consideration should be given to the need to redesign the mini roundabout at Faulkeners Way and High Road. Redesigning this junction also provides the opportunity to improve crossing points for pedestrians and cyclists.
- 3.110 The residential development adjacent to the site is a mixture of traditional frontage onto High Road and estate scale development at The Josselyns and Thomas Avenue. The mixture of residential development which is predominately two storeys, made up of flats, semi detached and detached dwellings surrounding the site provides a context to consider future development. Providing a range of dwelling types and tenures on this site will address issues of housing for older people, housing for younger people and families as identified through public consultation.
- 3.111 The site is currently in agricultural use and provides informal recreation opportunities through existing Public Rights of Way such as Footpath 11 and Bridleway 32, and any development in this location should connect into these existing routes. To the east of the site is the Trimley St Mary Village Green which provides a link to the local shops on Faulkeners Way. Opportunity exists to ensure that any new development provides

appropriate and attractive links to the Village Green as well as the existing Public Rights of Way in the area.

- 3.112 The area has not been the subject of a systematic archaeological assessment and this will need to be undertaken at an appropriate stage before the site is developed. The cropmark of a ring ditch, which is likely to represent a prehistoric funerary monument and which maybe the focus of other burials, is recorded on the eastern edge of the site. An archaeological assessment will need to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission which will allow archaeological strategies to be designed in response to findings.
- 3.113 The Suffolk Coastal Leisure Strategy 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 as detailed in Core Strategy Policy SP16.
- 3.114 Adjacent to the site is Mill Farmhouse which is a Grade II Listed Building. Historic England require that any future redevelopment in this area will need to be sympathetic to the setting of this heritage asset as identified by Historic England in response to previous consultations.
- 3.115 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.

**Policy FPP8: Land south of Thurmans Lane, Trimley St Mary**

**4.47ha of land, south of Thurmans Lane, Trimley St Mary, as shown on the Policies Map, is identified for approximately 150 residential units. Development will be expected to accord with the following criteria:**

- **Primary vehicular access from The Josselyns and Thomas Avenue,**
- **No vehicular access onto Thurmans Lane,**
- **Consideration of the need to redesign the mini roundabout on Faulkeners Way and High Road,**
- **Links to the existing Public Rights of Way network and Village Green,**
- **Affordable housing provision to be in line with Core Strategy Policy DM2,**
- **A range of housing types and tenures in keeping with the surrounding area and in line with Core Strategy Table 3.6,**
- **On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy,**



- **Development will need to be high quality and sympathetic to the setting of Mill Farmhouse,**
- **Improving the capacity of the foul sewerage network,**
- **Archaeological assessment required,**
- **Air Quality assessment required.**

## Bucklesham

- 3.116 The village of Bucklesham is identified as a Local Service Centre in the Core Strategy Settlement Hierarchy. Since 2010, Bucklesham has seen some housing development as detailed in Table 2. As part of the site selection process for the Strategic Housing Land Availability Assessment (SHLAA) and the AAP, a limited number of alternative sites were put forward for consideration. Based upon Sustainability Appraisal findings and policy decisions, the Council reached the decision that no additional sites were suitable for specific allocation as part of the AAP.
- 3.117 The physical limits boundary as seen in Appendix 6 reflects the main built up extent of the village. Any future growth in Bucklesham is expected to be windfall sites within the existing physical limits boundary, reuse of existing buildings elsewhere within the parish or provision of affordable housing on exception sites in accordance with Core Strategy Policy DM1.
- 3.118 The Council's approach to housing growth within Bucklesham and its position in the Core Strategy settlement hierarchy will be considered as part of a Local Plan Review.

## Kirton

- 3.119 The village of Kirton is identified as a Local Service Centre in the Core Strategy Settlement Hierarchy. Since 2010, Kirton has seen some housing development in the form of infill as detailed in Policy FPP1 and more recently 43 units have been permitted at Falkenham Road (DC/14/4225/FUL). Collectively these developments are considered to have provided the level of growth appropriate for Kirton and therefore no further individual sites have been identified as allocations in the AAP.
- 3.120 As part of the site selection process for the Strategic Housing Land Availability Assessment (SHLAA) and the AAP, a variety of alternative sites were put forward for consideration. Based upon Sustainability Appraisal findings and policy decisions, one further site (Land at Bucklesham Road) was identified within the Preferred Options. However, due to the number of housing units already built or permitted in Kirton since the start of the plan period and public consultation responses, the Preferred Option was removed and physical limits boundary unchanged from that seen in the 2001 Local Plan.
- 3.121 The physical limits boundary, as seen in Appendix 7 has been amended to reflect planning permissions since the start of the plan period, as well as to exclude the area to be protected from development (Policy FPP28) seen at the Old Rectory. A further amendment has been

made to include the smokehouse and stable block on land at Back Road within the physical limits boundary as this area is already part of the built up area. The amendment to the physical limits boundary is supported by the Parish Council and accords with the Council's approach to boundary changes across the district.

- 3.122 Any future growth in Kirton is expected to be windfall sites within the existing physical limits boundary, reuse of existing buildings elsewhere within the parish or provision of affordable housing on exception sites in accordance with Core Strategy Policy DM1.
- 3.123 The Council's approach to housing growth within Kirton and its position in the Core Strategy Settlement Hierarchy will be considered as part of a Local Plan Review.

# 4



# EMPLOYMENT

## 4. Employment

- 4.01 Core Strategy Policy SP5 looks at Employment Land across the district and makes the distinction between Strategic Employment Areas and General Employment Areas. It is the role of the Felixstowe Peninsula Area Action Plan to define the extent of the Strategic and General Employment Areas by providing the framework within which businesses (both large and small) can operate, grow and expand.
- 4.02 Core Strategy Policy SP21 “seeks to expand the local employment base to provide a wider range and choice of employment types and sites together with enhanced education and skills, alongside that provided by the expanded port function.” With the objective of widening the employment base across the Felixstowe Peninsula it is essential that the AAP provides a range of sites and facilitates opportunities for employment.
- 4.03 Identifying the extent of the Strategic and General Employment Areas across the Felixstowe Peninsula will, as outlined in Core Strategy Objective 4, deliver a network of employment sites of a size, quality and in locations that:
- Accord with the Settlement Hierarchy
  - Best meet the needs of existing businesses
  - Achieves a better balance between port and non-port employment opportunities
  - Are able to support the growing sectors of the local economy, and
  - Where appropriate, contribute to regeneration

*Source: Landguard Partnership*



## Strategic Employment Area

- 4.04 The Core Strategy identifies 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.
- 4.05 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.
- 4.06 The East Inshore and East Offshore Marine Plans <sup>7</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.
- 4.07 The Strategic Employment Area 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.
- 4.08 The port related activities within the Strategic 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 Strategic Employment Areas.
- 4.09 Ensuring that there is sufficient infrastructure to support the Port of Felixstowe will be a fundamental to the continued success of the Strategic Employment Area.
- 4.10 Alongside the port related activities, a number of small scale complementary uses are found within the Strategic 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

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<sup>7</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)

these do not have a detrimental impact on the overall function of the Strategic Employment Area, Town Centre or District Centres.

- 4.11 The Habitats Regulation Assessment and Natural England have identified that any future applications for development at the Strategic Employment Area will need to be subject to Habitats Regulation Assessment screening to mitigate any significant adverse effects on the Special Protection Areas. Anglian Water have identified a need to improve the foul sewerage network at the Port to enable future development of this site.

### **Policy FPP9: Port of Felixstowe**

**The Strategic Employment Area for the Port of Felixstowe is identified on the Policies Map. 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 Strategic 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 Strategic Employment Area will be supported where necessary where they are not detrimental to the overall function of the Strategic 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.**

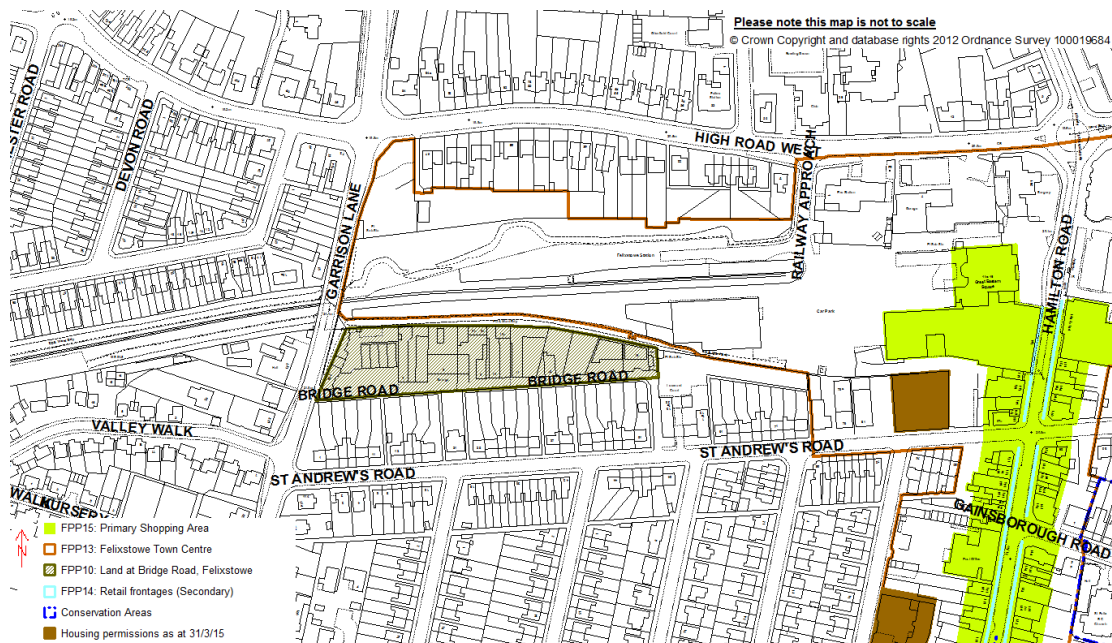
## General Employment Areas

- 4.12 Alongside the Strategic Employment Area and the opportunities presented by the Port of Felixstowe, it is essential to provide sufficient land for local employment opportunities through a variety of sites and premises which are well related to existing communities. Felixstowe has a long and established history of providing general employment opportunities to serve local demand and this is to be continued through the AAP.
- 4.13 The 2001 Local Plan identified a number of general employment areas which provided a range of economic opportunities for businesses and enterprises across the Felixstowe

Peninsula. These sites provide opportunities for a number of businesses and organisations which collectively form a wider employment area. Across the Peninsula there are various employment sites with one or two businesses operating from them, these are not considered appropriate for the general employment area designation as they are controlled by existing planning permissions or lawful uses.

- 4.14 The AAP seeks to retain these sites which are currently economically active and have a lawful use. A wide variety of uses can be found on general employment areas but not every use is appropriate at every location. For example, heavy industrial uses would not be appropriate on sites adjacent to residential properties, whereas storage and distribution uses would not be appropriate on sites which are in isolated areas only accessed via small and quiet rural roads. A full list of the Use Classes Order can be found in Appendix 5.
- 4.15 The NPPF requires the planning system to support sustainable economic growth and not protect allocated employment sites which have no prospects of being delivered. In recent years the Government has taken a much more flexible approach to uses and has published various amendments to the General Permitted Development Order that affect the Use Classes Order and provide greater flexibility across all types of uses.
- 4.16 The policies below provide details of the uses the Council considers appropriate on each site identified as a general employment area.

### Land at Bridge Road, Felixstowe



- 4.17 Land at Bridge Road Felixstowe is to be retained as a General 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.

- 4.18 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.
- 4.19 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.
- 4.20 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.

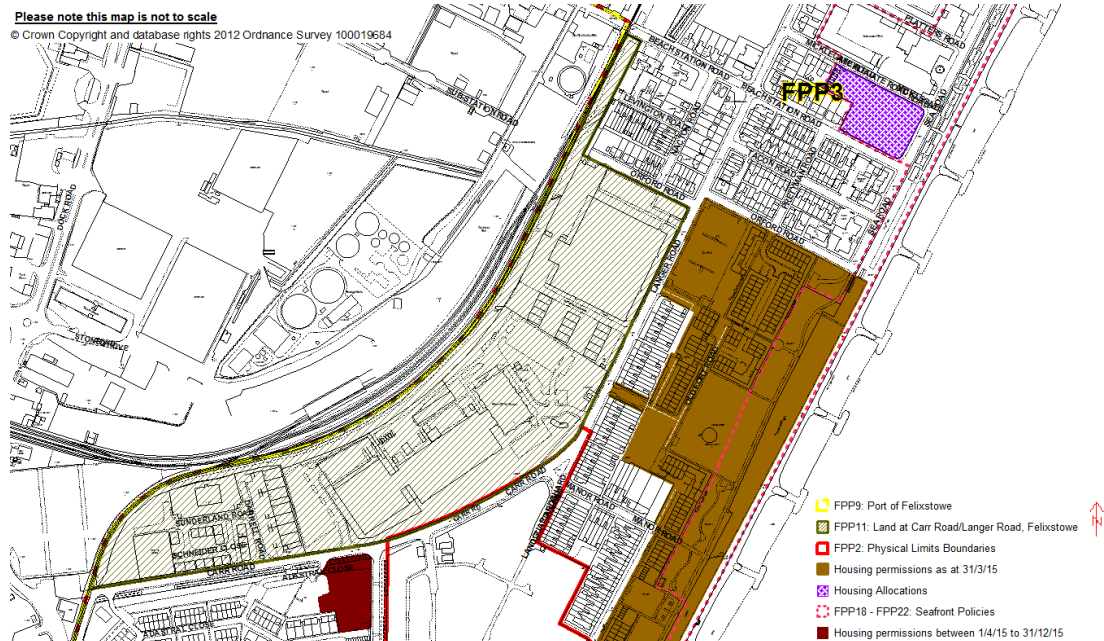
### **Policy FPP10: Land at Bridge Road, Felixstowe**

**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:**

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



## Land at Carr Road/Langer Road, Felixstowe



- 4.21 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 the Strategic Employment Area even though these are in close proximity to the Port of Felixstowe.
- 4.22 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.
- 4.23 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 FPP11: Land at Carr Road/Langer Road, Felixstowe

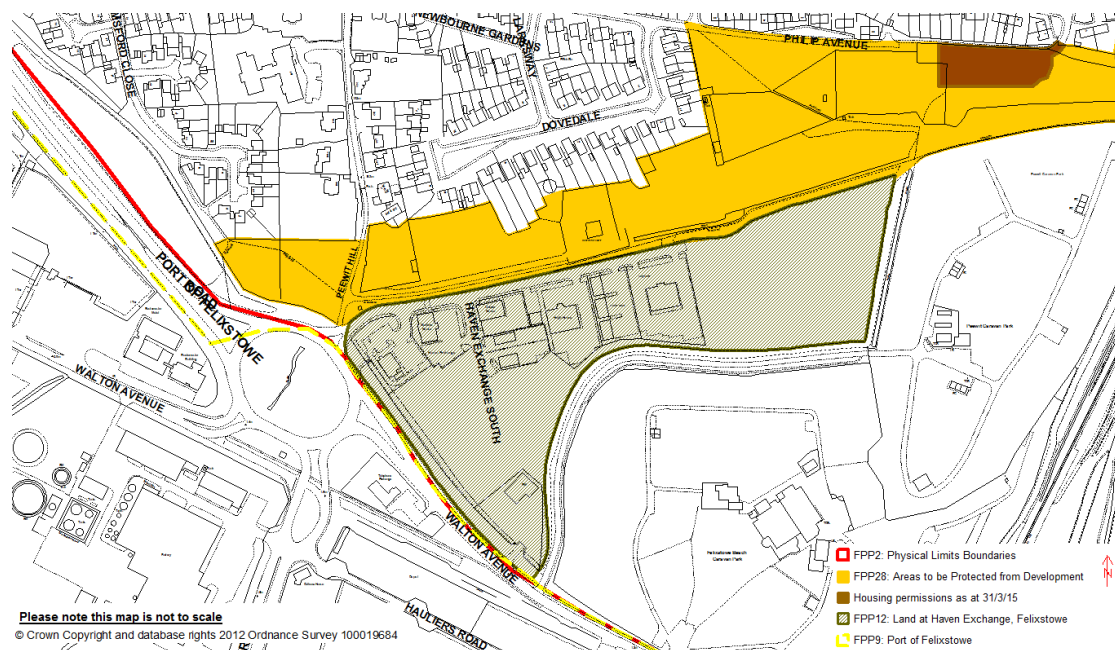
**Employment opportunities will be encouraged on the site at Carr Road / Langer Road as shown on the Policies Map. Applications for employment uses on this site will be considered against the following:**

- Existing lawful uses to be retained,
- Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent,
- Warehousing or storage activities will be resisted and directed towards the

**Strategic Employment Area,**

- **Proposals which generate large numbers of heavy traffic movements will be resisted and directed towards the Strategic Employment Area,**
- **Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity,**
- **Hours of operation to be limited by planning condition to resist over intensification of uses,**
- **Landscaping of boundaries to be introduced to enhance the appearance of the site.**

**Land at Haven Exchange**



4.24 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.

4.25 On the northern boundary is the Peewit Hill area of open space which is an area to be protected from development and covered by Policy FPP28. 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.

- 4.26 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.
- 4.27 In 2015, part of the site was granted planning permission (DC/14/2611/FUL) for a supermarket and petrol filling station which will provide further jobs and increase economic activity in this area. Although this type of use would not normally be expected in a General Employment Area it is appropriate to include this site within the allocation because of its proximity to other economic uses. The sites proximity and direct access to the A14 make it a sustainable site for the creation of future employment generating opportunities.
- 4.28 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.
- 4.29 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.
- 4.30 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 FPP12: 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:**

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

### Land North of Walton High Street

- 4.31 As part of a comprehensive master plan for the development of a site north of Walton High Street, a proportion of this site is expected to deliver employment opportunities alongside residential development. Policy FPP4 outlines the Council's position with regards to this aspect and when developed will become part of the General Employment Areas across the Felixstowe Peninsula for monitoring purposes.



# RETAIL

## 5. Retail

- 5.01 Felixstowe is the largest town in Suffolk Coastal and provides a significant contribution towards the district's economy. The AAP seeks to plan positively for Felixstowe Town Centre to ensure it can generate local employment, provide services and create an attractive, diverse place for people to live, visit and work in accordance with national guidance.
- 5.02 Felixstowe has a vital role in providing the every day needs of residents by providing retail shops alongside a range of banking and administrative facilities and social opportunities. Parts of the town centre are within the conservation area which recognises the rich historic heritage and unique character of the town centre that contributes to a successful town centre with many national retailers, independent stores and a low vacancy rate.
- 5.03 The NPPF encourages local planning authorities to pursue town centre policies which support their vitality and viability. Paragraph 23 of the NPPF states that "planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period." As part of Local Plan documents (such as the AAP), Suffolk Coastal should "define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres and set policies that make clear which uses will be permitted in such locations."
- 5.04 In order to ensure that Felixstowe continues to provide a significant economic contribution, the vitality and viability of the town centre must be secured. The AAP seeks to maintain the high proportion of retail units and low vacancy rates currently seen within the town centre but also recognises that a range of social and cultural experiences can be supported in appropriate locations. A mixture of uses in the right locations can encourage activity throughout the day and evening which provides for social needs and therefore enhances the role of the town centre.
- 5.05 The Core Strategy in Table 4.2 indicates that within Felixstowe a range of provision is to be encouraged, such as A1, A2 and A3 uses<sup>8</sup> including convenience stores, supermarkets and comparison goods, through redevelopment opportunities where necessary.
- 5.06 The Council has undertaken work to refresh retail evidence which underpinned the Core Strategy, to help inform the AAP. The refresh has taken into account the growth forecasts post-recession and been prepared in accordance with the NPPF and the National Planning Practice Guidance. These national documents set out the Government's key objective of sustainable economic development, and an important part of this is to ensure the vitality and viability of town centres.
- 5.07 The refresh of retail evidence has identified that within the Felixstowe Peninsula, the retail capacity projections in the Core Strategy have been taken up through the planning

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<sup>8</sup> Uses as defined by the Uses Classes Order, further details can be found in Appendix 5.

permissions granted for a food supermarket at Railway Approach (application reference C/12/2395) and Haven Exchange (application reference DC/14/2611/FUL). Although these permissions cater primarily for the convenience (food) provision they do also provide some comparison (non-food) provision. It is anticipated that these sites will come forward during the plan period to meet the retail needs of the Felixstowe Peninsula.

- 5.08 Retailing patterns have changed in recent years through the increase of internet shopping and the economic recession. Retailing is a much more dynamic industry than it once was and this is reflected in the NPPF and recent changes to Government policies which provide greater flexibility through the Permitted Development Order.
- 5.09 Taking into account the refresh of retail evidence and public consultation responses, the AAP does not seek to identify new retail (comparison or convenience) sites within Felixstowe but it does plan positively and encourage retail proposals where appropriate in order to maintain the vibrant and successful town centre of Felixstowe.



## Felixstowe Town Centre

Town centre map (not to scale)





- 5.10 The 2001 Local Plan Proposals Maps identified a Town Centre Boundary covered by Local Plan Saved Policy AP56. The principles of Saved Policy AP56 are still relevant and broadly in accordance with paragraph 23 of the NPPF which seeks to ensure the vitality of town centres through planning policies which are positive and promote competitive town centre environments.
- 5.11 The AAP has provided an opportunity to revise the Local Plan Saved Policy as well as recognising the individuality of Felixstowe town centre as the heart of the community, providing customer choice and a diverse retail offer.
- 5.12 The AAP modifies the town centre boundary as shown on the Policies Map to reflect recent permissions or developments as well as a wider range of uses which are considered to be town centre uses.
- 5.13 Like many other town centres, it is essential that delivery and service vehicles can gain access to units within Felixstowe town centre. Many of the units on Hamilton Road are serviced by access entrances on Highfield Road and Victoria Street and it is essential that any future proposals ensure these access arrangements are maintained. The traffic management within the town centre is beyond the scope of the AAP, but the Council will continue to engage with organisations such as Suffolk County Council and Felixstowe Town Council to ensure that traffic management ensures the continued success of Felixstowe town centre.
- 5.14 In recent years, parts of Hamilton Road have been subject to redesign through the introduction of the Shared Space scheme. The Shared Space has changed the way the town centre functions and enhances the vitality and viability of the area. It has increased the attractiveness of the town centre and improved the accessibility for all pedestrians, including older people, young families, those with mobility issues and cyclists. Vehicular traffic is still able to access parts of Hamilton Road but at a much slower speed and with greater care due to the increased pedestrian activities in this area.
- 5.15 The scheme was not completed between Orwell Road and Bent Hill and the AAP will seek to encourage the continuation of the Shared Space along Hamilton Road. The completion of this scheme within the town centre boundary will provide a continuous link between Hamilton Road and Bent Hill and reinforce the connections between the town centre and the sea front as well as improving the public realm.

### Policy FPP13: Felixstowe Town Centre

**Main town centre uses<sup>9</sup> will be directed to sites and buildings within the town centre boundary as shown on the Policies Map.**

**A focus on main town centre uses on the ground floor will be encouraged within the town centre to improve customer choice and provide a diverse retail offer. Retail uses (A1) on the ground floor will be directed to the Primary Shopping Frontage in the first instance.**

**Proposals which retain and enhance the individual shopping character of Felixstowe as a town centre with a mixture of national and local retailers will be welcomed where these serve the local population and neighbouring communities by reducing the need to travel. Particular consideration should be given to retaining and/or restoring historic shopfronts.**

**Proposals which maintain the rear servicing arrangements along Highfield Road and Victoria Street for the retail units fronting Hamilton Road via adjacent streets will be welcomed.**

**Uses which are not considered to be main town centre uses will be directed to appropriate areas outside of the town centre.**

**The expansion of the Hamilton Road Shared Space scheme between Orwell Road and Bent Hill will be supported where proposals maintain the active town centre frontage and enhance the vitality of the town centre without compromising highway access, vehicular and pedestrian movements.**

### Primary and Secondary Shopping Frontages

- 5.16 Hamilton Road in Felixstowe town centre is the heart of the shopping offer in the town which has been boosted by the introduction of the Shared Space scheme in 2011. The Council's monitoring shows that the town centre is generally performing well with minimal vacant units and the frontages of Hamilton Road contribute to this success. The 2001 Local Plan Proposals Map (referred to as a Primary Shopping Area, Policy AP179) only shows a Primary Shopping Frontage on Hamilton Road between Cobbold Road and Orwell Road.
- 5.17 The NPPF provides a definition for Primary and Secondary Frontages<sup>10</sup> which is considered appropriate for the AAP. The AAP seeks to retain a high proportion of retail (A1) uses in the

<sup>9</sup> Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, 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); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

primary frontage but extend it to include additional areas around the Triangle as this area includes national multiple retailers (A1) and also serves a similar purpose and contribution to the town centre and accords with the NPPF definition of a primary shopping frontage.

- 5.18 Felixstowe has a vibrant and successful town centre and the primary shopping frontage plays a key role in this success. Within the primary shopping frontage as seen on the Policies Map, the Council's monitoring<sup>11</sup> shows that there are 63 units (excluding C3 residential units). Of these, 45 units are currently in retail (A1) use, with a further 4 units vacant at ground floor level. It will be the role of the AAP to maintain this high proportion of retail (A1) units and ensure that it does not drop below that currently seen. Maintaining the high proportion of retail units along the primary shopping frontage is essential and enables the Council to take a positive approach to retail proposals and town centre uses which deliver customer choice and reflect the individuality of Felixstowe.
- 5.19 The 2015 Retail Capacity Refresh advises that the Council introduces a secondary shopping frontage within Felixstowe town centre. The NPPF outlines that "secondary shopping frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses" and the AAP seeks to define secondary frontages which meet this definition.
- 5.20 The Council's monitoring<sup>12</sup> shows that the secondary shopping frontage is made up of 88 units (excluding C3 residential units). Of these, 50 units are currently in retail (A1) use, with a further 2 units vacant. Within the secondary shopping frontage, there is a mixture of A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A5 (hot food takeaways), B1a (business) and D2 (assembly and leisure) uses which broadly reflect the mixture of uses anticipated in the secondary areas.
- 5.21 The NPPF and changes to the Use Classes Order allow greater flexibility between uses. Notwithstanding this existing flexibility, the Council recognises that, in areas within the town centre, but outside primary and secondary frontages, a wider range of uses can bring benefits to the vitality and viability of the town centre. The provision of non-retail uses such as day nurseries, health centres, libraries etc. can complement existing uses while reducing the need for residents to travel.

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<sup>10</sup> Primary and secondary frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

<sup>11</sup> Undertaken annually with last survey done in May 2015.

<sup>12</sup> Undertaken annually with last survey done in May 2015.

### Policy FPP14: Retail frontages

**In the Primary Shopping frontage, as defined on the Policies Map, a high proportion of ground floor retail (A1) uses will be encouraged and retained. 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 an appropriate balance 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 Felixstowe.**

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

### Primary Shopping Area

- 5.22 The Primary Shopping Area as shown on the Policies Map is the area where retail activity is concentrated as defined by the NPPF<sup>13</sup>. It forms the heart of the town centre around the primary and secondary shopping frontages.
- 5.23 The Primary Shopping Area is different to the extent of the town centre boundary. This distinction is vitally important to retail planning and applying the sequential town centre first approach to retail proposals. The NPPF is clear that the definition of “edge of centre” for retail planning purposes is “a location that is well connected and up to 300 metres of the primary shopping area.” The definition of the Primary Shopping Area enables the Council to manage change of use and redevelopment applications which come forward in a positive manner to the benefit of the Felixstowe Peninsula.
- 5.24 The Primary Shopping Area in Felixstowe contains the primary shopping frontage as this area is predominately underpinned by larger stores and popular chains with a mixture of local shops. Parts of the secondary shopping frontage have also been included within the Primary Shopping Area as these also provide opportunities for main town centre uses and are closely related to the primary shopping frontages. Bent Hill has been excluded from the Primary Shopping Area because this area has the opportunity to improve the links between the town centre and the sea front as outlined in Objective 9 of the AAP through a variety of uses which may not be predominately retail.

<sup>13</sup> 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).


- 5.25 The designation of the Primary Shopping Area is appropriate as it reflects the need to secure a strong retail (A1) core within Felixstowe but supported by a range of complementary uses such as professional services, banking, restaurants and entertainment opportunities which cover the A Use Classes as well as the B and D Use Classes as seen in Appendix 5.
- 5.26 In order to maintain the viability of the Primary Shopping Area, the boundary has been deliberately drawn to encourage main town centre uses (preferably retail A1 uses) to concentrate in a specific area which will create a more healthy and viable town centre.

#### Policy FPP15: Primary Shopping Area

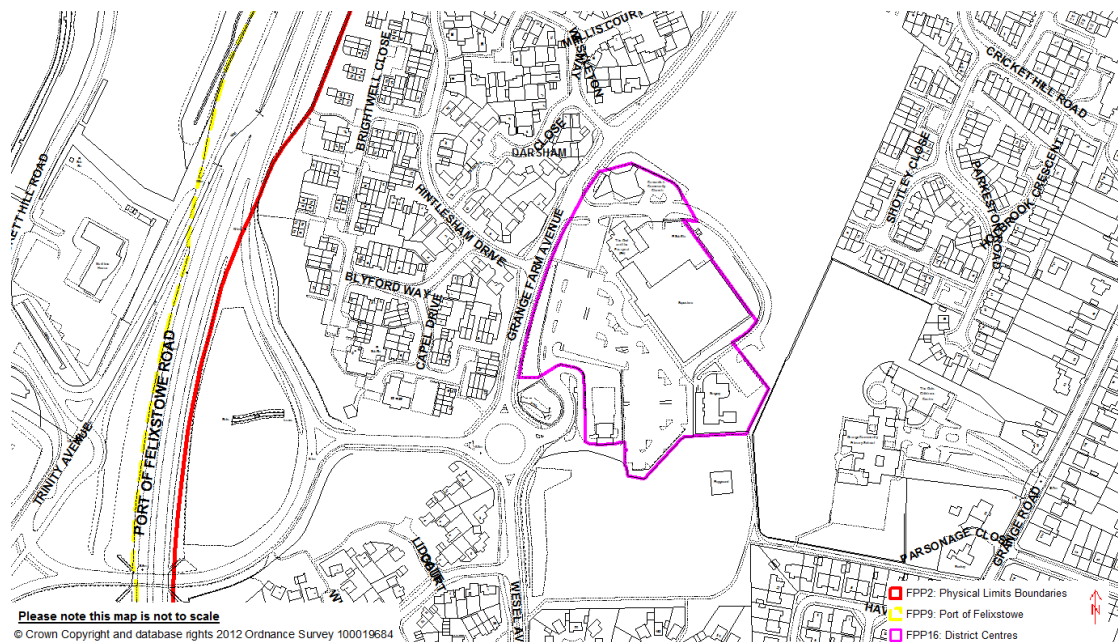
**The Primary Shopping Area is identified on the Policies Map where retail uses are to be concentrated. Within this area uses which do not undermine the approach to retaining A1 retail uses in the Primary and Secondary Shopping frontage will be encouraged.**

**Outside of the Primary Shopping Area the Council will take a more flexible approach to other main town centre uses which do not prejudice the vitality and viability of Felixstowe Town Centre.**

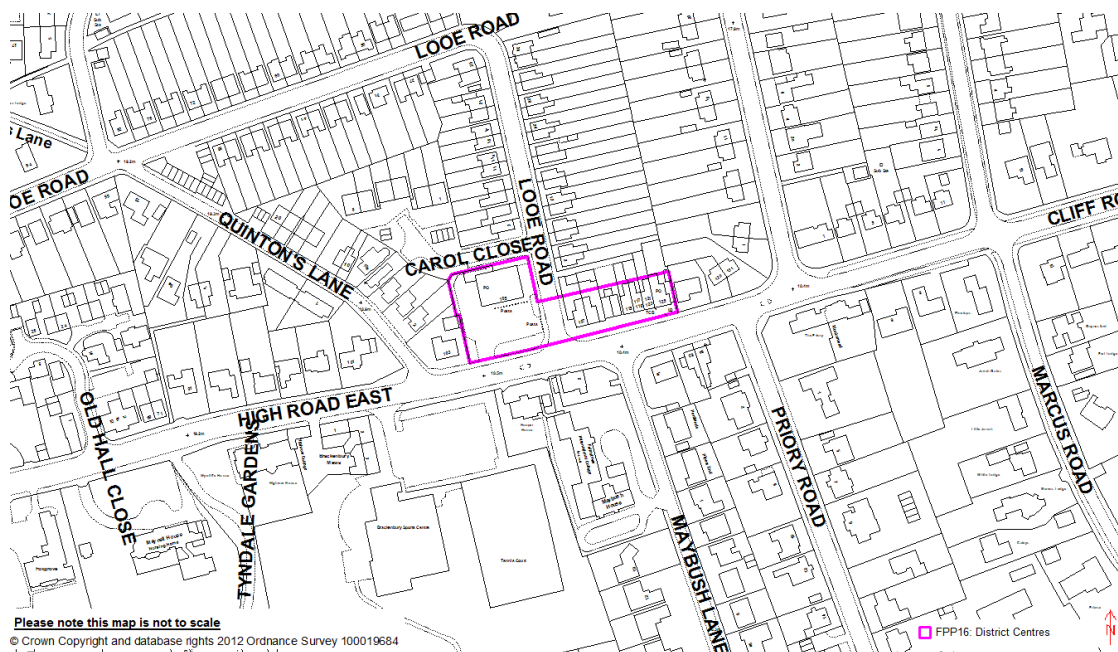
### District Centres

- 5.27 The 2001 Local Plan identified two district centres at Walton High Street and Cavendish Park, Felixstowe. These currently provide local shopping opportunities to meet the everyday needs of the local population and businesses. Since these boundaries were defined, new developments have taken place which the Council consider appropriate to include within the district centre boundary. The AAP has provided the opportunity to redefine these boundaries so that they are fit for purpose, still relevant and reflect the facilities in that area.
- 
- 5.28 Alongside those identified in the 2001 Local Plan and redefined, two further district centres at High Road East and Undercliff Road West, both in Felixstowe, are identified in the AAP. Both of these proposals have been supported through public consultation.
- 5.29 The district centres covered by Local Plan Saved Policy AP59 were defined as “groups of shops, separate from the town centre, usually containing at least one food supermarket.” In recent years and following the introduction of the NPPF, the government has been taking a more flexible approach to retail and town centre uses and the AAP seeks to follow this national position by defining a network of centres to provide customer choice.
- 5.30 Each of the district centres provide local shopping opportunities for individual communities and complement the variety of uses found within the town centres across the Felixstowe Peninsula and the wider district.

## Cavendish Park District Centre



## High Road East District Centre



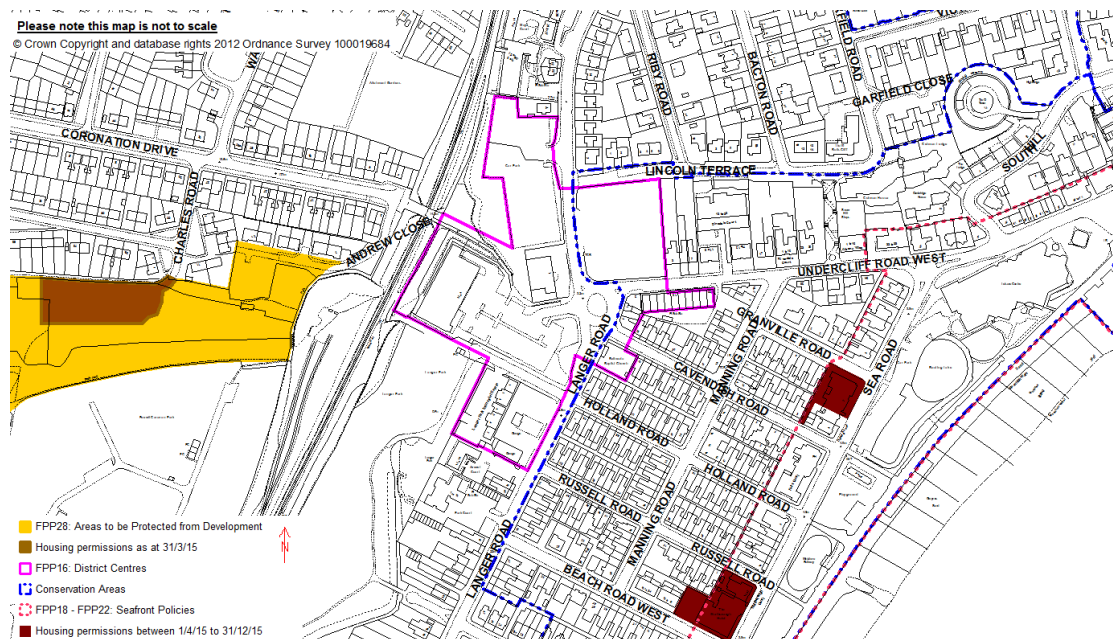
- 5.31 District centres are usually located within or adjacent to existing residential areas and provide opportunity for local people to meet everyday needs without having to travel to other locations such as the town centre or out of town supermarkets. A District Centre is usually a group of shops, which may contain a local shop such as a food supermarket, along with other non-retail local enterprises such as restaurants, take away, post office or bank. The proximity to residential areas needs to be carefully considered to ensure that activities

within the district centre do not have a detrimental impact on residential amenity and access. Parking provision which is located in a convenient and accessible location is essential to ensure that those using the district centre can access facilities easily. Provision of secure cycle parking which is visible and easily accessible is also required in these locations to further promote sustainable means of transport.

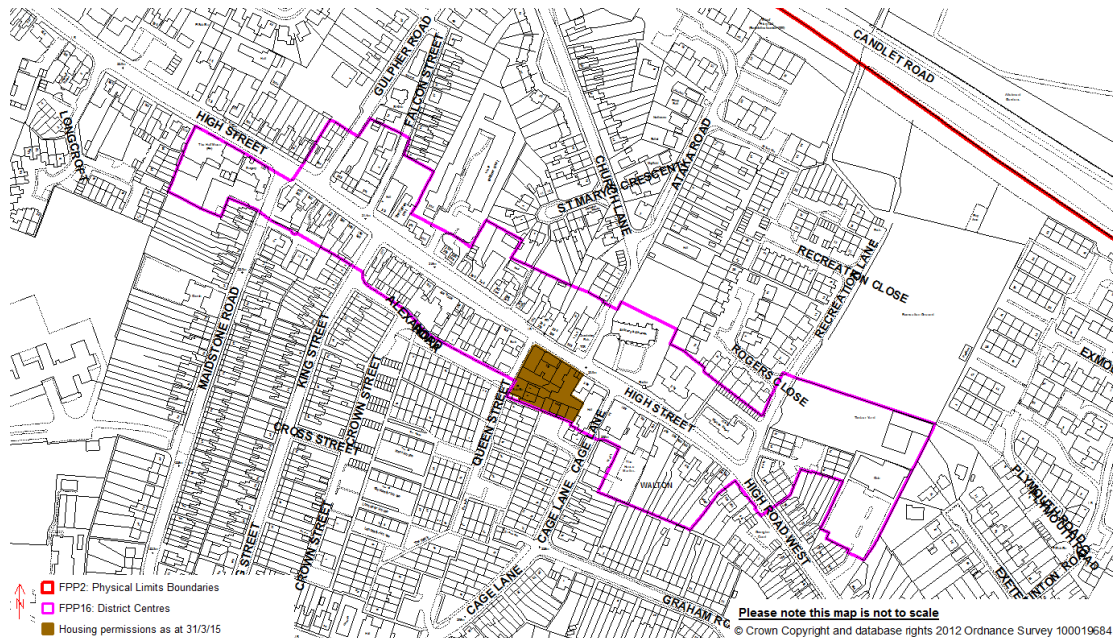
5.32 The NPPF and changes to the Use Classes Order promotes greater flexibility between uses so the AAP is unable to prescribe the type of uses required. However, it is considered that appropriate uses within a district centre should primarily include the following uses (with examples):

- A1 – Shops- e.g. shops, hairdressers, undertakers, post office, dry cleaners.
- A2 – Financial & Professional Services- e.g. banks, building societies, estate agents.
- A3 – Restaurants and Cafes- e.g. restaurants, cafes, snack bars.
- A4 – Drinking Establishments- e.g. public houses, wine bars.
- A5 – Hot food take away- e.g. for the sale of hot food for consumption off the premises.
- C1 – Hotels- e.g. hotels, guest houses.
- D1 – Non residential institutions- e.g. clinics, health centres, creches, day nurseries, schools, church halls, libraries.
- D2 – Assembly and Leisure- e.g. cinemas, swimming baths, bingo halls.

## Undercliff Road West District Centre



## Walton High Street District Centre



### Policy FPP16: District Centres

District centres are defined on the Policies Map at:

- Cavendish Park,
- High Road East,
- Undercliff Road West,
- Walton High Street,

District Centres will provide shops and some other local services to meet the needs of residents in the local area. Local shopping opportunities and facilities 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/reuse of existing retail units should give particular consideration to retaining and/or restoring historic shopfronts.



# 6



## TOURISM AND SEA FRONT

## 6. Tourism and Sea Front

- 6.01 Core Strategy Policy SP8 outlines that “tourism is an important element of the district economy” and improving the tourist offer through the development of Felixstowe is a priority for the Council. The Core Strategy highlights the importance of the tourism industry in Felixstowe due to the current and potential future scale of the resort’s opportunities and coastal location, as well as being adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.
- 6.02 Felixstowe, being the largest tourist resort in the district, offers a wide range of attractions and facilities to cater for a variety of tourist needs and requirements whilst providing services and attractions for local residents and businesses. In recent years, significant progress has been made across the town with the introduction of Shared Space in the town centre, new beach huts, new coastal defence works, redevelopment of the Spa Gardens, Town Hall Gardens, Martello Park Open Space and inward investment from the private sector which provide the foundations to build upon.
- 6.03 Core Strategy Policy SP21 aims to achieve a thriving seaside town which is “welcoming to visitors who wish to experience Felixstowe’s beautiful coastal location, proud Edwardian heritage, vibrant and diverse retail offer, café-culture and healthy outdoor lifestyle.” Felixstowe’s heritage has a positive contribution to tourism in the area which the AAP will seek to protect and retain.
- 6.04 As well as a thriving town, the Core Strategy seeks to “expand the tourism role in terms of services, facilities and accommodation, building on the qualities and facilities offered by the town of Felixstowe, and creating strong links between the seafront and town centre areas.”
- 6.05 Objectives 6, 8 and 9 of the AAP are in accordance with the Core Strategy and the policies within the AAP will seek to support the strategic aims for tourism across the Felixstowe Peninsula.
- 6.06 Felixstowe’s long promenade - which is almost continuous, stretches from Felixstowe Ferry in the north, to Martello Park in the south and provides direct access to the beach and sea. Natural England is undertaking work on the England Coast Path<sup>14</sup> which is expected to be completed across the country in 2020. The Felixstowe promenade will become part of this national trail which provides opportunity to access the coast across the entire country.
- 6.07 Along this frontage there are clearly defined areas which serve different markets and cater for varying needs and the AAP identifies specific policies for each of these.
- 6.08 It is essential that the wide range of tourism activities taking place is maintained and regenerated, alongside appropriate holiday and tourist accommodation. This will assist in

<sup>14</sup> Information about the requirements of the England Coast Path can be found at: <https://www.gov.uk/government/collections/england-coast-path-improving-public-access-to-the-coast>

promoting all year round tourism based on the environmental, cultural and social attributes of the Peninsula in line with Core Strategy Objective 6 and AAP Objectives 6, 8 and 9.

- 6.09 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.
- 6.10 The NPPF and the Core Strategy both seek to balance the advantages of tourism to the economy with the disadvantages of impact on the environment as outlined in Core Strategy paragraph 3.92. The AAP also needs to carefully consider this balance, at the same time as building on the successes of Felixstowe and making the most of regeneration opportunities that exist or come forward over the plan period.

### Felixstowe Ferry and Golf Course

- 6.11 Felixstowe Ferry pre-dated much of the rest of the town, having developed as a small fishing and boat building community at the mouth of the River Deben. Today many of these original activities are still taking place alongside a small number of residential dwellings and other ancillary business uses. The high quality of the landscape, views of the estuary and sea, wildlife and opportunities for recreation on the water (such as sailing and fishing) make the area popular for residents and visitors alike.



- 6.12 Felixstowe Ferry is outside the Physical Limits Boundary for Felixstowe and therefore is considered to be a countryside location where any development proposals will be strongly resisted unless material considerations justify an exceptional circumstance.
- 6.13 In 2015, the River Deben Estuary Plan was published and endorsed by the Council. Evidence provided in support of the Core Strategy demonstrated that the Deben Estuary, a Special Protection Area, was already under pressure from a variety of recreational activities. Accordingly the Council will only support new access onto the River Deben where the impact does not have a detrimental effect on the Special Protection Area.
- 6.14 The seasonal foot ferry between Bawdsey and Felixstowe Ferry provides a down stream crossing point which is a favoured tourist route for both walkers and cyclists using the Coast Path. The sustainable links and connections help to maintain the unique character of the area, reduce the dominance of the car and the need to use Public Rights of Way along the Deben estuary.

6.15 Maintaining the current access to the water at Felixstowe Ferry is fundamental to the area and it will be essential that any future proposals do not restrict or prohibit access in this location. 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.



6.16 A number of houseboats are located at Felixstowe Ferry. These contribute to the unique character of the area and enhance the sense of place but will need to be carefully managed to ensure that they minimise their impact on the natural environment. Any increase in the number or impact of houseboats will need to be considered in accordance with the Deben Estuary Plan.

6.17 South of Felixstowe Ferry is the Felixstowe Ferry Golf Course which has a very open character adjacent to the sea wall. The Golf Course is also outside the Physical Limits Boundary and future development within this area will be resisted. Commercial development will be directed to other parts of the Felixstowe coastline in accordance with other policies.

6.18 The sea wall provides a public footpath which links Felixstowe Ferry with other tourist activities and communities along the sea front including further car parking opportunities. Ensuring that the footpath remains open and uninterrupted is a key objective of the AAP as well as providing a link into the England Coast Path.

#### Policy FPP17: 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 the 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 that accord with the Deben Estuary Plan 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 this 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

6.19 The Felixstowe frontage from Felixstowe Ferry Golf Club House to Cobbolds Point is characterised by the low impact uses of beach huts and traditional green open spaces on the cliff top. These non commercial tourist activities provide a more tranquil and peaceful environment which makes a significant contribution to the town and the district.



6.20 Cliff Road provides the line of the town's Physical Limits Boundary, therefore development on the cliff top which is seaward of the road is restricted. Development is restricted to activities such as car parking, beach huts, sea angling opportunities or other tourism related activities (kiosks) to ensure that the open character of the cliff top is retained and views of the sea are not obstructed. Clifflands Car Park is to be retained and enhanced where possible to provide parking opportunities which encourage traffic away from Felixstowe Ferry.

6.21 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. The 2001 Local Plan limited beach huts to certain areas of the sea front such as Cliff Road, Golf Road and The Dip which has resulted in the large number of beach huts seen in this part of Felixstowe. The AAP continues this established policy. This approach of concentrating beach huts in specific areas enables the number of beach huts in Felixstowe 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.

6.22 The area around Cobbolds Point has a unique and special character due to the large residential curtilages on the cliff top. As such it is identified on the Policies Map as an area to be protected from development (Policy FPP28). The large residential curtilages in this area are within the Physical Limits Boundary, but sub division of these curtilages will be resisted unless in exceptional circumstances. In this area there is no promenade which severely restricts public access, apart from when on the beach. Opportunities to continue the promenade as part of the England Coast Path should be explored with Natural England.

#### **Policy FPP18: 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. Continuation of the promenade in this area should be explored as part of the England Coast Path.**

**Traditional beach huts and gardens provide a tranquil and unique character which needs 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 will be 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 the Spa Pavilion**

- 6.23 South west of Cobbolds Point, commercial tourism activities are again prominent with beach huts, ice cream kiosks, holiday accommodation and eating establishments which support tourism in Felixstowe. Within this area proposals which contribute to tourist and commercial activities will be welcomed where they do not have a detrimental impact on the surrounding residential areas.
- 6.24 The Spa Gardens are a major tourist attraction for the town, providing a high quality environment that respects the traditional character of this area. Major investment to improve the formal seaside gardens and open space was completed in August 2015. The AAP will seek to retain the character of these gardens and resist inappropriate development in this area.
- 6.25 The Spa Pavilion has traditionally played a significant role in the tourist and cultural attractions in Felixstowe. The Spa Pavilion reopened in November 2015 with a full programme of activities which will provide a significant boost to tourist activities and the cultural attractions in Felixstowe.

#### **Policy FPP19: 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 in exceptional circumstances, such as providing significant economic benefits to the resort.**

## Spa Pavilion to Martello Park

- 6.26 The part of the sea front stretching from the Spa Pavilion to the public open space at Martello Park is an area where the traditional high impact, more vibrant and active uses are focused in Felixstowe. The area provides a number of traditional seaside uses such as amusement arcades, crazy golf, fairground rides, Pier head and Leisure Centre alongside numerous food and drink establishments and café culture. The mix of uses along this section of the sea front provides attractions for residents and visitors.
- 6.27 Adjacent to Sea Road and Undercliff Road West, are numerous residential streets which provide a mix of permanent homes 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.
- 6.28 Bent Hill and Convalescent Hill provide links between the sea front and the town centre. Opportunities to further enhance Bent Hill and improve links with the town centre will be welcomed to ensure that the commercial activities (both tourist and retail) in Felixstowe extend to locations such as the Railway Station, shops and restaurants in the town.
- 
- 6.29 The existing surface car park at Convalescent Hill provides an opportunity for redevelopment which could complement the tourism uses within Felixstowe. Redevelopment opportunities which come forward will need to be considered against the principles of sustainable development and ensure that proposals have a positive impact on the area whilst still retaining the existing number of car parking spaces. Policy FPP23 considers car parking across the Felixstowe Peninsula and allows for the redevelopment of car parks in specific circumstances.
- 6.30 Local Plan Saved Policy AP201 outlined the important contribution that the Sea Road frontage makes to the health and vitality of the resort and that recreation, tourist, and leisure activities are the most suitable in this location. Maintaining the active frontages on Sea Road is fundamental to the tourist industry in Felixstowe and the AAP seeks to continue this policy position.
- 6.31 Commercial frontages with a focus on tourist activity support the district's economy and a mix of uses which complement one another will ensure that the Core Strategy objective for all year round tourism is achieved. Commercial activity is essential on the ground floor and

the Council's preference is for other tourism and commercial related uses on the upper floor. Where this is not possible or viability dictates otherwise, residential development will be welcomed on upper floors. Uses which do not provide an active frontage on the ground floor will be resisted and directed to other parts of the Felixstowe sea front unless exceptional circumstances are demonstrated.

- 6.32 The Pier head and the Leisure Centre provide the anchors to ensure all year round tourism. These facilities and their central location are fundamental to the success of the Felixstowe sea front and proposals which seek to retain and enhance these attractions will be supported.



### Policy FPP20: Spa Pavilion to Martello Park

**The Council will support and promote, high intensity tourist uses in the area between the Spa Pavilion and Martello Park, 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 future proposals which maintain the active commercial frontage will need to be of a high quality design respecting the town's heritage to complement the rest of the resort and tourism uses in Felixstowe. 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 floors or at the rear of sites.**

**The provision of beach huts will be carefully monitored and limited to those which currently exist. Any increased provision will be directed towards other parts of the sea front (namely Felixstowe Ferry Golf Club to Cobbolds Point Policy FPP18) as appropriate.**

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

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



## Martello Park to Landguard

6.33 The Landguard Peninsula is an area of contrast with the Scheduled Ancient 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.



6.34 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 continued activities are not detrimental to one another or the Felixstowe Peninsula as a whole.

6.35 The Landguard Partnership is a long standing partnership between key players involved with the Landguard Peninsula. The partners 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).

6.36 The Landguard Partnership has published the Landguard Strategy 2010-2015, Heritage Impact Assessment and Conservation Statements to provide a long term framework for the future management and development of this highly valued coastal peninsula. These documents recognise the very special qualities of the area and the unique inter-relationships between history, nature and commerce all of which are of importance locally, nationally and internationally.



6.37 Through the Landguard Partnership, the Council was able to secure improved opportunity for public viewing of the Port of Felixstowe and the recent introduction of the temporary visitor centre as part of the Port of Felixstowe redevelopment in recent years. These additions, secured through a section 106 agreement attached to the planning permission, have increased the number of visitors to this part of Felixstowe which has put pressure on the car parking spaces available.

6.38 Any future redevelopment of the Port in locations adjacent to Landguard will need to be carefully considered in partnership with the Landguard Partnership. The partnership will

have an important role in considering mitigation measures necessary to ensure that these proposals do not have a detrimental impact on the Scheduled Ancient Monument and environmental designations.

**Policy FPP21: 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 Ancient Monument, and maintaining the favourable condition of the SSSI and the Local Nature Reserve.**

**Uses which are sympathetic to the unique landscape and Scheduled Ancient 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 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.**

**Access to the Deben and Orwell Estuaries**

6.39 The Habitats Regulations Appropriate Assessment work undertaken in support of the Core Strategy concluded that there would be a need to mitigate the recreational impact on the Deben and Orwell Estuaries of additional people from new housing development. Both estuaries are of international importance for birds and designated as Special Protection Areas (European site). The main concern was an increase in disturbance to wildlife linked to people walking their dogs and the potential increased recreational use of the estuaries for example from sailing or jet-skiing.



Source: Landguard Partnership

6.40 Core Strategy Policies SP20 and SP21 require specific mitigation measures in respect of strategic housing growth proposed in the East of Ipswich and Felixstowe areas respectively. This includes the provision of alternative public open space attractive for daily dog walking and visitor management measures. One way that planning policy can assist with managing visitor access is to ensure that new vehicle parking (parking provision whether publicly or privately owned (e.g. a church car park) which is available for wider public use) will only be permitted where it can be demonstrated that it would not result in an increase in activity likely to have a significant effect upon a European site either on its own or in combination with other uses. It is to be expected that new parking provision in areas which are already

well used such as Felixstowe seafront, or Felixstowe Ferry for example, would have a more limited effect than the provision of a new car park in a more tranquil and less visited part of the estuaries. The evidence considered in the Core Strategy Appropriate Assessment identified a 1km buffer from the boundary of the 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. The following policy therefore adopts the same 1km buffer to remain consistent with strategic policies.

- 6.41 An estuary plan for the River Deben has been produced by the Deben Estuary Partnership together with the Environment Agency and the Suffolk Coasts and Heaths AONB Unit. Suffolk Coastal District Council, as the planning authority, has endorsed the Plan in the context of Local Plan Policy SP30 - The Coastal Zone. The Deben Estuary Plan is a material consideration in the determination of relevant planning applications.



- 6.42 In addition to the following policy, other visitor management measures will be investigated as part of the 'Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council' which is due for completion by March 2017. The Strategy will also review and monitor the effectiveness of this approach and any amendments deemed necessary will be made accordingly.

#### Policy FPP22: Visitor Management – European Sites

**The District 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 (European site). Accordingly, as part of the visitor management mitigation measures identified as necessary to implement the policies in the Core Strategy (particularly those related to new housing provision), applications for new car parking provision (defined as car parking spaces whether publicly or privately owned which are available for wider public use) located within 1km of the boundary of an internationally designated nature conservation site will only be permitted where it can be demonstrated that they will not result in an increase in activity likely to have a significant effect upon a European site either on their own, or in combination with other uses. Such proposals will therefore need to be subject to a project level Habitats Regulations Assessment (HRA).**

**Similarly, any proposed improvements to existing access points or the provision of new access points direct into the estuary, such as slipways or jetties will need to demonstrate, by undertaking a HRA that they will not result in an increase in activity likely to have a significant effect upon a European site either on their own or in combination with other uses.**

## Car Parking

- 6.43 Car parking in Felixstowe can be an issue at peak times like many seaside towns. During the peak periods, the car parks across the Felixstowe Peninsula reach capacity and result in visitors having to make use of on street parking opportunities or other temporary facilities.
- 6.44 Currently there are a number of car parks across the Felixstowe Peninsula within the defined Physical Limits Boundary which may provide a redevelopment opportunity to enhance the townscape. When redevelopment opportunities come forward it will be essential that the proposal provides, as a minimum, the same amount of car parking provision in the same location as that which is lost through the redevelopment.
- 6.45 Redevelopment which provides the same amount of car parking, along with an active frontage will be supported where this delivers a high quality design which complements the surrounding townscape, uses and character of the area.

### Policy FPP23: Car Parking

**Redevelopment of surface level car parking sites within the Physical Limits Boundary will be supported where the proposal provides, as a minimum, the same level of visitor car parking provision at the same location as currently available.**

**Proposals which provide active frontages and commercial uses will be supported where these are of a high quality design, in keeping with the surrounding townscape and character of the area. Proposals which include an element of residential development will also be supported where the appropriate level of residential parking can be provided on site.**

## Holiday Accommodation

- 6.46 Felixstowe is a popular seaside destination with a variety of accommodation available. In order to promote all year round tourism as included in Objective 6 of the Core Strategy, the further provision of appropriate holiday accommodation is necessary across the district. Accommodation opportunities come in a variety of forms from large hotels, to small scale bed and breakfast establishments, to caravan and camping parks, many of which are in the Felixstowe Peninsula. The AAP will encourage the improved provision of holiday accommodation to further strengthen Felixstowe as a tourist destination.
- 6.47 Planning permissions have been granted for redevelopment of sites, such as Premier Inn and the Marlborough Hotel which support the existing range of accommodation across the Felixstowe Peninsula. Maintaining the level of holiday accommodation is important to

support tourist activities within the resort but these opportunities do not need to be confined to sea front locations.

- 6.48 The 2001 Local Plan included a policy relating to the “Encouragement of Holiday Accommodation” (AP195) which only applied to a specific part of Felixstowe. Although the principles of the policy are relevant, the AAP extends the policy to promote holiday accommodation in appropriate locations across the Felixstowe Peninsula.
- 6.49 Proposals for new holiday accommodation will be welcomed primarily within Physical Limits Boundaries. Proposals will need to take into account the impact on residential amenity and ensure adequate off street parking provision is delivered alongside any new development.
- 6.50 Felixstowe has a number of caravan parks which provide tourist accommodation for the resort. Caravan Parks and Holiday Villages provide a different type of tourist accommodation from hotels and guest houses which are found in other parts of the town but their contribution to the local economy is not to be underestimated.
- 6.51 Caravan Parks and Holiday Village type accommodation currently exists at Walton Avenue, Carr Road and Manor Terrace. These sites are established and surrounded by existing land uses which potentially limits any future expansion of these sites. As a result, future expansion of these sites will be resisted unless the need for additional areas can be justified through appropriate evidence.
- 6.52 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 arrangements and the living conditions of neighbouring residents. Flood mitigation will also be a key consideration as large parts of these sites are in areas at risk from flooding.

#### Policy FPP24: Holiday Accommodation

**The need to strengthen Felixstowe as a seaside destination is recognised. Holiday accommodation will be encouraged and supported across the Felixstowe Peninsula 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 in other locations across the Felixstowe Peninsula such as the town centre where they are of a high design standard and do not have a detrimental impact on residential amenity.**

**The AAP will seek to retain the existing caravan park and holiday village uses across the Felixstowe Peninsula. 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:**

- **Do not have a detrimental impact on highway and access arrangements,**

- **Are of a scale and size in keeping with the existing caravan park or holiday village,**
- **No material adverse impact on the environment or residential amenity,**
- **Include flood mitigation measures.**



# ENVIRONMENT

## 7. Environment

- 7.01 The high quality of the district's environment cannot be underestimated and is a key factor in what makes the area special. It is important to the quality of life of residents and businesses; it is an important element in the districts tourism offer; it makes a significant contribution to international biodiversity; and it is increasingly a destination for film and TV. Minimising the impact of new development on sites identified as internationally important for nature conservation is a critical part of the AAP.
- 7.02 The Felixstowe Peninsula is characterised by the North Sea and the estuaries of the River Deben and the River Orwell, the Suffolk Coast and Heaths AONB and the Heritage Coast. The Core Strategy highlights the importance of high quality agricultural land to the north of Felixstowe and the surrounding countryside which where possible is to be protected.

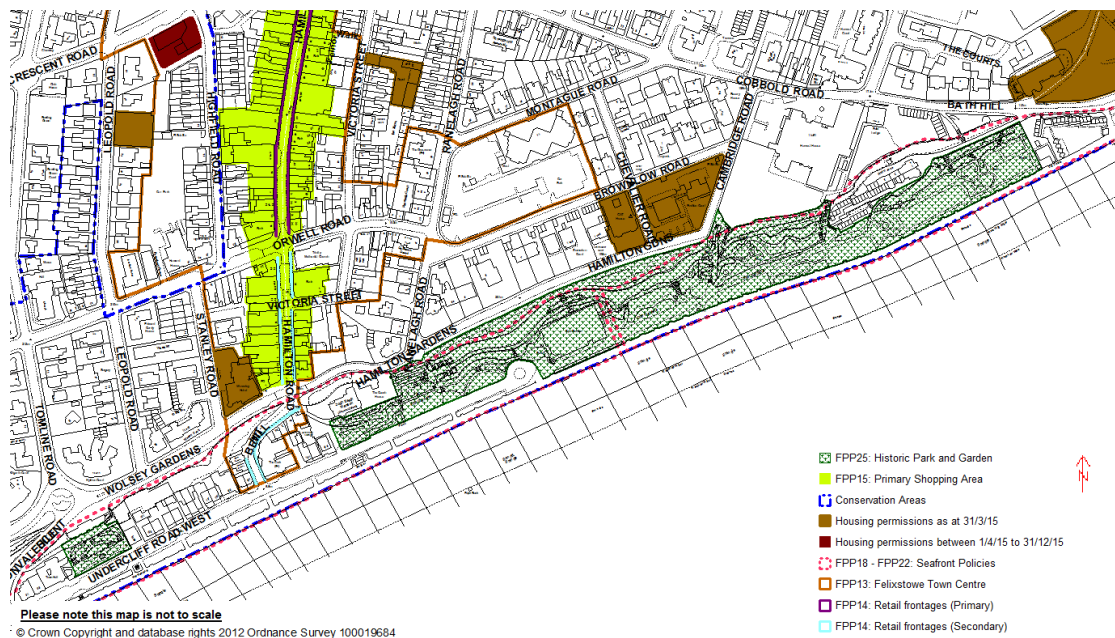
### Historic Environment – Heritage Assets

- 7.03 The NPPF defines Heritage Asset as: "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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."
- 7.04 The Felixstowe Area has a rich and diverse archaeological landscape. The river valleys, in particular, are topographically favourable for early occupation of all periods. The distinctive character of the historic environment includes coastal archaeology of all periods, upstanding prehistoric burial tumuli on the open heathlands around the eastern margins of Ipswich and on the Felixstowe Peninsula, the remains of a Roman small town at Felixstowe, medieval historic villages with both above and below ground heritage assets, and the strategically placed, Napoleonic Martello towers. These are among over 7,300 sites of archaeological interest currently recorded in the Suffolk Historic Environment Record for Suffolk Coastal.
- 7.05 Suffolk County Council Archaeological Service routinely advises that there should be early consultation on the Historic Environment Record and assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments, in order that the requirements of the National Planning Policy Framework are met with regards to designated and non-designated heritage assets.
- 7.06 Suffolk Coastal contains a significant number of designated heritage assets including over 2,500 listed buildings and 34 Conservation Areas.
- 7.07 Within the Felixstowe Peninsula, two Conservation Areas have been designated. The Felixstowe Conservation Area was originally designated in June 1975. The Conservation Area was subsequently amended and reviewed and the area designated on the Policies Map was confirmed in April 1995.



- 7.08 The Felixstowe South Conservation Area was designated in June 2009 to extend the protection given to the town’s important Late Victorian and Edwardian architectural heritage as a seaside resort. The second Conservation Area adjoins the larger Conservation Area and is also seen on the Policies Map accompanying the AAP.
- 7.09 Along with Conservation Area Appraisals, the Core Strategy Policies of SP15 and DM21 provide the Council’s strategy for Landscape and Townscape across the district and this is in accordance with the NPPF. Historic England also publishes guidance on the historic environment across the district. It is not therefore considered necessary to provide additional local policies for designated heritage assets within the AAP.
- 7.10 Conservation Area Appraisals 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. Conservation Areas are delineated on the Policies Map.
- 7.11 However, 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. Any future designations or amendments to Conservation Areas following updated appraisals will be made to the Policies Map following adoption of this document.

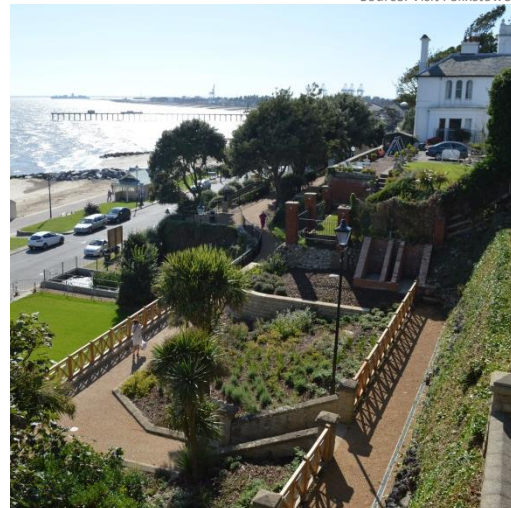
### Historic Parks and Gardens



- 7.12 The 2001 Local Plan Policy AP4 identified a number of historic parklands and gardens across the district with further detail being provided in Supplementary Planning Guidance (SPG) 6. The majority of these areas are outside of the Felixstowe Peninsula and are covered in the Site Allocations and Area Specific Policies Development Plan Document.

7.13 Within the Felixstowe Peninsula, the only historic park and garden identified by the Local Plan was the Spa Gardens and Town Hall Gardens. The AAP will retain this designation, the extent of which is shown on the Policies Map.

7.14 Whilst the detailed survey work undertaken to define the historic parks and gardens was completed in 1995, the Council remains of the view that the boundaries shown in the SPG remain valid. A more detailed consideration of the boundaries will be undertaken as part of the update of the SPG6.



### Policy FPP25: Historic Parks and Gardens

**Within the Felixstowe Peninsula “Spa Gardens and Town Hall Gardens” are included in the National Register of Parks and Gardens of Special Historic Interest compiled by Historic England and Designated Heritage Assets status.**

**The District Council will encourage the preservation and or enhancement of this park and garden 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 (as updated).**

### Locally Listed Buildings and Features

7.15 The Felixstowe Peninsula, like the rest of the district, contains a large number of buildings and features which are not specifically designated as being of national historic or architectural importance, but are nonetheless considered to be important locally.

7.16 To help determine whether or not buildings should be identified as a non-designated heritage asset the Council has developed and adopted a set of criteria as technical guidance. The criteria provide a clear reference to understand how significance is identified in respect of buildings of local interest. The criteria were adopted by the Council on 6<sup>th</sup> October 2015.

7.17 Buildings or features which have been assessed by the criteria and qualify as a non-designated heritage asset will be added to a district wide public register of non-designated heritage assets. Together with consideration of Core Strategy Policy SP15 and Core Strategy Policy DM21, designation of a building or feature as a non-designated heritage asset is a

material consideration in the determination of planning applications which may have an impact on that asset.

### Special Landscape Areas

- 7.18 Special Landscape Areas (SLAs) are a county wide designation that has been in places since at least 2000. The Special Landscape Areas are shown on the Policies Maps. They are areas with special landscape attributes which are particularly vulnerable to change. They include some river valleys which still possess traditional grazing meadows and marshes with their hedgerows, dykes and associated flora and fauna and Historic Parklands. Within Suffolk Coastal, the valleys of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere Ore and Yox together with their tributaries have been identified as special.
- 7.19 In these areas, development will only be acceptable where it does not have a material adverse impact on the qualities which make the landscape special.
- 7.20 Any review of the SLAs will require a county wide approach which is beyond the remit of the Felixstowe Peninsula Area Action Plan (or the Site Allocations and Area Specific Policies Development Plan Document). It is however a matter which will be addressed as part of the wider Local Plan Review and the cross boundary working and associated evidence gathering.
- 7.21 Within the Felixstowe Peninsula, the SLA only extends to land around the villages of Bucklesham and Kirton and the tributaries which feed the River Deben.

#### Policy FPP26: Special Landscape Areas

**The valleys and tributaries of the River Deben and Gardens of Historic or Landscape Interest identified in Policy FPP25 are designated as Special Landscape Areas and shown on the Policies Map. Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable landscape improvements should be included as an integral part of the development proposal.**

### Access to the countryside

- 7.22 Access to the countryside and the open spaces beyond the urban areas is an essential part of creating sustainable communities and it is for the AAP to ensure that appropriate linkages are in place by making use of the existing Public Rights of Way Network. Additional residential development across the Felixstowe Peninsula will place greater pressure on areas such as the River Deben and River Orwell Estuaries and Special Protection Areas, unless targeted mitigation measures are put in place as outlined in the Deben Estuary Plan.



- 7.23 Mitigating the impact of future development on the Special Protection Areas, particularly on the Deben and Orwell Estuaries for the Felixstowe Peninsula is a key consideration and the AAP will seek to increase opportunities for recreation elsewhere. Natural England have identified that the impact comes primarily from dog walkers who use the estuaries and river banks which is detrimental to these areas and Policy FPP22 provides further detail with regards to the Special Protection Areas.
- 7.24 Suffolk Coastal District Council in partnership with Ipswich Borough, Babergh and Mid Suffolk District Councils has recently updated the Haven Gateway Green Infrastructure Study.
- 7.25 The updated study identified that there is a deficit in green infrastructure in north Felixstowe, Trimley St Mary and Trimley St Martin, which would need to be addressed through new development. The study also identified a qualitative deficit, specifically in relation to the provision of woodland.
- 7.26 Green infrastructure will be provided in accordance with the Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council. The strategy is being prepared and is due for completion with subsequent adoption by March 2017. As well as on site provision, ensuring that new developments are linked in to the existing network of footpaths and cycle paths allows for greater access to the countryside and the potential to divert access away from Special Protection Areas.

#### Policy FPP27: Access to the Countryside

**Proposals which provide for the new provision of green infrastructure in the Felixstowe Peninsula will be encouraged where these are well related to existing communities, offer good accessibility to existing Public Rights of Way Networks, connected to existing provision and provide alternative and accessible natural green space opportunities.**

**Proposals for new residential development in the Felixstowe Peninsula will be required to make provision of accessible natural green spaces as agreed by the District Council in conjunction with Natural England. Proposals for stand alone projects will also be supported where these are well related to the local community.**

#### Areas to be protected from development

- 7.27 The 2001 Local Plan identified a large number of areas across the district that are protected from development because they make an important contribution to the setting or character of a Town, Village or the surrounding countryside. Areas to be protected from development are necessary to resist any infilling or development that could be detrimental to the character, spacing or density of a particular area. Local Plan Saved Policy AP28 outlined the approach to these areas and the principles of the policy will be retained in the AAP.

7.28 The designation of areas to be protected from development are in the AAP is in accordance with Core Strategy Policy SP15 as they all make “an important contribution to a particular location in their undeveloped form”.



7.29 The 2001 Local Plan identified four areas across the Felixstowe Peninsula to be protected from development. The AAP carries forward these areas because they are still considered to make an

important contribution to the setting and character of the individual settlements. They are:

- Cobbolds Point, Felixstowe.
- Peewit Hill, Felixstowe.
- The Old Rectory, Kirton
- The War Memorial and Falkenham Church, Falkenham Road.

7.30 Alongside the areas to be protected from development retained from the 2001 Local Plan, there are two further areas to be protected in Trimley St Mary which serve to resist settlement coalescence. These can be seen on the Policies Map.

7.31 Residential allocations in Felixstowe (Policy FPP4), Trimley St Mary (Policy FPP8) and Trimley St Martin (Policy FPP7) could result in settlement coalescence without new areas identified to maintain separation between settlements. The introduction of areas to be protected from development adjacent to these residential allocations will reinforce the separation between Trimley St Mary, Trimley St Martin and Felixstowe, thereby assisting in protecting the individual character of these settlements.

7.32 Land north of Thurmans Lane in Trimley St Mary is therefore identified as a new area to be protected from development to resist further expansion of Trimley St Mary and Trimley St Martin in this location. Historic England has advised that development in this area may have an adverse impact on the setting of listed buildings and support protecting this area from development.

7.33 Land south of High Road, Trimley St Mary and west of the A14 Dock Spur is also identified as a new area to be protected from development. The site is currently part allotments and part natural greenspace which provides access to footpaths and the rights of way network. The site was designated under the 2001 Local Plan Policy AP171 as an area where the open character was to be protected from development. Although covered by an individual policy in the 2001 Local Plan, the principles of resisting development in this area are similar and therefore the AAP proposes a new area to be protected from development in this location.

**Policy FPP28: 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. Accordingly, development within these areas will be severely restricted.**

**Land around Trimley St Mary is to be protected from development to maintain the settlement separation between the communities of Trimley St Mary, Trimley St Martin and Felixstowe. Small scale development will only be permitted in these locations where the character of the area, setting of the listed buildings and settlement coalescence is not compromised.**



# OTHER ISSUES

## 8. Other Issues

### Coastal Change Management Areas and flooding

- 8.01 The NPPF encourages local planning authorities to reduce the risk from coastal change by avoiding inappropriate development in vulnerable areas through the identification of Coastal Change Management Areas. The NPPG outlines that a Coastal Change Management Area “will only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change.” Coastal Change Management Areas will not need to be defined where the Shoreline Management Plan Policy is to hold or advance the line for the whole period covered by the plan.
- 8.02 The anticipated line of the coast line in 100 years is identified in the Shoreline Management Plan (SMP) covering Lowestoft Ness to Felixstowe Landguard Point published in January 2010. The SMP provides a large scale assessment of the risks associated with coastal change and a policy framework to address the risks to people, developments and the environment and an approach for managing these risks over the next 100 years. For the Felixstowe Peninsula the SMP splits the coastline into various sections from the mouth of the River Deben to Landguard. In each of these sections, the SMP policy is to “Hold the Line” up to 2105 which is a long term response to management where defences are maintained with potential need for improvement to groynes and addressing undermining. The one exception is the area at Landguard common where the SMP proposes “Managed Realignment”. Here the overall long term aim is to support natural development in such a manner as to enhance the ecological function while attempting to derive more sustainable natural defences.
- 8.03 Because the SMP policy is to primarily “hold the line”<sup>15</sup> along the Felixstowe coast line, the Council do not consider it appropriate to introduce a Coastal Change Management Area for the Felixstowe Peninsula. A Coastal Change Management Area is there to ensure that any future development in areas at risk from coastal erosion is carefully considered and criteria are used as the basis for making decisions. Elsewhere in Suffolk Coastal, there is a need for Coastal Change Management Areas and these will be covered by the Site Allocations and Area Specific Policies document.
- 8.04 A section of the Deben Estuary is included in the Felixstowe Peninsula Area Action Plan. More information can be found in the Deben Estuary Plan regarding flood defence issues which apply to the mouth and lower reaches of the river. The Environment Agency has endorsed the Deben Estuary Plan as the principal strategic plan for flood risk management in the estuary.

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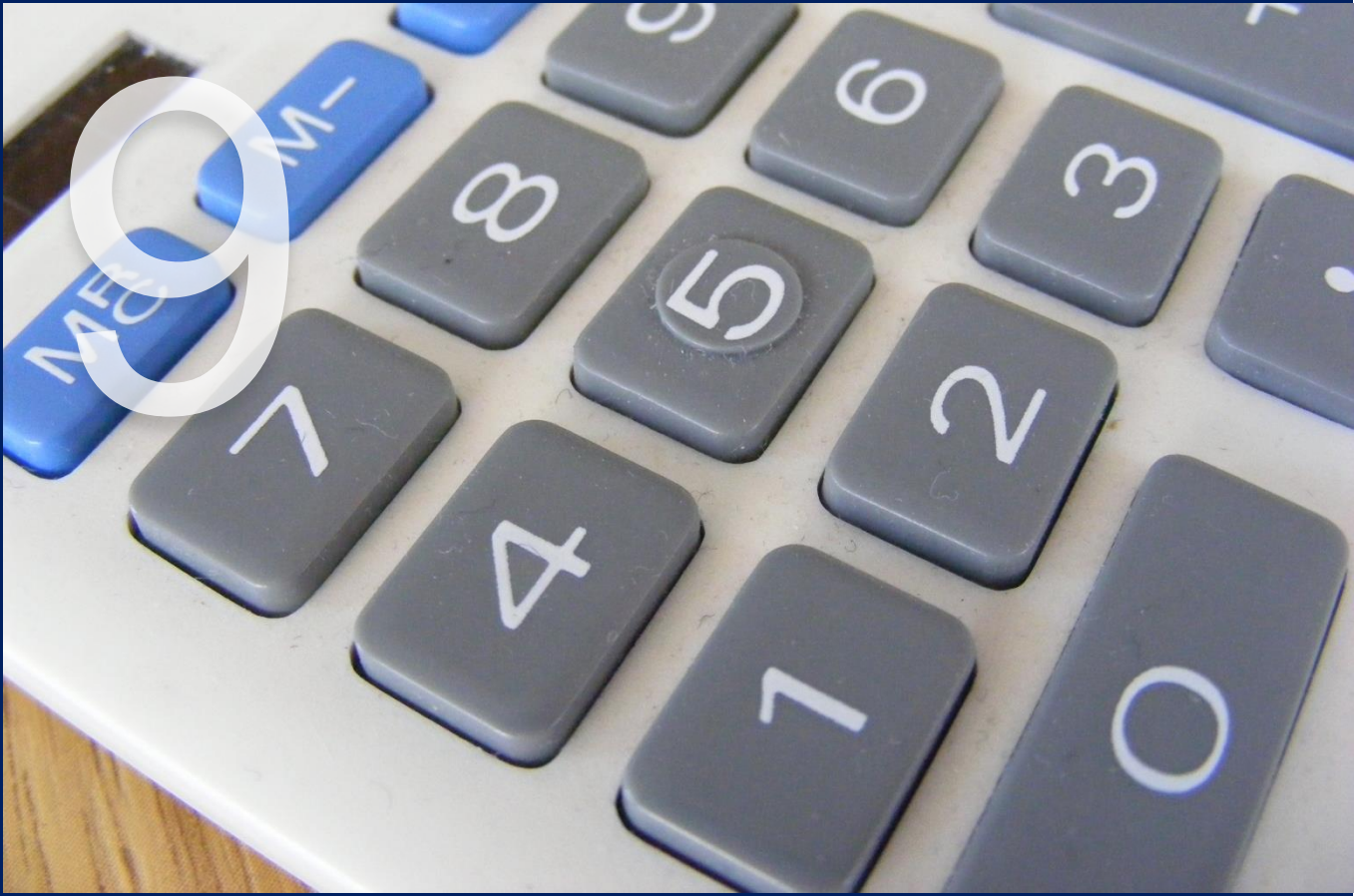
<sup>15</sup> Hold the line may be subject to appropriate funding being received from either public or private sources, including landowners.



- 8.05 Large areas of the Felixstowe Peninsula are at risk from flooding and the Environment Agency have published flood zone maps which are an important material consideration for the production of the AAP as well as the determination of planning applications.
- 8.06 Although large parts of the Felixstowe Peninsula are protected from coastal flooding, flooding from the River Deben and the River Orwell is an issue which needs to be addressed through flood management measures. The AAP follows the NPPF and the Core Strategy in that development is directed away from areas at risk from flooding. The NPPG outlines that “The general approach is designed to ensure that areas at little or no risk of flooding from any course are developed in preference to areas at higher risk. The aim should be to keep development out of flood zone 2 and flood zone 3 and other areas affected by other sources of flooding where possible. The NPPG encourages the sequential, risk based approach to the location of development. By paying particular attention to and following the sequential approach, it will help to ensure that development can be safely and sustainably delivered and sites which are inappropriate on flood risk grounds are not promoted.
- 8.07 More homes are at risk from surface water, groundwater or sewer flooding, which is much harder to predict than river or coastal flooding. The Council will continue to work with partners such as Environment Agency, Anglian Water and Suffolk County Council who all have some statutory responsibilities for flooding. Alongside these partners, many of the buildings which are in areas at risk from flooding are likely to be of historic interest. Historic England have produced guidance on flooding issues and opportunities of climate change and flooding relating to Historic Environment which was published in April 2015<sup>16</sup>.
- 8.08 The AAP does not propose any future development or intensification on sites which are within the flood zone with the exception of one site to accommodate a mixed use residential scheme partly within floodzone 2 and wholly within floodzone 3; the mixed use residential scheme which delivers an active commercial ground floor frontage is proposed on Sea Road but this is considered to be appropriate because only part of the site is within the flood zone and any issues can be overcome through mitigation and on site design.
- 8.09 Should any future proposals for redevelopment of sites within the flood zone come forward, it will be necessary for the applicant, to consider the introduction of further flood mitigation measures along the River Orwell and in areas adjacent to the existing Port of Felixstowe. Any proposals on sites which are within a flood zone will need to ensure that mitigation measures are taken into account as part of the design as well as ensuring that occupants have a safe internal route of escape to first floor level.

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<sup>16</sup> <http://historicengland.org.uk/images-books/publications/flooding-and-historic-buildings-2ednrev/>



# DELIVERY AND MONITORING

## 9. Delivery and Monitoring

- 9.01 The Felixstowe Peninsula Area Action Plan supports the targets and strategic policies outlined within the Core Strategy (adopted July 2013). It is the role of the AAP to provide the site specific details and policies to enable the deliver of sustainable communities across the Felixstowe Peninsula through guiding future development and growth up to 2027.
- 9.02 The Core Strategy provides the overall vision and strategic policies for the future of the district and the AAP builds on these to provide a vision for the Felixstowe Peninsula and 14 objectives alongside a range of site specific policies.
- 9.03 Central to the plan making system is the issue of deliverability. In order to be effective Local Plan documents must be deliverable. The Council has continually engaged with landowners and developers thorough public consultation and further discussions regarding aspirations and viability of sites. As a result, the Council is confident that all sites identified will be delivered in a timely fashion during the plan period. All sites need to be in conformity with the Core Strategy, the NPPF and contribute towards the delivery of sustainable development across the district.
- 9.04 To deliver the AAP it is essential that the Council continues to work in partnership with a range of partners in the public, private and community/voluntary sectors. Partners such as Suffolk County Council, town and parish councils, land owners, developers, utility companies and service providers such as NHS England all need to be engaged and motivated to ensure that the AAP successfully delivers sustainable communities. The delivery framework below highlights the partners that are likely to be involved with the delivery of each allocation together with risks to delivery and proposed mitigation and measures of contingency.
- 9.05 The vision and objectives of the AAP will only be realised through significant investment in infrastructure to benefit existing local residents, business and communities across the Felixstowe Peninsula. Without the required infrastructure new development will not be brought forward and the future growth and development of the Felixstowe Peninsula will be put at risk.
- 9.06 The provision of infrastructure across the district will be delivered through funds that come about via a number of different mechanisms, including:
- Community Infrastructure Levy. In July 2015, Suffolk Coastal introduced the Community Infrastructure Levy (CIL) Charging Schedule. Funds raised through CIL will be used to deliver infrastructure across the district alongside future growth in accordance with the Regulation 123 List. The Regulation 123 List details the types of infrastructure the Council can choose to spend CIL funds on.
  - Section 106 contributions. Section 106 contributions are used to contribute towards the provision of infrastructure in relation to site specific

requirements. They were the common approach before the introduction of CIL and will now only be used to meet site specific needs which are outside of the CIL process.

- Government funding. From time to time funds are available from sources such as the Homes and Communities Agency, New Homes Bonus or through the Devolution process which the local authorities across Suffolk and Norfolk are currently exploring.
- Funding from partners. In order to meet statutory duties, it is anticipated that funding will be made available to provide infrastructure from partners such as Suffolk County Council in respect of the Local Transport Plan or education provision. Sources of funding may also become available through the New Anglia Local Enterprise Partnership or agencies such as NHS England, Clinical Commissioning Group or Anglian Water and their Asset Management Plans which the Council may benefit from if opportunities allow over the plan period.
- Other sources of funding. There are also a number of other national and international sources of funding that exist or may become available over the plan period, such as Heritage Lottery Fund or European Funds.

9.07 Table 6.1 of the Core Strategy outlines the level of infrastructure necessary for growth and development across the district. Some of these items relate specifically to the Felixstowe Peninsula and where relevant these are carried forward into the AAP.

9.08 The Council also undertook an infrastructure study to accompany work on the Community Infrastructure Levy (CIL) in 2014 which has also informed the infrastructure requirements for the AAP.

9.09 The Infrastructure framework over the page indicates:

- The required infrastructure project and the site(s) that it relates to,
- The responsible agencies that will bring the project forward,
- Whether or not the project is critical to unlock site(s) for development or whether it is an essential item that will be needed as the site is built out,
- Phasing of the project,
- Any associated initiatives or parallel work that is needed to deliver the project,
- Level of risk and any mitigation measures required,
- Indicative sources of funding.

9.10 Suffolk Coastal District Council continually monitors the progress of the Core Strategy and the saved policies from the 2001 Local Plan in the Authority Monitoring Report (AMR). The AMR records the Council's progress against the targets within the Core Strategy as well as the changes across the district over the last monitoring year. Like most local authorities, Suffolk Coastal have been publishing an AMR since the monitoring year 2004/05 which provides a long term evidence base against a variety of indicators.

- 9.11 The information published in the AMRs is valuable and allows the Council to measure the successes of the adopted approach as well as observing past trends which inform future planning policies. If through the monitoring process the Council's planning policies are not being delivered, consideration will be given to revising the plan or elements of the plan accordingly. Where targets and milestones are not being met, the Council will detail reasons why within future AMRs.
- 9.12 The Monitoring Framework table outlines how the performance of the AAP will be monitored and where possible will seek to use the same targets and indicators as those seen in the Core Strategy for consistency and to avoid duplication of monitoring. As the plan progresses it may be appropriate to modify the indicators and monitoring targets to take account of changing priorities and objectives. Should this need arise, the Council will provide full justification as part of subsequent AMRs.

### Housing Trajectory

- 9.13 The AAP outlines the level of housing growth expected over the plan period for the communities within the Felixstowe Peninsula. The delivery of housing across through the AAP will contribute towards the overall housing growth of the district as outlined in the Core Strategy. For that reason, the housing trajectory provided alongside the Delivery Framework includes information for the entire district.

### Review of the Plan.

- 9.14 The Council is committed to an early review of the Core Strategy which has already begun through partnership working with neighbouring authorities. The local authorities which make up the Ipswich Policy Area have committed to undertaking an aligned/joint Local Plan Review with work on Issues and Options due to commence at the end of 2016. An aligned/joint Local Plan Review provides opportunity for the local authorities to jointly consider up to date needs and requirements on a wider geographic area in accordance with the Duty to Cooperate.

## Infrastructure Framework

Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
All residential sites	Requirement for new primary school provision (2.1ha, 210 places)	Suffolk County Council	Essential	Post 2020/2021	Housing delivery has to be delayed because a site for a new primary school is not identified to meet the need.	Extend Trimley St Martin Primary School.  Allocate a site as part of the early aligned/joint Local Plan Review.	Developer Contributions, Suffolk County Council
All residential sites	Requirement for increased provision of early years education	Suffolk County Council, Private business	Essential	On-going	Insufficient capacity for early years education is provided.	Work closely with Suffolk County Council to consider opportunities.  Allocate a site as part of the early aligned/joint Local Plan Review.	CIL, Suffolk County Council, Private
All residential sites	Potential enhancements to local road network, including cycling and pedestrian facilities.	Suffolk County Council Highways England, Landowners	Essential	On-going	Long term development and growth of the Felixstowe Peninsula will be limited without enhancements.	Ensure close working with Suffolk County Council and New Anglia LEP to identify funding sources.	Local Transport Plan, CIL
All residential sites	Library Provision	Suffolk County Council.	Desirable	On-going	Library needs of the whole community	None	CIL, Suffolk County

Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
					may not be met without increased provision.		Council
All residential sites	Health Infrastructure	NHS England	Essential	On-going	Lack of investment and improvements needed to meet the requirements/needs of the growth planned	Phase housing development as necessary.	NHS England CIL
All residential sites	Allotments	Developers, Suffolk Coastal District Council, Felixstowe Town Council,	Desirable	On-going	Lack of provision to meet the demand from new developments and increased population.	None	CIL
All residential sites	Increased cemetery provision	Landowners, Suffolk Coastal District Council, Town and Parish Councils	Desirable	On-going	Lack of provision to meet the needs of the increased population.	Work with Town and Parish Councils to identify an appropriate site.	CIL Town and Parish Councils
All development sites	Children’s play areas and youth facilities.	Developers	Essential	On-going	Lack of play space and open space is a limited risk as other facilities exist across the Peninsula.	Provision of play areas and areas of open space expected on site alongside residential development and CIL addresses on going maintenance.	Developer
All	Sports Pitches	Suffolk Coastal	Desirable	On-going	Level of provision	Work with local	Developer,

Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
development sites		District Council, Sport England, Felixstowe Town Council			across the Felixstowe Peninsula would be below national standards.	sports group to maximise use of existing sites.	CIL, Sport England Funding
All development sites	Community Centres / Buildings	Developers, Suffolk Coastal District Council, Town and Parish Councils,	Desirable	On-going	The community centre needs for the new population are not met.	Work with local communities, Town and Parish Councils to maximise use of existing provision.	Developer, CIL, Town and Parish Councils
All development sites	Green Infrastructure	Developers, Suffolk Coastal District Council, Suffolk County Council, Town and Parish Councils	Essential	On-going	Unsatisfactory access to countryside and green infrastructure links may place greater pressure on the Special Protection Areas.	Recreational Avoidance and Mitigation Strategy to be prepared for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council and adopted by March 2017. Phase housing development as necessary.	Developer, CIL, Town and Parish Councils
All development sites	Improvements and upgrades to the Public Rights of Way Network	Developers, Suffolk County Council,	Essential	On-going	Quality of network is reduced which then impacts on residential amenity.	Work with Suffolk County Council to ensure Public Rights of Way are maintained to an	Developer, CIL, Suffolk County Council



Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
						appropriate standard.	
All development sites	Improvements to Air Quality	Developers, Suffolk Coastal District Council,	Essential	On-going	Lack of improvement in air quality across the Felixstowe Peninsula and reduce the impact of new development on the AQMA.	Encourage greater use of public transport and reduced dependency on the private car.  Air quality assessment required as part of planning applications.  Phase housing development as necessary.	CIL
All development sites	Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe.	Developers, Suffolk County Council, Anglian Water, Environment Agency, Port of Felixstowe,	Critical	On-going	Increased flood mitigation measures may be needed as a result of future developments on sites which are at risk from flooding.	Only Policy FPP3 is part within an area at risk from flooding and development can be easily mitigated. Other allocations are not in areas at risk from flooding.	Developers, Suffolk County Council, Anglian Water, Environment Agency, Port of Felixstowe
FPP3 – Land at Sea Road,	Relocation of the Sunday Market	Developer, Suffolk Coastal	Critical	At time of site development	An alternative site in an easily accessible	Site is not developed.	Developer, Suffolk Coastal

Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
Felixstowe		District Council, Felixstowe Town Council			location is not identified.	Early review of Local Plan to identify alternative site for housing / commercial development.	District Council
FPP4 – Land north of Walton High Street	Link road between Walton High Street and Candlet Road	Landowner, Developer, Suffolk County Council	Critical	At the time of site development	Development can not proceed.	Ensure provision is made as part of development proposals.	Landowner, Developer, Suffolk County Council, Local Transport Plan
FPP4 – Land north of Walton High Street	Improvements to the High Road Junction	Landowner, Developer, Suffolk County Council	Desirable	At time of site development	Development can not proceed.	Ensure provision is made as part of development proposals.	Landowner, Developer, Local Transport Plan
FPP4 – Land north of Walton High Street	Future of the Felixstowe Rifle Club to be secured.	Landowner, Developer, Felixstowe Rifle Club	Critical	Future to be secured (physically and financially before housing development).	Development can not proceed and loss of important community facility.	Retain Rifle Club in situ and reduce housing numbers on the allocated site.	Landowner, Developer, Felixstowe Rifle Club, Sport England, CIL
FPP4 – Land north of Walton High Street	On-site early years setting	Developer, Suffolk County Council,	Critical	At the time of site development	Insufficient capacity for early years education is provided.	Work closely with Suffolk County Council to consider opportunities.	CIL, Suffolk County Council, Private.

Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
						Allocate a site as part of the early aligned/joint Local Plan Review.	
FPP5 – Land north Conway Close and Swallow Close	On-site early years setting	Developer, Suffolk County Council,	Critical	At the time of site development	Insufficient capacity for early years education is provided.	Work closely with Suffolk County Council to consider opportunities.  Allocate a site as part of the early aligned/joint Local Plan Review.	CIL, Suffolk County Council, Private.
FPP7 – Land off Howlett Way	On-site early years setting	Developer, Suffolk County Council,	Critical	At the time of site development	Insufficient capacity for early years education is provided.	Work closely with Suffolk County Council to consider opportunities.  Allocate a site as part of the early aligned/joint Local Plan Review.	CIL, Suffolk County Council, Private.
FPP8 – Land south of Thurmans Lane	Redesign of Faulkeners Way roundabout	Developer, Suffolk County Council	Desirable	At the time of site development.	Junction becomes too congested.	Ensure consideration of the roundabout redesign as part of development proposals.	Landowner, Developer, Suffolk County Council, Local Transport Plan
FPP13 – Felixstowe Town Centre	Continuation of Shared Space Scheme	Suffolk Coastal District Council, Suffolk County	Desirable	On-going	Continuation of Shared Space Scheme not delivered.	None	Suffolk Coastal District Council, Suffolk County

Site(s)	Infrastructure Requirement	Responsible Agencies	Infrastructure Classification	Indicative Phasing	Risk	Contingency / Mitigation	Indicative Sources of Funding
		Council, Felixstowe Town Council					Council, Felixstowe Town Council
FPP18 – Felixstowe Ferry Golf Club to Cobbolds Point	Continuation of promenade (England Coast Path)	Landowners, Natural England, Suffolk Coastal District Council, Felixstowe Town Council,	Desirable	On-going	England Coast Path would have to be diverted away from the coast unless promenade is extended.	None	Natural England, Suffolk Coastal District Council, Felixstowe Town Council
FPP27 – Access to the countryside	Increased provision of accessible natural green spaces	Developers, Suffolk Coastal District Council, Town and Parish Councils,	Essential	On-going	Increased provision to meet the demand from new developments and increased population not provided.	Recreational Avoidance and Mitigation Strategy to be prepared for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council and adopted by March 2017. Phase housing development as necessary.	Developers, Natural England, Suffolk Coastal District Council, Town and Parish Councils

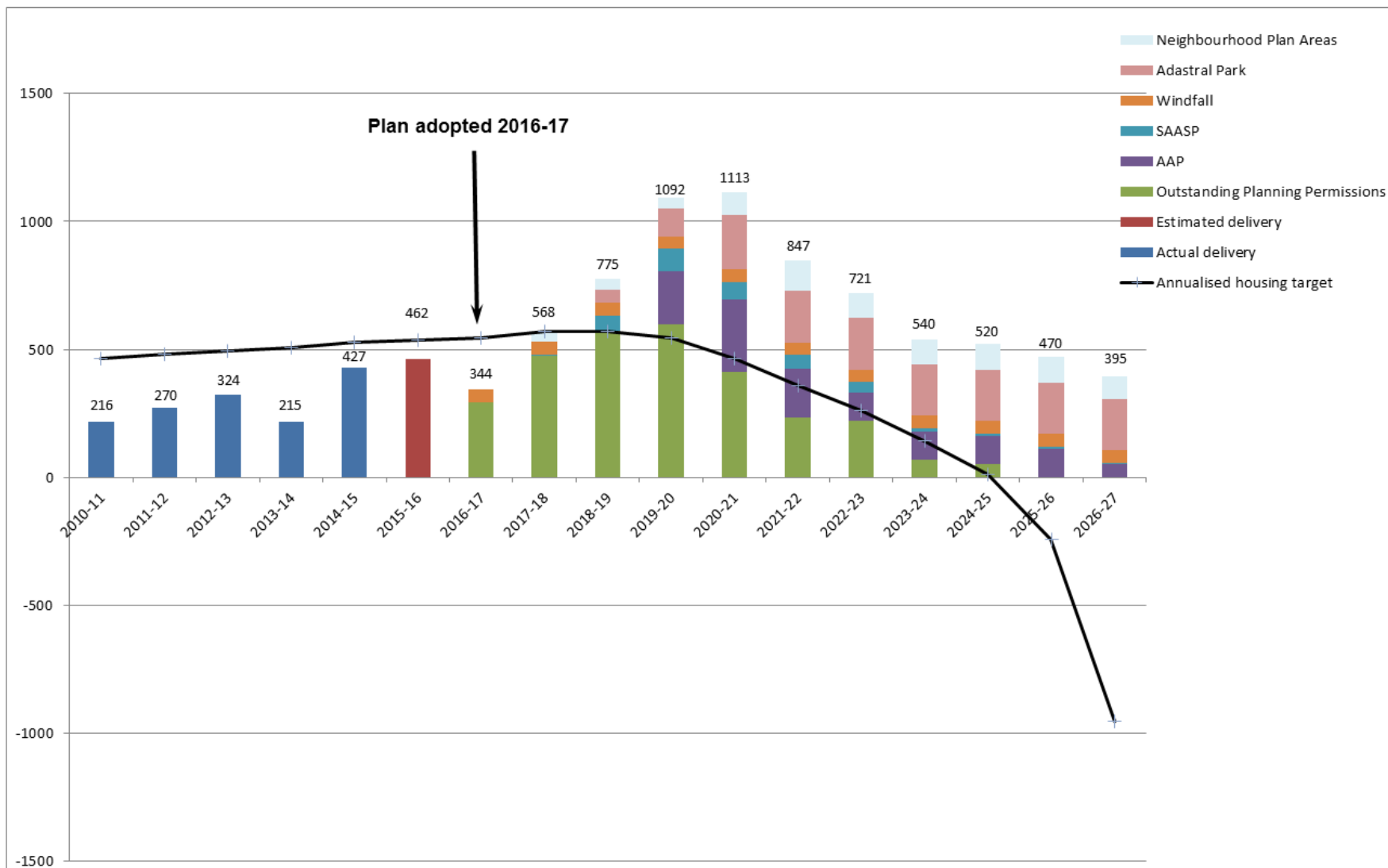
## Delivery Framework

AAP Policy	Timescale for delivery	Implementation Mechanism	Key Agencies & Partners
FPP1	Plan Period	Development Management Decisions,	Developers, Suffolk Coastal District Council,
FPP2	Plan Period	n/a	n/a
FPP3	2021-2025	Development Management Decisions, Successful relocation of the Market, Improving the capacity of the foul sewerage network,	Developer, Suffolk Coastal District Council, Environment Agency, Felixstowe Town Council, Anglian Water,
FPP4	2019-2027	Development Management Decisions, Master Plan for the site, Successful relocation of the Rifle Club, Creation of the link road, Improving the capacity of the foul sewerage network, Archaeological Assessment,	Developer, Suffolk Coastal District Council, Felixstowe Rifle Club, Historic England, Anglian Water, Suffolk County Council
FPP5	2019-2022	Development Management Decisions, Improving the capacity of the foul sewerage network, Archaeological Assessment,	Developer, Suffolk Coastal District Council, Felixstowe Town Council, Historic England, Anglian Water, Suffolk County Council,
FPP6	2020-2023	Development Management Decisions, Improving the capacity of the foul sewerage network, Creation of Village Green, Integration of PROW network, Archaeological Assessment,	Developer, Suffolk Coastal District Council, Trimley St Martin Parish Council, Historic England, Suffolk County Council,
FPP7	2019-2026	Development Management Decisions,	Developer,

AAP Policy	Timescale for delivery	Implementation Mechanism	Key Agencies & Partners
			Suffolk Coastal District Council, Trimley St Martin Parish Council, Historic England,
FPP8	2019-2021	Development Management Decisions, Archaeological Assessment,	Developer, Suffolk Coastal District Council, Trimley St Mary Parish Council, Historic England, Suffolk County Council.
FPP9	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP10	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP11	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP12	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP13	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP14	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP15	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP16	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP17	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP18	Plan Period	Development Management Decisions	Developers,

AAP Policy	Timescale for delivery	Implementation Mechanism	Key Agencies & Partners
			Suffolk Coastal District Council, Natural England,
FPP19	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP20	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP21	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council, Landguard Partnership
FPP22	Plan Period	Development Management Decisions	Natural England, Deben Estuary Partnership, Suffolk Coastal District Council
FPP23	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP24	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP25	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP26	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,
FPP27	Plan Period	Development Management Decisions	Developers, Natural England Suffolk Coastal District Council, Town and Parish Councils,
FPP28	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council,

### Indicative housing trajectory 2010-2027





Anticipated rate of delivery on sites within the Felixstowe Peninsula AAP

Policy Ref	Parish	Location	Area Hectares (Ha)		Completions at 31/03/10	Completions at 31/03/16	Total No dwellings	No units estimated for completion per year										Comments	
			B	G				2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26		2026/27
Policy FPP3	Felixstowe	Land at Sea Road	0.58				40						10	10	10	10			
Policy FPP4	Felixstowe	Land north of Walton High Street		12.82			400				50	50	50	50	50	50	50	50	
Policy FPP5	Felixstowe	Land north of Conway Close and Swallow Close		3.83			150				50	50	50						
Policy FPP6	Trimley St Martin	Land opposite Hand in Hand Public House		2.25			70				10	30	30						
Policy FPP7	Trimley St Martin	Land off Howlett Way		10.02			360				50	50	50	50	50	50	60		
Policy FPP8	Trimley St Mary	Land off Thurmans Lane		4.74			150				50	50	50						

## Monitoring Framework

AAP Objective	Target	Indicators	Link to AAP Policy	Link to Core Strategy Objective(s)
1 - To meet the housing needs of the Felixstowe Peninsula through an appropriate mix of house types for younger generations and the growing population with a particular emphasis on provision of affordable homes.	<p>To deliver the required level of housing across the Felixstowe Peninsula to meet the Core Strategy housing requirement of 7,900 units over the plan period.</p> <p>Providing the appropriate range of housing units through a mixture of types and tenures on sites which make efficient use of land.</p>	<p>Planning applications and number of homes granted planning permissions.</p> <p>Housing completions</p> <p>Development density.</p>	<p>FPP1 FPP2 FPP3 FPP4 FPP5 FPP6 FPP7 FPP8</p>	<p>2, 13</p>
2 - Address the population imbalance and provide housing opportunities for younger people.	<p>Provision of affordable housing in line with Core Strategy Policy.</p> <p>Providing the appropriate range of housing units through a mixture of types and tenures on sites which make efficient use of land.</p>	<p>Housing completions</p> <p>Number of affordable homes completed.</p> <p>Development density.</p>	<p>FPP1 FPP2 FPP3 FPP4 FPP5 FPP6 FPP7 FPP8</p>	<p>3, 7, 13</p>
3 - Support and further enhance the fortunes of local services.	<p>Encourage protection of key local services.</p> <p>To improve the proportion of the population with access to key local facilities and services.</p>	<p>Planning applications permitted for the loss of key local services.</p> <p>Key facilities lost/gained within town and parishes.</p>	<p>FPP13 FPP14 FPP15 FPP16</p>	<p>4, 7, 13, 15</p>
4 - To support the internationally significant port.	<p>To maintain and enhance the spread of employment across the Felixstowe Peninsula.</p>	<p>Amount of employment floor space created/lost.</p> <p>Employment lost to other uses.</p>	<p>FPP9</p>	<p>4</p>

AAP Objective	Target	Indicators	Link to AAP Policy	Link to Core Strategy Objective(s)
5 - Redress the balance between port and non port related employment opportunities by expanding the local employment base, to ensure that Felixstowe Peninsula has a robust and balanced economy.	<p>To maintain and enhance the spread of employment across the Felixstowe Peninsula.</p> <p>To encourage non port related operations into the area.</p> <p>Maximise take up of non port related floor space</p>	<p>Amount of employment floor space created/lost.</p> <p>Employment lost to other uses.</p>	<p>FPP10 FPP11 FPP12 FPP13 FPP14 FPP15</p>	<p>4, 6, 7, 15</p>
6 - To support a thriving seaside town through making the most of the unique coastal location.	<p>Increase the economic benefits of tourism in a sustainable manner.</p>	<p>Number and of percentage employed in tourism.</p> <p>Planning applications in accordance with and contrary to policies.</p>	<p>FPP17 FPP18 FPP19 FPP20 FPP21 FPP24</p>	<p>6, 12</p>
7 - To ensure the residents of the Felixstowe Peninsula have access to schools, education and training opportunities.	<p>To improve levels of service provision and ensure identified deficiencies are addressed and ensure that planned growth is supported by appropriate provision for physical and community infrastructure and funding.</p>	<p>Amount of s106 money secured and amount of CIL spent on education and training facilities.</p> <p>Number of planning applications incorporating provision towards services and infrastructure.</p> <p>Delivery of education and training projects.</p>	<p>FPP1 FPP2 FPP3 FPP4 FPP5 FPP6 FPP7 FPP8</p>	<p>7, 8, 13, 15</p>

AAP Objective	Target	Indicators	Link to AAP Policy	Link to Core Strategy Objective(s)
8 - To expand tourism, retail and service facilities across the Felixstowe Peninsula to meet the needs of residents and visitors.	<p>To sustain and enhance Felixstowe Town Centre and the seafront areas.</p> <p>Vacant units to be kept below the national average.</p> <p>Increase the economic benefits of tourism in a sustainable manner.</p>	<p>Mix of uses within the town centre.</p> <p>Vacant units in the town centre.</p> <p>Number and percentage of people employed in tourism.</p> <p>Planning applications in accordance or contrary to policies.</p>	<p>FPP13 FPP14 FPP15 FPP16 FPP17 FPP18 FPP19 FPP20 FPP21 FPP22 FPP23 FPP24</p>	<p>4, 6, 7, 15</p>
9 - To improve the links between the town centre and the seafront.	<p>To improve the number and mix of uses between the town centre and the seafront.</p>	<p>Number of vacant units.</p> <p>Planning applications in accordance or contrary to policies.</p>	<p>FPP13 FPP14 FPP20</p>	<p>6, 13</p>
10 - To ensure that development across the Felixstowe Peninsula is accessible to help reduce the need to travel by unsustainable means.	<p>To improve contributions made towards achieving sustainable travel across the Felixstowe Peninsula.</p> <p>To improve the proportion of the population with access to key local facilities.</p>	<p>Planning applications which promote sustainable travel across the Felixstowe Peninsula.</p> <p>Parishes lost/gained key facilities</p>	<p>All</p>	<p>8, 13, 15</p>
11 - To ensure that the risk of tidal flooding across the Felixstowe Peninsula is alleviated and mitigated.	<p>To secure continuing prosperity of coastal communities.</p>	<p>Rate of loss, or damage to protected areas.</p>	<p>FPP17 FPP18</p>	<p>1, 9, 10</p>

AAP Objective	Target	Indicators	Link to AAP Policy	Link to Core Strategy Objective(s)
	To respond to climate change.	Planning application in accordance or contrary to the Shoreline Management Plan and the Deben Estuary Plan.	FPP19 FPP20 FPP21 FPP22	
12 - To ensure that future development conserves and where opportunities arise enhances the natural, built and historic environment and unique character of the Felixstowe Peninsula and improves access to green space and the surrounding countryside.	<p>To deliver high quality developments, based on principles around quality, local distinctiveness and sustainability.</p> <p>To not permit planning applications of poor design in accordance with the NPPF.</p> <p>Improve biodiversity, geodiversity, landscape and townscape quality throughout the district.</p>	<p>Number of instances where the policies have been used as a reason for refusal of planning permission.</p> <p>Amount of leisure development completed.</p> <p>Change in the area of designated landscapes.</p> <p>Change in areas and populations of biodiversity importance.</p> <p>Annual condition of SSSIs</p> <p>Conservation Areas at risk</p>	All	1, 9, 10, 11
13 - To minimise the potential impacts of new development on the Orwell and Deben Estuaries by	Improve biodiversity, geodiversity, landscape and townscape quality throughout the district.	Number of planning applications refused due to	FPP1 FPP2	2, 9, 10, 11

AAP Objective	Target	Indicators	Link to AAP Policy	Link to Core Strategy Objective(s)
providing appropriate mitigation measures, including the provision of accessible natural green space.		Deben Estuary Plan  Progress milestones of the Deben Estuary Plan.  Implementation of the Recreational Avoidance and Mitigation Strategy once adopted.	FPP3 FPP4 FPP5 FPP6 FPP7 FPP8 FPP9 FPP10 FPP11 FPP12 FPP22 FPP27	
14 - To minimise the potential impact of new development on the declared Air Quality Management Area (AQMA) at Ferry Lane, Felixstowe and ensure that development does not lead to the designation of any new AQMAs	To mitigate against the reduction of Air Quality across the Felixstowe Peninsula.	Annual report on the designated AQMA	All	1, 8, 9, 14

# Appendix 1

## “Saved” Policies to be replaced or deleted

On adoption of the Felixstowe Peninsula AAP the following ‘saved’ policies from the old Suffolk Coastal Local Plan (incorporating 1<sup>st</sup> and 2<sup>nd</sup> Alternations) 2001 will either be replaced or deleted as no longer applicable. Those policies marked with an \* also apply to the part of the District for which the Site Allocations and Area Specific Policies Local Plan document is being simultaneously prepared. So the replacement or deletion of these policies also relies on the adoption of that Local Plan document.

Saved Policy Number	Saved Policy Title
AP1*	Conservation Areas - Control of Development and Enhancement
AP4*	Parks and Gardens of Historic or Landscape Interest
AP13*	Special Landscape Areas
AP167*	Felixstowe Peninsula: Development in Villages
AP170	Felixstowe: Restraint
AP171	Felixstowe Peninsula: Separation of Felixstowe from the Trimleys
AP172	Felixstowe: Felixstowe Port - Protection of the AONB
AP173	Felixstowe: Felixstowe Port development
AP175	Felixstowe: Carr Road
AP176	Felixstowe: Clickett Hill
AP178	Felixstowe: Bus Station
AP179	Felixstowe Town Centre: Prime Shopping Area
AP180	Felixstowe Town Centre: Offices
AP181	Felixstowe Town Centre: Highfield Road
AP182	Felixstowe Town Centre: Pedestrian Priority
AP183	Felixstowe Town Centre: Reduction of through-traffic in Hamilton Road
AP184	Felixstowe Town Centre : Rear Servicing
AP186	Felixstowe: Enhancement Schemes
AP188	Felixstowe: Beach Huts
AP190	Felixstowe: Car Parking at Felixstowe Ferry
AP191	Felixstowe: Houseboats at Felixstowe Ferry
AP193	Felixstowe: Clifflands Car Park
AP194	Felixstowe : Cobbolds Point
AP195	Felixstowe: Encouragement of Holiday Accommodation
AP196	Felixstowe: Cliff Gardens
AP198	Felixstowe : Undercliff Road West
AP199	Felixstowe: Convalescent Hill
AP200	Felixstowe: Sea Road Promenade
AP201	Felixstowe: Sea Road Frontages
AP202	Felixstowe: South Seafront Land
AP206	Felixstowe: Landguard Fort
AP207	Felixstowe: Land around and adjacent to Landguard Fort
AP208	Felixstowe: The Urban Fringe

# Appendix 2

## Core Strategy Policy Overview

OBJECTIVES	SUPPORTING POLICIES TO ACHIEVE THE VISION & OBJECTIVES	
	STRATEGIC POLICIES	DEVELOPMENT MANAGEMENT POLICIES
<b>SPATIAL AND SUSTAINABILITY</b>		
Obj 1 Sustainability	<p>SP1 (p.24) Sustainable Development            SP1A (p.24) Presumption in Favour of Sustainable Development</p> <p>SP13 (p.48) Nuclear Energy            SP19 (p.61) Settlement Policy            SP20 (p.70) Eastern Ipswich Plan Area            SP21 (p.75) Felixstowe with Walton and the Trimley Villages</p> <p>SP22 (p.77) Aldeburgh            SP23 (p.78) Framlingham            SP24 (p.79) Leiston            SP25 (p.80) Saxmundham            SP26 (p.81) Woodbridge            SP27 (p.83) Key and Local Service Centres            SP28 (p.84) Other Villages            SP29 (p.84) The Countryside            SP30 (p.86) The Coastal Zone</p>	<p><i>Site specific policies will follow in the 'Site Specific Allocations and Area Specific Policies' document, Area Action Plans and Neighbourhood Plans.</i></p>
<b>HOUSING</b>		
Obj 2 Housing Growth Obj 3 New Homes	<p>SP2 (p.26) Housing Numbers and Distribution            New Homes            SP3 (p.32) Gypsies Travellers and Travelling Showpeople            SP4 (p.35)</p>	<p>DM1 (p.91) Affordable Housing on Exception Sites            DM2 (p.92) Affordable Housing on Residential Sites            DM3 (p.92) Housing in the Countryside            DM4 (p.93) Housing in Clusters in the Countryside            DM5 (p.94) Conversions and Houses in Multiple Occupation            DM6 (p.94) Residential Annexes            DM7 (p.95) Infilling and Backland Development within Physical Limits Boundaries            DM8 (p.95) Extensions to Residential Curtilages            DM9 (p.95) Gypsies, Travellers and Travelling Showpersons</p>
<b>THE ECONOMY</b>		
Obj 4 Economic Development Obj 5 The Rural Economy Obj 6 Tourism Obj 7 Felixstowe and the Market towns Obj 8 Transport	<p>SP5 (p.37) Employment Land            SP6 (p.38) Regeneration            SP7 (p.39) Economic Development in the Rural Areas</p> <p>SP8 (p.40) Tourism            SP9 (p.42) Retail Centres            SP10 (p.45) A14 &amp; A12            SP11 (p.46) Accessibility</p>	<p>DM10 (p.97) Protection of Employment Sites            DM11 (p.97) Warehousing and Storage            DM12 (p.98) Expansion and Intensification of Employment Sites            DM13 (p.99) Conversion and Re-Use of Redundant Buildings in the Countryside            DM14 (p.100) Farm Diversification            DM15 (p.100) Agricultural Buildings and Structures            DM16 (p.101) Farm Shops            DM17 (p.102) Touring Caravan, Camper Vans and Camping Sites            DM18 (p.103) Static Holiday Caravans, Cabins and Chalets            DM19 (p.103) Parking Standards            DM20 (p.104) Travel Plans</p>
<b>THE ENVIRONMENT</b>		
Obj 9 Climate Change Obj 10 The Coast Obj 11 Protecting and Enhancing the Physical Environment Obj 12 Design	<p>SP12 (p.47) Climate Change            SP14 (p.50) Biodiversity and Geodiversity</p> <p>SP15 (p.52) Landscape and Townscape</p>	<p>DM21 (p.105) Design: Aesthetics            DM22 (p.106) Design: Function            DM23 (p.107) Residential Amenity            DM24 (p.108) Sustainable Construction            DM25 (p.109) Art            DM26 (p.109) Lighting            DM27 (p.110) Biodiversity and Geodiversity            DM28 (p.111) Flood Risk            DM29 (p.112) Telecommunications</p>
<b>COMMUNITY AND WELL-BEING</b>		
Obj 13 Accessibility Obj 14 Green Infrastructure Obj 15 Physical and Community Infrastructure	<p>SP16 (p.55) Sport and Play            SP17 (p.56) Green Space            SP18 (p.57) Infrastructure</p>	<p>DM30 (p.113) Key Facilities            DM31 (p.114) Public Buildings            DM32 (p.115) Sport and Play            DM33 (p.115) Allotments</p>



## Appendix 3

### Housing permissions for 5 or more dwellings as at 31 March 2015 (District Wide)

Planning Ref	Parish	Location	net Total Units
C12/2573	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	15
DC13/2174	Alderton	Land adj. to 45 & 50 Watson Way	9
C00/0985 C96/1000 C06/1062 C07/0084	Blythburgh	Blythburgh & District Hospital	55
DC13/3010	Blythburgh	Amberley, Dunwich Road	8
C09/1862	Campsea Ashe	1-6, 9 & 10 Ullswater Road	12
DC14/1844	Charsfield	Land east of St Peters Close	20
C11/1123	Chillesford	Land/buildings at Chillesford Lodge Estate	20
C08/0390	Cransford	land adjacent to Cherry Trees	5
C13/0911	Cratfield	School Farm, Church Road	6
C13/0300 DC14/2337 DC13/2489 DC14/2338	Darsham	Land to west of Mill House, The Street	19
C13/0060	Earl Soham	Land south of Glebe Cottage Surgery, The Street	6
C08/1913	Felixstowe	Stowe House, 105 Cliff Road	9
C07/0193	Felixstowe	85-93 St Andrews Road	5
C05/1723 C12/0068 DC13/3598	Felixstowe	Land btwn Orford Road & Langer Road ['South Seafront']	121
C10/1948 DC/14/1868	Felixstowe	23 Leopold Road	6
C10/0987	Felixstowe	Allotment Land, Philip Avenue	10
C11/1502 DC13/2716 DC14/2167	Felixstowe	The Bartlett Hospital	34
C07/2364 C13/1012 DC14/0992	Felixstowe	Cliff House, Chevalier Rd, Hamilton House & Car Park, Hamilton Rd	74
C08/1656	Felixstowe	Garage site, Langer Rd	5
DC14/3431	Felixstowe	Garage and parking area rear of 2-16 Philip Avenue	11
DC13/3057	Felixstowe	The Feathers Public House, High	5

		Street	
C08/1081	Felixstowe	Waverley Hotel, Wolsey Gardens	23
DC14/3432	Felixstowe	Land adj. 11 Penfold Road	5
DC15/0332	Felixstowe	38-40 Victoria Street	5
C08/0795 C13/0773 DC14/0435	Framlingham	Land off Station Road	140
DC13/3234	Framlingham	Land south east of Rawlings Cottage, Saxtead Road	10
DC13/2619	Grundisburgh	Development site at Top Field Barn Farm, Ipswich Road	24
C01/0361	Hollesley	Duck Corner / Rectory Road	63
DC13/3693	Hollesley	Heath Dairy Farm, Melton Road	6
DC13/2461	Knodishall	Land opposite 57 to 61 Judith Avenue	8
C04/1826	Leiston	15 High Street	8
C13/0475	Leiston	Land between 55 & 81 Valley Road	25
C12/2139	Leiston	Land opposite 18 to 30a Aldeburgh Road	119
DC14/1007	Leiston	69 High Street	5
C10/1906	Martlesham	Land south of Main Road	180
C10/0773	Melton	Deben Mill, Melton Hill	33
C12/2255	Melton	Land between 1 Potash Cottages & Woodroyd Cottage, Woods Lane	11
DC14/0715	Melton	Land to rear of Cedar House, Pytches Road	10
DC13/2425	Melton	Land north of New Quay Court, Old Maltings Approach	5
DC14/0329	Middleton	Land adj. Green Garth, Mill Street	6
C13/0617	Nacton	Amberfield School, The Street	22
DC13/3229	Otley	Hillview, Church Road	35
C01/0759	Peasenhall	OS 0960 Mill View Farm, Mill Road	5
C12/1813	Purdis Farm	Purdis Rise, Purdis Farm Lane	9
C12/1381	Purdis Farm	Land at Purdis Farm Lane & Bucklesham Road	23
C08/0670 C11/1376 C13/0677 DC14/1605	Rendlesham	Domestic Base RAF Bentwaters	545

C00/1637	Rushmere St Andrew	Bixley Farm (a)	53
C12/0237	Rushmere St Andrew	Phase 6,7 & site A, Bixley Farm	63
C93/0722 C7777/3/6	Rushmere St Andrew	Bixley Farm (b)	126
C11/0036 C13/0051	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	5
C11/2864 C13/0056 DC13/2671	Saxmundham	Land btwn Rendham Rd & A12	90
C12/1123 DC13/2520	Saxmundham	Land west of 56 to 80 Mayflower Avenue	20
C11/1539	Saxmundham	Former County Primary School, Fairfield Road	21
C12/2289 DC13/3263	Saxmundham	Land between Rendham Rd & A12	57
C11/1316	Sibton	Sibton Croft, Abbey Road	6
C10/1630	Snape	Land rear of 7 Church Road	10
C10/3278	Sudbourne	Former Walled Garden, Sudbourne Park	10
C09/2012	Sutton	21-24 Old Post Office Lane	5
C01/0921 C02/0985 C04/0623	Trimley St Martin	Rear of 10-28 Old Kirton Road	22
C13/0219	Trimley St Martin	Land at and adj. to Mushroom Farm, High Road	66
C05/0210 C11/1047	Tunstall	Snape Maltings, Snape Bridge	65
DC14/3368	Westerfield	Land adj. Manor Farm House, Church Lane	6
C12/2123	Wickham Market	Land south of Featherbroom Gardens, High Street	65
DC13/2115 DC14/3333	Wickham Market	43 Dallinghoo Road	8
C12/2072 DC14/3252	Witnesham	Land at Warrens Barn, Jacks Field, The Street	6
DC14/2382 DC15/0147	Witnesham	Land north of Elm Cottage, Mow Hill	7
C04/1823 C08/0136 C08/0143 C11/1087	Woodbridge	Land at Notcutts Garden Centre, Ipswich Road	95
C13/0767	Woodbridge	Quayside Mill, Quay Side	11

## Appendix 4

### Housing permissions for 5 or more dwellings between 1 April 2015 and 31 March 2016 (District Wide)

Planning Ref	Parish	Location	net Total Units
DC/15/3103	Aldeburgh	Land between 38 and 38 Leiston Road	5
DC/13/2933	Darsham	Land rear of 1 & 2 Chapel Cottages, adj The Street	20
DC13/3821	Felixstowe	Walton Green South, High Street	190
DC/13/3069	Felixstowe	Land west of Ferry Road Residential Centre, Ferry Road	200
DC15/2471	Felixstowe	23 & 25 Crescent Road	18
DC/15/0151	Felixstowe	North Sea Hotel	21
DC/15/0931	Felixstowe	Adastral Close	13
DC/13/2505	Felixstowe	Marlborough Hotel	24
DC/16/0431	Felixstowe	Former The Buregate Public House, Sea Road	5
DC/16/0135	Felixstowe	Land at junction of Garrison Lane & High Road West	12
DC/14/4202	Foxhall	Former Civil Service Sports Ground	14
DC/15/1090	Framlingham	The Woodyard, Vycles Road	5
DC/15/2759	Framlingham	Land at Mount Pleasant	95
DC/15/0496	Hollesley	Glebe House Residential Care Home, Rectory Road	9
C13/0320	Hollesley	Land at Mallard Way, Off Rectory Road	16
DC/14/4225	Kirton	Falkenham Road	43
DC/14/0991	Melton	Land north of Woods Lane	180
DC/15/4264	Melton	Land to rear of Cedar House, Pytches Road	10
C12/1930	Purdis Farm	Western part of land at Trinity Park & land at White House Farm, Felixstowe Road	300
DC/14/2473	Rushmere St Andrew	Land at 155 The Street	14
DC/14/1497	Saxmundham	Land east Warren Avenue, Church Hill	170
DC/15/3197	Saxmundham	Land South Entrance	5
DC/14/2561	Snape	Church Road	5

DC/14/3076	Tunstall	Snape Maltings	73
DC13/2457	Tunstall	Land west of Street Farm, School Road	33
DC/14/3558	Ufford	Crown Nurseries	31
DC/14/2069	Wenhaston	St Michaels Way	26
DC/14/3660	Westerfield	North of Fullers Field	14
DC/14/1363	Woodbridge	Whisstocks, Woodbridge	14

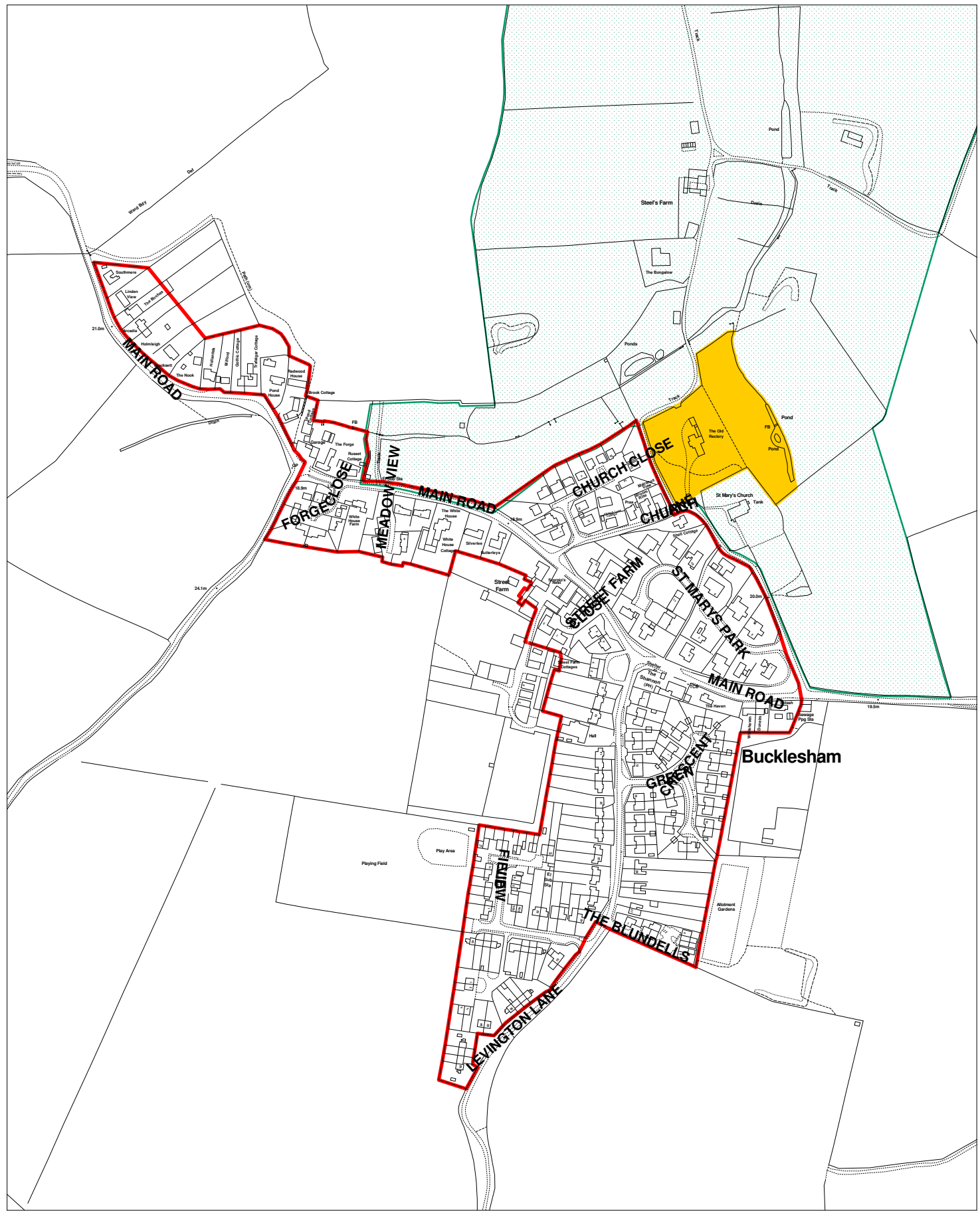
# Appendix 5

## Use Classes Order


Definitions taken from the Planning Portal Webpage.

Use Class		Description
A1	Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below).
A3	Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4	Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaways	For the sale of hot food for consumption off the premises.
B1	Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	Storage or distribution	This class includes open air storage.
C1	Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A	Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

Use Class		Description
C3	Dwellinghouses	<p>This class is formed of 3 parts:</p> <p>C3(a): covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c): allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p>
C4	Houses in multiple occupation	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.
D1	Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
	Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.



Key

 FPP26: Special Landscape Areas

 FPP28: Areas to be Protected from Development

 FPP2: Physical Limits Boundaries

## 14 - Bucklesham

# Suffolk Coastal District Council

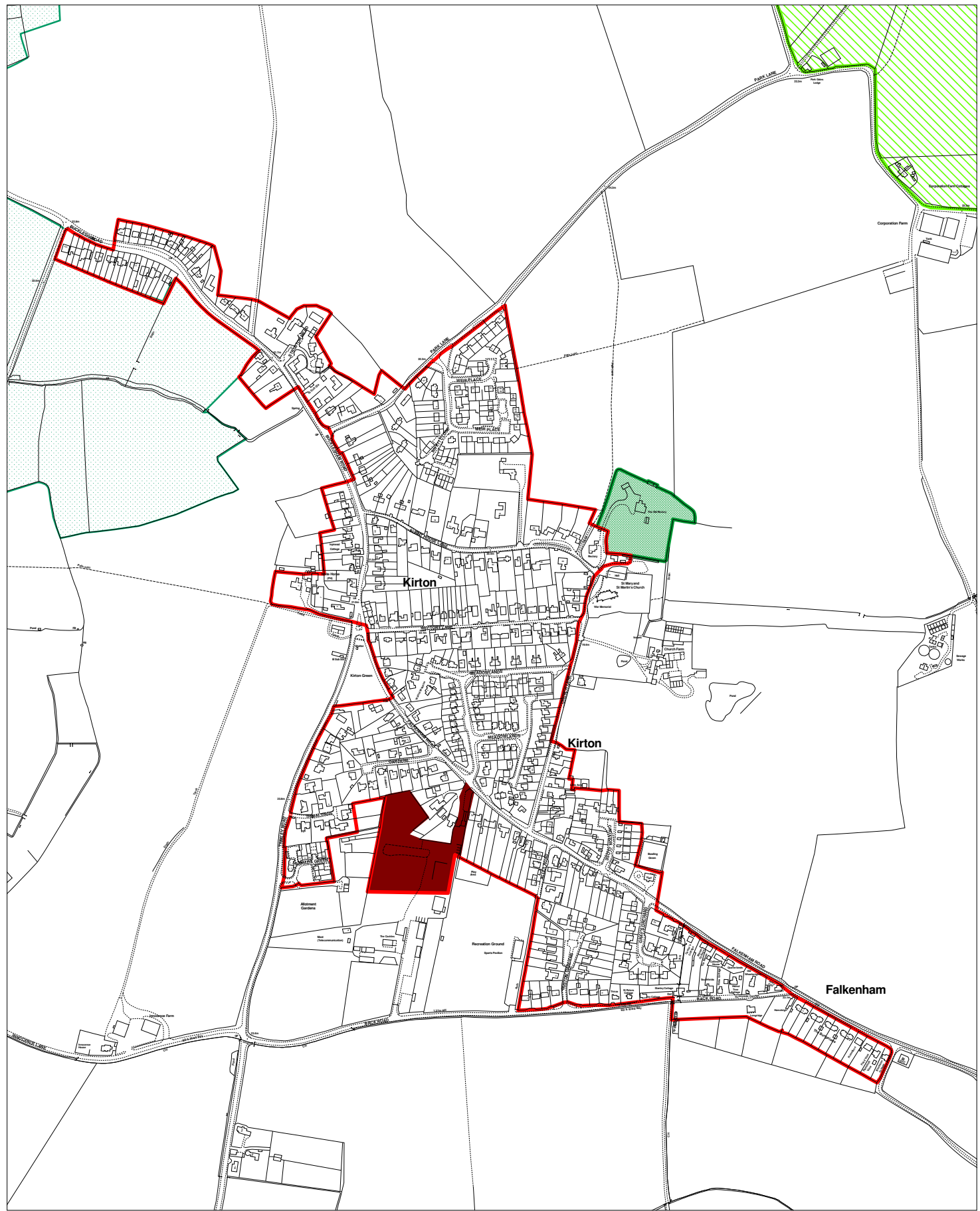
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Key

- Area of Outstanding Natural Beauty
- Approved planning permissions 1/4/15 to 31/12/15
- FPP26: Special Landscape Areas
- FPP28: Areas to be Protected from Development
- FPP2: Physical Limits Boundaries

**42 - Kirton**

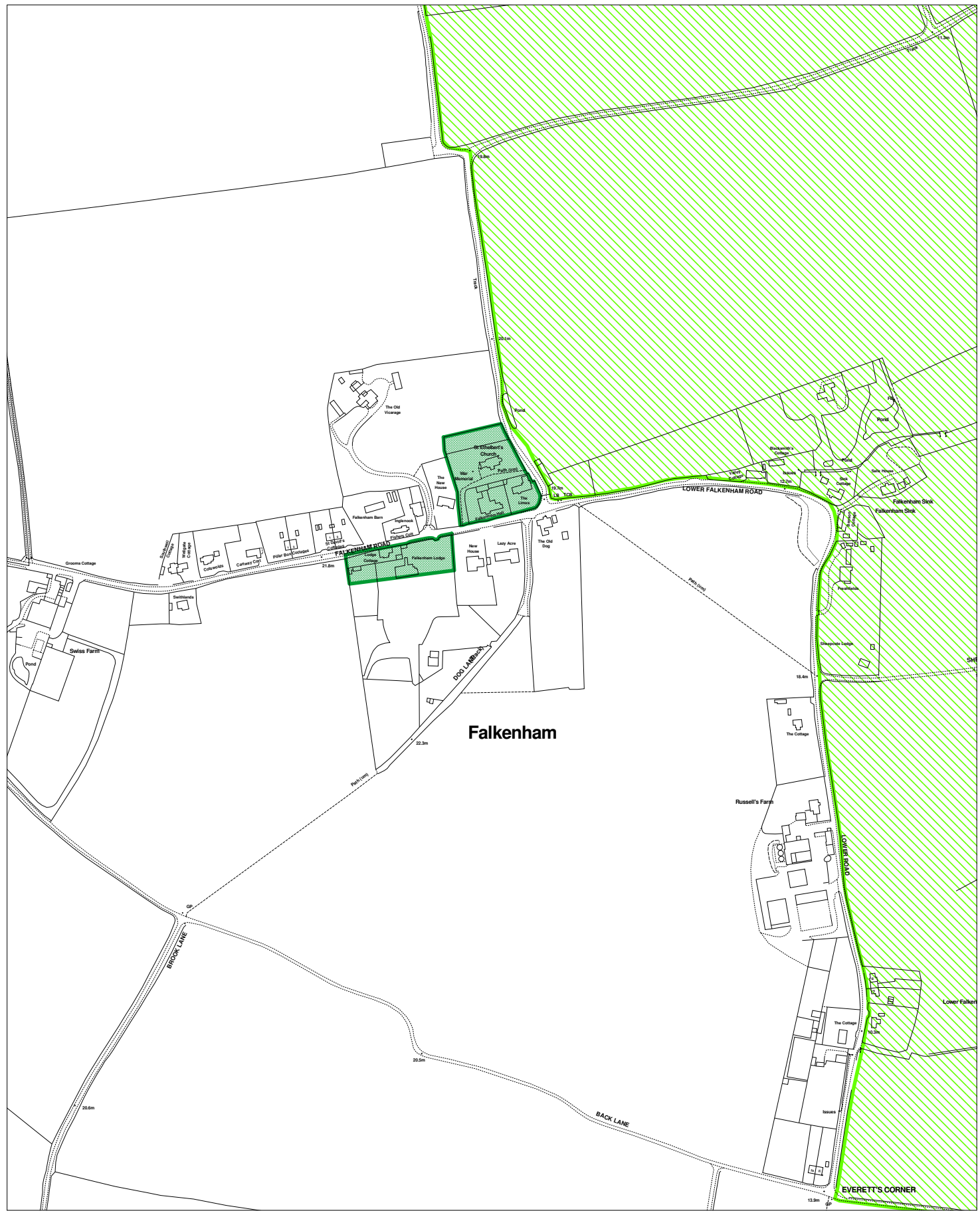
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Falkenham

Key

- Area of Outstanding Natural Beauty
- FPP28: Areas to be Protected from Development

29 - Falkenham

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