

Help plan the future of the District

Issues and Options for the Suffolk Coastal Local Plan Review

Consultation - 18th August to 30th October 2017



www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview



v.2 please note:

- When originally published on the 18th August, the column headings of the tables on pages 41, 42 and 43 contained a duplication which has now been corrected to read as the following.

Settlements	Homes built 1st April 2017 2014-31st March 2017 (completions)	Homes still to be built with the benefit of planning permission 31st March 2017	Homes still to be built on housing allocations without planning permission 31st March 2017	Homes committed as of March 2017		% Distribution of residual growth	Homes needed on new allocations for the period 2017- 2036		
							To meet Scenario A 'Baseline' (OAN)	To meet Scenario B 'Medium Increase in Growth' (OAN +20%)	To meet Scenario C 'High Increase in Growth' (OAN +40%)

- Hyperlinks added to the contents page.

v.3 please note:

Correction made to the table on page 42.

Original version read "Felixstowe and Trimleys". The row should read "Felixstowe (excluding Trimleys)".

Introducing you to this consultation document

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

A Local Plan sets out the level of growth which needs to be planned in an area and identifies where that growth should be located and how it should be delivered. A Local Plan also sets out planning policies which the Council will use to determine planning applications in its area.

This consultation aims to get your views on the levels of growth we need to plan for over the period to 2036 and where the growth should be located. The consultation asks a number of questions about other key planning issues such as the approach to affordable housing or design of new developments.

Planning for future growth doesn't stop at local authority boundaries and there are many interrelationships across local authority boundaries in terms of where people live, work, shop and spend their leisure time. Suffolk Coastal has a strong interrelationship with Ipswich as do Mid Suffolk and Babergh Districts. There are also cross boundary linkages between Suffolk Coastal and Mid Suffolk to the west. In planning for Suffolk Coastal District it is therefore important to recognise these relationships and plan in a collaborative way.

Part 1 Strategic cross boundary issues for Ipswich Borough and Suffolk Coastal District

Part 1 of this consultation focuses on the strategic cross boundary issues for Ipswich Borough and Suffolk Coastal District i.e. part of the Ipswich economic and housing market area covering all four local authorities. These issues include housing, jobs, retail development and infrastructure, including green infrastructure. The text for Part 1 is shared with Ipswich BC and they are also publishing this Part 1 at the start of their Issues and Options consultation document.

Babergh and Mid Suffolk Districts are also part of the same economic and housing market area and at this stage are publishing a consultation document for their two Districts to a similar timetable. Cross references are made to that consultation where appropriate. Following this consultation all four local authorities will consider the consultation feedback together and plan for the way forward across all four areas.

Part 2 Suffolk Coastal Issues and Options

Part 2 focuses on local issues for Suffolk Coastal. A wide range of topics are covered including affordable housing, employment, tourism, climate change, environment and design. For each topic a brief context is provided and a series of questions are posed which the Council would welcome your views on.

At the back of this consultation are a number of potential sites for development which could help meet the growth requirements. We would welcome your views on whether any of these particular sites should be identified for development in the new Local Plan. Also, if you are aware of any other land that could be suitable and available for development please let us know through your response to the consultation.

WE WELCOME YOUR COMMENTS ON AS MANY OR AS FEW QUESTIONS AS YOU WISH

Contents

Part 1 - Strategic / Cross Boundary Issues for Ipswich Borough Council and Suffolk Coastal District Council

Why are we preparing this document?.....	1
How have we got here?.....	2
What does this document aim to do?.....	5
How does it relate to individual local plans?.....	6
Key Issues.....	7
What is the vision for the Ipswich HMA and Ipswich FEA.....	11
A - How much growth? The number of homes and jobs that should be planned for.....	13
B - Where should the growth go?.....	23
C - The provision of retail and leisure development.....	33
D - Infrastructure.....	36
Appendix 1 - Indicative Housing Numbers for Suffolk Coastal Options 4, 5 and 6.....	41

Part 2 - Suffolk Coastal Issues and Options

Introduction.....	44
Vision.....	45
Housing.....	46
Business and Industry.....	52
Town Centres, Retail and Commercial Leisure.....	55
Tourism.....	59
Vehicle Parking.....	61
Community Facilities.....	62
Healthy Communities.....	64
Climate Change.....	67
Design.....	70
Heritage.....	73
Landscape.....	74
Biodiversity and Geodiversity.....	76
Other.....	78
Potential land for development.....	79
Appendix 2 - Evidence Base.....	173



Part 1

Strategic / Cross Boundary Issues for Ipswich Borough Council and Suffolk Coastal District Council



Why are we preparing this document?

Ipswich Borough Council and Suffolk Coastal District Council are preparing new Local Plans for their areas, to look ahead to 2036. These Local Plans will either be prepared jointly, or aligned to provide an integrated spatial strategy across the two local planning authority areas. This is your first opportunity to take part in their preparation. This work is being undertaken in parallel with the Babergh and Mid Suffolk District Council Joint Local Plan.

A Local Plan sets out the level of growth which needs to be planned in an area and identifies where that growth should be located and how it should be delivered. A Local Plan also sets out planning policies used to determine planning applications.

The purpose of planning is to help achieve sustainable development. To do this, it is important that Local Plans take account of how people live their lives. This means looking at all the inter-relationships between where people live, work, are educated, do their shopping, and pursue leisure, cultural and sporting activities.

The boundary around Ipswich Borough is tightly drawn and does not include the whole of the town, for example the communities of Pinewood and Kesgrave lie outside the administrative area of Ipswich Borough. Therefore, to ensure that future development is sustainable, deliverable, supported by infrastructure and creates good quality places for people, the local planning authorities are working

together to consider jointly the scale and distribution of growth needed across Ipswich Borough and Suffolk Coastal, within the Ipswich Housing Market Area (HMA).

Babergh and Mid Suffolk District Councils are also working together to prepare a new Joint Local Plan document that will detail strategic issues and the approach to development in that part of the Ipswich HMA. The timetable for its preparation is closely aligned with that of Suffolk Coastal and Ipswich and beyond this current consultation all four local authorities will be addressing the feedback and cross boundary strategic policy issues collaboratively.

For this stage, Ipswich Borough Council and Suffolk Coastal District Council are considering the strategic issues together, whilst addressing more local choices individually. Thus detailed planning matters, such as the design of development, will be addressed by each of the local planning authorities taking into account local aspirations and characteristics.



The National Planning Policy Framework (NPPF, paragraph 156) outlines the range of strategic priorities that a Local Plan should seek to address:

- A. The homes and jobs needed in the area;
- B. The provision of retail, leisure and other commercial development;
- C. The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- D. The provision of health, security, community and cultural infrastructure and other local facilities; and
- E. Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Some of these matters will be dealt with at this stage and some picked up at subsequent stages in plan preparation, as more detail emerges about the likely scale and location of growth.

This consultation aims to gather your views on the levels of growth we need to plan for over the period to 2036, and where that growth should be located.

How have we got here?

Memorandum of Understanding

In 2016, the four local planning authorities and Suffolk County Council signed a Memorandum of Understanding (MoU), which established a framework for co-operation in relation to planning for housing and employment growth across the Ipswich Housing Market Area and the Ipswich Functional Economic Area. The key objective of the MoU is to ensure that strategic policies are consistent across the local authorities and commit the parties to actions through joint or aligned Local Plan reviews, including:

1. Agreeing objectively assessed housing need for the Housing Market Area,
2. Agreeing objectively assessed employment need for the Functional Economic Area,
3. Identifying broad locations to accommodate housing and employment growth,
4. Implementing mitigation measures required under Habitats Regulations assessment, and
5. Identifying and prioritising infrastructure delivery related to housing and employment growth.

The need to continue with a joint/aligned Local Plan was reaffirmed in the Inspector's Report which considered the Ipswich Borough Council Local Plan (published January 2017). The inspector found the Ipswich documents to be sound but highlighted the need to continue to comply with the "Duty to Cooperate" in relation to neighbouring authorities to ensure that housing and employment needs are met.

The Ipswich Housing Market Area (HMA) consists of the whole area covered by Babergh District Council, Ipswich Borough Council, Mid Suffolk and Suffolk Coastal District Councils. It was identified through the Strategic Housing Market Assessment May 2017. The IHMA is the same geography as the **Ipswich Functional Economic Area (FEA)**. The definitions are arrived at as a result of looking at the self-containment of the area in relation to factors such as house moves and travel to work journeys.

Figure 1 the Ipswich Housing Market Area and Functional Economic Area



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How have we got here? (continued)



Ipswich Policy Area

The local authorities have a long established working relationship to consider cross boundary issues as part of the Ipswich Policy Area (IPA). The IPA focused on the town of Ipswich and numerous communities surrounding the county town.

It was largely driven by the now abolished East of England Plan. The IPA Board, through the Memorandum of Understanding, has embraced the Government's recommended approach of working on a Housing Market Area basis and planning for the whole of the four local authority areas, rather than focusing on the IPA boundary as currently defined in plans. This needs to be recognised when discussing the potential location of spatial options.

Building on the experience and cooperation of the Ipswich Policy Area, the local authorities can now continue to identify the key strategic cross boundary issues which affect all communities across the Ipswich HMA and Ipswich FEA.

Housing White Paper

The Government published the Housing White Paper "Fixing our broken housing market" in February 2017. The White Paper outlines the Government's commitment to fixing the existing housing market and introducing reforms to the plan making system. The White Paper is clear that changes are required to ensure a sustained boost to housing supply, creating efficient housing markets which match the needs and aspirations of all households and support wider economic prosperity. The need to address this serious shortage of decent and affordable housing has more recently been iterated in Sajid Javid's Secretary of State speech to the Local Government Association conference. Local authorities are challenged to meet their housing needs and where necessary work with neighbouring authorities on strategic matters to ensure these are met. The White Paper proposes increased levels of flexibility over plan structure, with strategic cross boundary issues being identified and then more detailed matters addressed through neighbourhood plans or more focused development plan documents.

How have we got here? (continued)

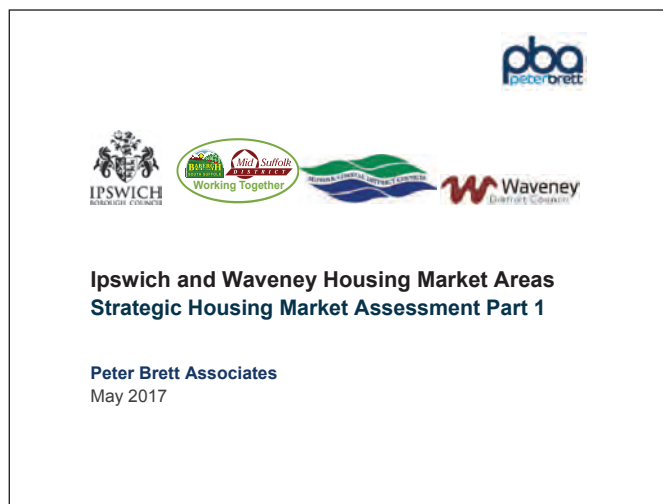
Shared Evidence Base

Ahead of the first round of consultation, the local authorities have commissioned a number of joint evidence base documents which have helped to identify the issues facing communities across the Ipswich HMA and Ipswich FEA. Joint evidence is a key part of the Local Plan and underpins the joint approach to plan preparation. The following evidence has been established to provide the basis on which to identify issues.

- **Strategic Housing Market Assessment (2017)** – this identifies the objectively assessed housing need for the local planning authorities;
- **Accommodation Needs Assessment for Gypsies, Travellers, Travelling Show People and Boat Dwellers (2017)** – this identifies the number of pitches, sites and moorings which need to be planned for;
- **Employment Land Needs Assessment (2016)** – this identifies the minimum amount of employment land needed;
- **Employment Land Supply Assessment (2017)** – this updates the Needs Assessment and assesses the suitability of existing and potential employment sites;
- **Retail and Commercial Leisure Needs Study (2017) for Ipswich and Suffolk Coastal** – this identifies the need for additional shopping and leisure floorspace for Ipswich and Suffolk Coastal. Babergh and Mid Suffolk District Councils had already commissioned a study without Ipswich Borough Council or Suffolk Coastal District Council involvement (published in September 2015).

As issues are identified across the Ipswich HMA and Ipswich FEA, additional evidence base studies will be undertaken. Suffolk County Council as local highways authority is currently promoting the Upper Orwell Crossings project and assessing the feasibility and potential benefits of a Northern Relief Road for Ipswich. A county-wide multi-modal transport model has been developed, which will help inform options and test the impacts of the preferred scale and distribution of growth as the Local Plan evolves. Other evidence base documents and studies that the local authorities expect to be undertaken include (this list is not exhaustive):

- Landscape Character Assessment and Landscape Sensitivity Analysis;
- Water Cycle Study;
- Strategic Flood Risk Assessments;
- Whole Plan Viability;
- Design and Heritage Assessments;
- Air Quality and Transport Modelling; and
- Infrastructure Delivery Plan.



What does this document aim to do?

This Issues and Options Consultation document is intended to identify the cross boundary issues which are facing the Ipswich HMA and Ipswich FEA and the local planning authorities within it. The Issues and Options Consultation is the first stage in the process of developing a Local Plan and will be followed by further periods of consultation and engagement with the general public and interested stakeholders as detailed in the Local Development Scheme for each authority.

Further opportunities to have your say are scheduled to arise in 2018:

First draft plan	Spring 2018 (regulation 18)
▼	
Final draft plan	Autumn 2018 (regulation 19)

The Issues and Options Consultation will seek your views on issues identified through the emerging evidence base which has in many circumstances been commissioned across the wider HMA and FEA. Through the consideration of these issues, the local authorities hope to generate debate and build consensus in respect of the approach to future growth. Ipswich Borough Council and Suffolk Coastal District Council are each consulting on a joint Part 1 which considers the strategic, cross boundary issues, alongside individual Part 2 documents that deal with local issues, specific to each authority.



How does it relate to individual local plans?

As of summer 2017, Ipswich Borough Council and Suffolk Coastal District Council are at a similar stage in the process of producing a Local Plan in that recent documents have been adopted and the Councils are committed to undertaking a Local Plan Review (or new Local Plan) over the period 2017-2019, to look ahead to 2036. Babergh and Mid Suffolk Councils are also starting a parallel, Joint Local Plan Review now.

This Issues and Options Consultation Document will begin the process of revising the current suite of documents adopted across the Ipswich HMA and Ipswich FEA.



Ipswich

Population (Mid-Year Estimate) 2016 of 135,908, and an area of 40.3 sq. km/15.56 sq. miles. Ipswich is the county town of Suffolk situated on the Orwell Estuary and is a major centre of population, economic activity and growth in the Eastern Region. Train services provide access to London in just over an hour and links to Norwich, Cambridge and Peterborough, but the network also serves the East Coast and Felixstowe, all essential routes for containerised freight. Ipswich is also closely connected to the primary and trunk road network with the A12 giving access to London, the M25 and Stansted Airport and the A14 linking the Midlands and the Port of Felixstowe.

Suffolk Coastal

Population (Mid-Year Estimate) 2016 of 126,000, and an area of 891.5 sq km/344 sq. miles. The majority (around 60%) live in the larger urban areas such as the east Ipswich area, Felixstowe and the market towns. The district contains some 48.8km of open coast. The exceptional quality of the natural, historic and built environment makes Suffolk Coastal a very special place to live and work and a popular destination for visitors and tourists from the UK and abroad. The district is made up of in excess of 100 parishes with populations ranging from a handful to several thousand people.

Babergh

Population (Mid-Year Estimate) 2016 of 89,500, and an area of 596 sq. km/230 sq. miles. The main centres of population are Sudbury/Great Cornard, Hadleigh, and Pinewood in the Ipswich fringe. The district is characterised by ancient rolling farmlands and plateau lands with two Areas of Outstanding Natural Beauty: Suffolk Coast and Heaths; and Dedham Vale¹.

Mid Suffolk

Population (Mid-Year Estimate) 2016 of 100,000, and an area of 858 sq. km/335 sq. miles. The main centres of population are Stowmarket, Needham Market and Eye. The district is characterised by undulating plateau claylands dissected by rolling river valleys².



¹Babergh and Mid Suffolk Authority Monitoring Report

²Babergh and Mid Suffolk Authority Monitoring Report

Key Issues

The key issues facing the local authority areas of Ipswich and Suffolk Coastal have been derived from an initial analysis of baseline data and evidence set down in the **Sustainability Appraisal Scoping Report**. The identification of these key issues enables the baseline to be identified and helps establish the objectives in the **Sustainability Appraisal Framework** that will be used to assess the sustainability of alternative policy options. The table below outlines the key environmental, social and economic issues across the two authorities.

The Local Plan Review will seek to address these key issues through appropriate policies and measures of mitigation. For more detail, please refer to the Sustainability Appraisal Scoping Report which outlines these key issues further.



Suffolk Coastal population is expected to grow by 8,259 between 2014-2036



Ipswich population is expected to grow by 13,294 between 2014-2036

Social - Suffolk Coastal

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

Despite the relative affluence of the District there is still a need to address pockets of deprivation.

An increasing number of young people are leaving the district.

The District's population is older than the county, regional and national averages.

Population projections indicate there will be more deaths than births across the decade, 2014-2024.

Limited land availability for and large areas of protected land.

High house prices and high numbers of second homes in the district. Homes cost on average 9 times average income.

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

Limited access to health provision in the rural areas.

Social - Ipswich

Population trends indicate that the population is expected to grow by 13,294 between 2014-2036.

Ipswich scores worse than the Suffolk average against every indicator of the 'Index of Multiple Deprivation Score' except barriers to housing and services

Compared to the rest of the county the Borough has a higher number of children, particularly 0-5 year olds and higher population of working age people because of the availability of job opportunities.

Although there is an ageing population, there is a trend to retire out to rural areas.

Population projections indicate there will be more births than deaths across the decade, 2014-2024.

Limited land availability and large areas of protected land.

Over the last two years house sales have fallen by 50% in Ipswich.

Ipswich has the lowest house price to income ratio in the HMA. Homes cost on average 6.44 times average income. However prices have risen significantly in the last few years and Ipswich has the highest affordable housing need.

Key Issues (continued)

Social - Suffolk Coastal

Due to the ageing population a high proportion of the population have long-term health problems and disabilities.

Fear of crime needs to be addressed.

Distance to both primary and secondary schools, especially in rural locations.

There is a need to ensure that the local population can access new employment opportunities.



Social - Ipswich

Need to deliver a more diverse range of housing types including specialist housing and student accommodation.

Ipswich has the lowest levels of physical activity in the region.

Ipswich had the highest number of criminal offences committed in 2013 in the HMA and fear of crime needs to be addressed.

Insufficient primary and secondary capacity in some areas of the Borough.

In comparison with the rest of the region and Britain, Ipswich had lower levels of qualified people at all levels in 2015.



Key Issues (continued)

Environmental - Suffolk Coastal

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

Air quality can be an issue with two Air Quality Management Areas in the District.

Extensive areas of high quality agricultural land.

Limited availability of previously developed land.

The need to increase renewable energy provision and deliver carbon neutral development.

The need to ensure an appropriate response to sea level rise and an eroding coastline.

The need to ensure sustainable construction techniques and green infrastructure are employed to mitigate climate change and address fuel poverty.

Low lying areas at risk of flooding from drainage, rivers and coastal waters.

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

Significant areas of Area of Outstanding Natural Beauty across the district and areas of high landscape quality that need to be protected.

Need to extend and enhance the green infrastructure network across the whole IHMA.

High number of heritage assets.

Environmental - Ipswich

Congestion at various locations in the town centre and associated air quality issues (Ipswich has four Air Quality Management Areas)

The need to remediate contaminated sites.

The need to increase renewable energy provision and deliver carbon neutral development.

The need to ensure sustainable construction techniques and green infrastructure are employed to mitigate climate change and address fuel poverty.

Large areas protected for species and habitat value which come under pressure from increased recreational and tourist activity.

Numerous protected species, habitats and sites across the borough and pressures on biodiversity arising from climate change and urban development.

Need to extend and enhance the green infrastructure network across the whole IHMA.

High number of heritage assets.

Some areas of Area of Outstanding Natural Beauty in Ipswich.

Key Issues (continued)

Economic - Suffolk Coastal

Promoting and supporting growth in key employment sectors.

Competition for land from housing.

Changing nature of the high street, local and district centres and changing shopping habits.

Distances between key services and facilities in rural areas.

Need to improve the road and rail (passenger and freight) network.

Provision of adequate public transport infrastructure.

Rural isolation and poor access to fast Broadband and reliable mobile coverage in rural areas.

Economic - Ipswich

Promoting and supporting growth in key employment sectors.

Competition for land from housing.

Changing nature of the high street, local and district centres and changing shopping habits.

Full-time female workers earn a third less than full-time male workers in Ipswich.

Provision of adequate sustainable transport options including integrated public transport infrastructure.

Access to fast broadband and wifi across the town.

Unreliable mobile phone coverage in some areas.

Q01

Are there any other issues that the Local Plan should consider?



What is the vision for the Ipswich HMA and Ipswich FEA?

New Anglia Strategic Economic Plan

“We are ambitious for Norfolk and Suffolk and our goal is to firmly establish the New Anglia economy as a centre for global talent and business excellence. We are targeting by 2026:

- 95,000 more jobs – which is 50% higher than forecast,
- 10,000 new businesses – which is more than double previous trends,
- 117,000 new homes – which is 30% higher than previous delivery,
- Increased productivity to equal the national average – increasing Gross Value Added from £36,000 a job to £40,000 on present numbers.

A new economic strategy is due to be published by the New Anglia Local Enterprise Partnership in October 2017.

Ipswich Borough Council Top Priorities

“Together we are building a better Ipswich.” Three top priorities will continue to be:

- Protecting frontline council services,
- Building quality and affordable homes for Ipswich people,
- Bringing new jobs and investment to Ipswich.

Additional priorities include:

Priority 1 - A Strong Ipswich Economy

Priority 2 - A Sustainable Environment

Priority 3 - An Enjoyable Place to Live, Work and Study

Priority 4 - A Healthy Community

Priority 5 - Quality Homes for All

Priority 6 - Safe Communities

Priority 7 - An Efficient and Effective Council.

Ipswich Vision

The Ipswich Vision is to create East Anglia’s Waterfront Town and demands:

- A town centre that will attract new investment,
- A town centre that is true to its history,
- A town centre that is bold and ambitious,
- A town centre that recognises the need for change,
- A town centre that will excite those who visit it,
- A town centre that will appeal to those beyond its immediate catchment.

If it is to succeed, the Ipswich Vision, as with any other viable vision, must be connected and anchored by three aspects: Historical, Physical and Emotional.

Our Vision aims to set out a process by which Ipswich can further deliver on its ambition to become a unique and sought-after destination as ‘East Anglia’s Waterfront Town’

What is the vision for the Ipswich HMA and Ipswich FEA? (continued)

Suffolk Coastal (East Suffolk) Vision

“Maintain and sustainably improve the quality of life for everyone growing up, living in, working in and visiting East Suffolk.” The vision will be achieved by adopting a three-pronged strategy:

- Enabling Communities,
- Economic Growth,
- Financial Self Sufficiency.



Babergh Vision

“To create an environment where individuals, families, communities and businesses can thrive and flourish.”

Mid Suffolk Vision

“We will work to ensure the economy, environment and communities in Mid Suffolk continue to thrive and achieve their full potential.”

The priorities for the Babergh and Mid Suffolk Visions are joint and are:

- Economy and Environment;
- Housing; and
- Strong and Healthy Communities.

Although the vision and priorities are different across the Ipswich HMA and Ipswich FEA, they broadly accord with the higher level priorities identified across the New Anglia Local Enterprise Partnership. These also reflect the key principles of the National Planning Policy Framework and provide a sound basis on which to plan for future growth collectively.



Q02 What are the advantages of your area that should be protected through local plans?

Q03 What are the disadvantages of your area that the local plans could try to address through the way land is used or developed?

Q04 What are the key priorities you would like to be addressed by 2036 – in the places across Ipswich and Suffolk Coastal where you live, work or study?

Q05 What is your vision for the Ipswich HMA and Ipswich FEA by 2036?

A- How much growth? The number of homes and jobs that should be planned for

Homes

Ipswich Borough Council and Suffolk Coastal District Council both have adopted Local Plans in place which set out housing and employment growth targets. Some of the targets pre-date the publication of the National Planning Policy Framework and the adopted Local Plan periods are different – Ipswich look to 2031 and Suffolk Coastal to 2027.

There is now an opportunity, through aligning our local plans, to base each area's local plan review on the same evidence base looking to 2036 and considering the Ipswich HMA as a whole.

The National Planning Policy Framework requires local planning authorities to ensure that local plans meet the full, objectively assessed housing need in the housing market area. It also requires them to plan proactively to meet the development needs of business.

The Objectively Assessed Housing Need (OAN) for the Ipswich HMA and individual local planning authorities has been assessed through a Strategic Housing Market Assessment or 'SHMA' report, which was published in May 2017. The SHMA report takes into account population and household projections, market signals and jobs forecasts to ensure that housing is not considered in isolation from economic factors. It also considers the relationship with London and whether additional growth needs to be accommodated.

The population of the Ipswich HMA is forecast to grow, as a result of both natural change and migration (of people moving from elsewhere within the UK and abroad). The forecast population growth from 2014 to 2036 is 42,692 (Table 1 below), which is translated into a need for 39,302 additional dwellings across the housing market area between 2014 and 2036 (Table 2 opposite). The breakdown below in Table 1 shows the national (ONS) projected population figures across the Ipswich HMA (Table 5.1 from the published SHMA). It is based on the assumption that current trends will continue.

Table 1 Ipswich HMA sub-national population projections 2014-36 (SHMA/ONS)

LPA	2014 population	Natural change	Net migration	Total change	2036 population
Ipswich	134,966	15,294	-2,000	13,294	148,260
Babergh	88,845	-7,325	15,410	8,086	96,931
Mid Suffolk	99,121	-3,578	16,631	13,053	112,174
Suffolk Coastal	124,776	-13,241	21,500	8,259	133,035
IHMA Total	447,708	-8,850	51,541	42,692	490,400

A- How much growth? The number of homes and jobs that should be planned for (continued)

Population and household numbers are growing. Population increases through natural change (births exceeding deaths), internal migration within the UK and international migration. The number of households increases as a result of the population growth and other social trends, such as people choosing to live alone, living longer or increased divorce rates. If insufficient housing is provided, it could push up prices and make affordability worse, contribute to overcrowding and mean that local businesses cannot recruit enough workers.

The OAN assessment summary is shown in Table 2 below for the period 2014 to 2036.



Table 2 Objectively Assessed Housing Need (OAN) in the Ipswich HMA

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

A- How much growth? The number of homes and jobs that should be planned for (continued)

The Objectively Assessed Need figures identified through the SHMA report are similar to the figures included within existing Local Plan documents (Ipswich Borough Council 489 dpa, Suffolk Coastal District Council 465pa). The Objectively Assessed Need is the starting point for what the local plans have to seek to provide for.

The scenarios outlined below reflect these figures and therefore do not include a scenario which is lower than the

requirements set out in the evidence base. The NPPF is clear that local planning authorities should meet their objectively assessed need unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. This consultation period provides the opportunity to consider whether or not the Councils should consider setting a lower figure in respect of housing.

The OAN figure in Table 2 above is a requirement calculated from a 2014 base date, but some dwellings have been built or granted permission between 1st April 2014 and 31st March 2017. Also, some land is already identified for housing through the adopted Ipswich Borough Council and Suffolk Coastal District Council Local Plans. Therefore, Table 3 below identifies the number of dwellings that need to be delivered on land not currently identified. The figures are correct as at 31st March 2017.

Table 3 Objectively Assessed Housing Need (OAN) and committed housing land supply

Ipswich Borough Council	Suffolk Coastal District Council ^a
11,420 dwellings (OAN 2014-2036) <ul style="list-style-type: none"> • 1,222 completions 2014 to 2017 • 1,106 dwellings with planning permission (not started) (a) • 380 dwellings under construction • 594 dwellings awaiting a Section 106 (b) • 4,987 dwellings on allocated sites (c) 	10,111 dwellings (OAN 2014-2036) <ul style="list-style-type: none"> • 1,541 completions 2014 to 2017 • 2,504 dwellings with planning permission (not started) • 641 dwellings with planning permission (under construction) • 1,780 dwellings on allocated sites • 2,000 dwellings at Adastral Park
3,131 dwellings to be delivered on land not currently identified	1,645 dwellings to be delivered on land not currently identified

(a) This is a discounted number (1,229 minus a 10% discount for slippage).

(b) This figure is also discounted by 10% to allow for slippage (660 without discount).

(c) Note- this supply figure excludes windfall allowance. It includes 3,250 dwellings at Ipswich Garden Suburb.

³Sites with a resolution to approve subject to Section 106 are not included within monitoring figures for Suffolk Coastal District Council, as most are already included in the figure for dwellings on allocated sites.

A- How much growth? The number of homes and jobs that should be planned for (continued)

Therefore, land will need to be found through the Local Plan reviews to deliver around an additional 4,776 dwellings from 2017 to 2036, in order to meet the housing need of Ipswich and Suffolk Coastal. Land availability assessments being undertaken in both local authority areas may meet some of this shortfall. In addition, a number of dwellings have historically been delivered through windfall sites, which are sites not currently identified through the planning process. However, in the case of Ipswich, it is anticipated that there would still be a shortfall of around 2,000 to 2,500 dwellings.

National Planning Policy calls for a Housing Market Area wide approach to identifying and meeting objectively assessed housing need. If land is not available in one part of the Housing Market Area to meet it, for example because of administrative boundaries or environmental constraints, then options across the whole Housing Market Area should be considered. It is not the case that any need not planned for within Ipswich Borough would automatically have to be accommodated within Suffolk Coastal. This would need to be considered across the whole Housing Market Area.

Jobs

For jobs, the Councils have three key evidence documents: jobs calculations produced using the East of England Forecasting Model (EEFM) (August 2016), and two studies: the Employment Land Needs Assessment (2016) and Employment Land Supply Assessment (2017). The studies consider the needs of the Ipswich Functional Economic Area (FEA) which equates to the Ipswich Housing Market Area. Table 4 below sets out the jobs projections for the Ipswich FEA.

Table 4 EEFM 2016 Baseline Jobs Projections

Location	Total number of jobs		Change 2014-2036	
	2014	2036	No	%
Babergh	39,005	42,645	3,640	9.3
Ipswich	75,195	94,235	19,040	25.3
Mid Suffolk	43,895	50,345	6,450	14.7
Suffolk Coastal	60,510	68,450	7,940	13.1
Ipswich Functional Economic Area	218,605	255,675	37,070	17.0

A- How much growth? The number of homes and jobs that should be planned for (continued)

The total number of jobs in the Ipswich Functional Economic Area (FEA) is expected to grow by 37,070 over the 22 years to 2036, equivalent to an increase of 1,685 jobs per year. In Suffolk Coastal and Ipswich, the jobs growth total is 26,980. Ipswich is expected to drive the majority (51%) of this growth, followed by Suffolk Coastal, Mid Suffolk and Babergh. The EEFM considers jobs in all sectors, including shops, schools, factories, offices, hospitals and cinemas.

The Employment Land Supply Assessment (ELSA) identifies sectors which are forecast to grow strongly across the Ipswich FEA: business and professional services, computing and technology, construction, education, health and care, hospitality and leisure, retail, transport and logistics and wholesale and distribution.

The Employment Needs and Land Supply Assessments focus on uses known as 'B' class uses. B class uses include offices, light industrial workshops, factories and warehousing and distribution centres.

Within the Ipswich FEA there are a number of distinct economic geographies and commercial property market sub-areas including:

- the Felixstowe/A14 Corridor (characterised by a high concentration of distribution related activities linked to shipping and sea freight);
- the wider Ipswich market area (comprising Ipswich town centre, edge of centre and out of centre business and industrial parks as well as the nearby settlements including Great Blakenham and Claydon);
- the A140 Corridor (connecting Mid Suffolk locations such as Eye and Mendlesham to Norwich in the north and the A14 to the south);
- the area's other key route, the A12 corridor, is not characterised by the same level of movement and flow of demand. There is limited synergy between Colchester, Ipswich and Waveney in commercial property market terms, but the A12 corridor is locally significant for example to serve the communities of Saxmundham and coastal locations.

In employment terms, the main sectors are public administration, health and education; retail and wholesale; and professional, business and employment services. Ipswich accommodates the largest number and proportion of jobs, equivalent to 34% of all employment in the Ipswich FEA in 2014. The majority of businesses operating in the Ipswich FEA are small firms employing between 0 and 4 workers. Suffolk Coastal has the highest number of enterprises, while Ipswich accommodates fewer but larger firms.



A- How much growth? The number of homes and jobs that should be planned for (continued)

Whilst the rate of business growth has lagged behind regional and national averages in recent years, the number of jobs has increased across the Ipswich FEA. Ipswich itself has seen the lowest overall level of growth in jobs. The main increase in jobs across the Ipswich FEA has been focused in the professional, business and employment services, accommodation and food services and manufacturing sectors.

Floorspace and land requirements have been calculated based upon the EEFM jobs growth forecasts, using ratios which reflect local circumstances to convert jobs projections into land estimates.

The Employment Land Supply Assessment identifies the baseline net land requirements for B class uses from 2014 to 2036 as shown in Table 5 below.



Table 5 EEFM Baseline Net Land Requirements 2014 – 2036 in the Ipswich FEA.

Use Class	Ipswich Functional Economic Area (ha)				
	Babergh	Ipswich	Mid Suffolk	Suffolk Coastal	Total IFEA
Offices (B1a/B1b)	8.1	13.0	9.1	10.6	40.8
Industrial (B1c/B2/B8)	-5.2	15.3	0.3	3.8	14.2
All B Uses	2.9	28.3	9.4	14.4	55.0

It should be noted that the figures are net requirements, which make an allowance for normal market vacancy rates, but do not allow for future replacement of losses or apply a safety margin – i.e. the ‘gross’ requirement used for planning purposes. They represent a starting point for the amount of employment land that may be needed. Local planning authorities may choose to allocate or safeguard more land, in order to ensure a range of sizes and locations of sites available for development, to support key economic drivers such as the Port of Felixstowe and clusters of similar businesses in certain locations or to reflect policy aspirations to deliver more jobs.

A- How much growth? The number of homes and jobs that should be planned for (continued)

Growth Scenarios

In this consultation document, the local authorities identify a number of scenarios to consider the scale of housing and jobs growth between 2014 and 2036 and options for where development should be broadly located.



Scenario A Baseline

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



21,531 dwellings (11,420 in Ipswich and 10,111 in Suffolk Coastal)

4,776 dwellings would be the residual figure to be planned for



26,980 jobs 2014 to 2036 (19,040 in Ipswich and 7,940 in Suffolk Coastal)

The headline scenario figures set out below do not take into account the housing completions and permissions between 2014 and 2017 and land allocations set out in Table 3. Therefore, with each scenario an illustration is

also provided to show what the 'residual' figures would be if the housing development already delivered or in the pipeline is factored in.

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

A- How much growth? The number of homes and jobs that should be planned for (continued)

Scenario B Medium Increase in Growth

Policy-led scenario for significant economic growth



25,837 dwellings (OAN plus 20%)

9,082 dwellings would be the residual figure to be planned for



32,376 jobs 2014 to 2036 (trend plus 20%)

This scenario seeks to increase job targets based on an aspiration for significant economic development to take place across the Functional Economic Area. Significant economic development opportunities in the form of a new nuclear power station at Sizewell, offshore energy industries and further support for established key sectors such as the Port of Felixstowe or ICT Technologies could bring about a further increase in jobs. The New Anglia LEP identifies these opportunities as key growth areas with the potential to host high levels of activity and growth. Therefore, it is anticipated that many of these job

opportunities could come forward outside the Ipswich Borough boundary but would support the economic success of the Ipswich Functional Economic Area.

With more jobs would come the need for some additional housing, to ensure that there is sufficient labour available to support the significant economic development opportunities. However, in the case of Sizewell, it is acknowledged that purpose built campus style housing will be provided to accommodate the needs of construction of staff. In this scenario the number of people economically active will increase as a result of the significant economic developments that come forward, but the area will still see an increase in the number of people not economically active due to the ageing population.

In an economic growth-led scenario, some additional work would be needed to ensure that the growth in new homes provision would be sufficient to avoid constraining the labour supply, therefore the OAN plus 20% is indicative only.



A - How much growth? The number of homes and jobs that should be planned for (continued)

Scenario C High Increase in Growth

Infrastructure delivery-led scenario



30,143 dwellings (OAN plus 40%)

13,388 dwellings would be the residual figure to be planned for



32,376 jobs 2014 to 2036 (trend plus 20%)

The Norfolk and Suffolk Devolution Agreement June 2016 set out a commitment to ‘substantially increase housing delivery.’ It undertook to plan for 200,000 homes over the longer period of local plans across Norfolk and Suffolk (2012-2036) and the delivery of significant infrastructure needed to support the increase of new homes. Whilst the Devolution Deal has not been resolved, the ambitious housing growth scenario which it set out is one which needs to be explored.

The additional 200,000 homes translated into some 95,000 for Suffolk, which represents substantial uplift over

objectively assessed need across the county. Ipswich as the county town and the communities surrounding it are well placed to benefit from the substantial uplift in targets. Ipswich and the communities surrounding the town are fundamental to the overall prosperity of the county and an ambitious uplift across the Ipswich HMA would help deliver housing in locations well related to the county town and would go some way towards meeting the County aspiration.

This scenario is intended to deliver key infrastructure projects across the Ipswich HMA and help meet the Government’s objective to deliver more housing. An infrastructure-led scenario reflects the opportunity to create a more successful and prosperous area which benefits from improved infrastructure supporting ambitious uplift in the housing requirement. In this scenario the increase in housing requirement reflects the objectively assessed housing need plus additional housing that could be delivered on land opened up through infrastructure improvements, for example an Ipswich northern route.

An issue in the Ipswich area is the closure of the Orwell Bridge for safety reasons in bad weather. This causes

severe congestion in the local road network, especially through Ipswich, as local and through traffic converges on the town to find alternative east-west routes. Should the Local Plan Review seek to address this?

The large sites opened up by road schemes can also attain the critical mass to deliver more health, education and community infrastructure directly on site, whereas smaller developments contribute financially to off-site facilities through Community Infrastructure Levy or Section 106 agreements.

The SHMA suggests that Ipswich Borough Council may want to consider whether the OAN for Ipswich Borough should be uplifted to help provide more affordable housing to meet the identified need. This scenario would potentially address any uplift required depending on where the increased housing would be located in relation to Ipswich Borough. For example, to meet the affordable housing need, any additional affordable housing would need to be concentrated close to Ipswich Borough. It is recognised that social rented housing is a key component of the affordable housing mix.

A- How much growth? The number of homes and jobs that should be planned for (continued)



Q06 Which growth scenario should we plan for across the Ipswich Housing Market area?

Q07 Do you have evidence to suggest that the housing and/or jobs targets should be different from the forecasts or scenarios outline above - either higher or lower?

Q08 Would communities be prepared to accept more growth if that growth meant that significant new or enhanced infrastructure could be provided?

Q09 What key pieces of transport infrastructure should be sought? Would it be roads such as an Ipswich northern route, or sustainable transport infrastructure (public transport, park and ride, cycling), or both?

Q10 Should the Local Plan Review seek to address the issue of temporary closure of the Orwell Bridge by planning for a scale of development that can help to deliver infrastructure?

Q11 Do you agree that providing a high growth scenario would help to deliver the affordable housing required?

Q12 Are there alternative scenarios which should be considered?

B- Where should the growth go?

The local authorities also need to consider the most suitable locations and distribution for this growth across the Ipswich HMA and Ipswich FEA.

The following options have been published to assist with the debate about where future growth should be located and the scale of development. It may be that, following this consultation, a different option emerges or a combination of the options may be preferred. The questions at the end of the section invite views on all the options, which are purposely posed in order to explore a range of possibilities.

The options primarily focus on the distribution of housing growth and we pose the question about whether we should be aligning the spatial distribution of housing and jobs growth by delivering it in the same locations. We also seek to elicit your views on whether growth should take place in specific locations in order to deliver infrastructure.

The Ipswich Housing Market Area

This Issues and Options consultation document relates to the areas administered by Ipswich Borough and Suffolk Coastal District Councils. However, national planning policy encourages local planning authorities to plan to meet housing needs across a whole Housing Market Area.

Specific detail around the options for Babergh and Mid Suffolk Districts is contained within their Joint Local Plan, which is subject to public consultation at the same time as this document.

The distribution of growth across Ipswich Borough Council and Suffolk Coastal District will contribute towards improving the economic, social and environmental characteristics of the area. This will be tested by a sustainability appraisal that will be carried out as alternative options are assessed, narrowed down and firmed up. Alongside this document, a joint framework for the sustainability appraisal in the form of a Scoping Report for Ipswich Borough Council and Suffolk Coastal District Council is available for comment. Preparation of the Sustainability Appraisal has been undertaken in partnership with Babergh and Mid Suffolk District Councils, who published their Sustainability Appraisal Scoping Report in March 2017.



B- Where should the growth go? (continued)

Ipswich Borough Council

Alternative delivery options

There are limited spatial options available to Ipswich, because of the tightly drawn Borough boundary. In addition, housing delivery in the Borough has been below target since 2009/10 following the recession, reflecting a weak housing market for new build development. A number of options are outlined below.

Option 1 - higher-density urban regeneration

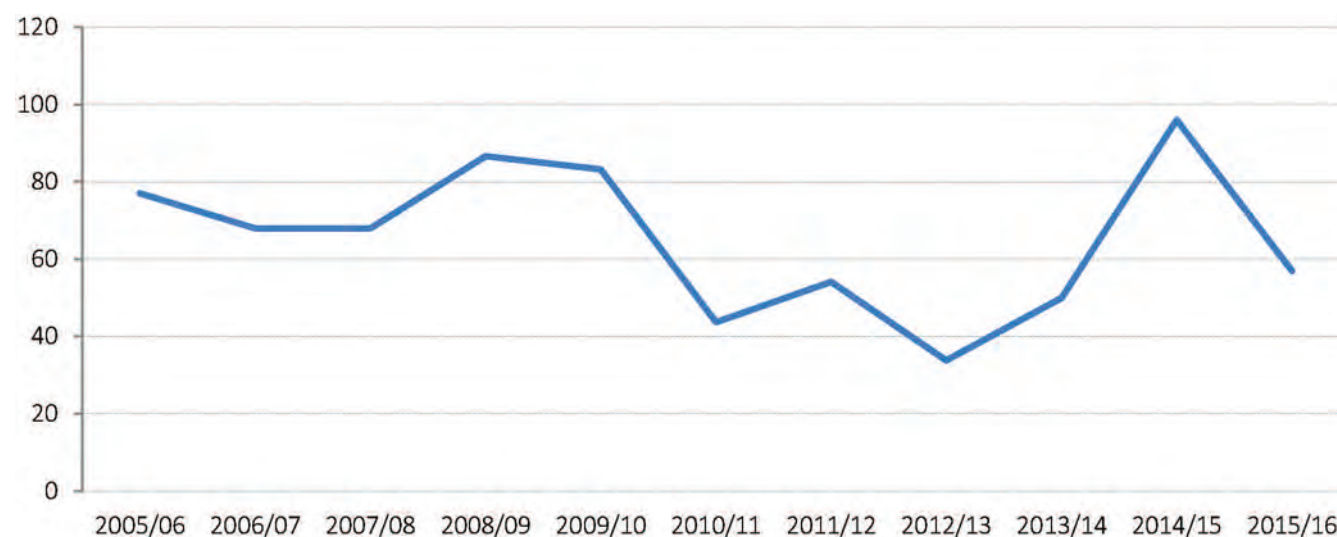
The Council tested a strategy of urban concentration and higher density housing development in its preferred options documents for the Core Strategy and Policies, IP-One Area Action Plan and Site Allocations and Policies documents prepared in November 2007. The strategy was subject to public consultation between January and March 2008. A number of the sites identified were subsequently either unavailable for development or the densities proposed were too high for their surroundings. In addition, economic conditions worsened in 2008, resulting in higher density schemes becoming economically unviable to deliver and leaving 'stalled' high density developments incomplete on the Ipswich Waterfront. The emerging 2011 Core Strategy responded to this by reducing the highest residential density requirement from at least 110 dwellings per hectare (dph) with an average of 165dph at preferred options stage, to at

least 90dph with an average of 110dph in the adopted 2011 plan (policy DM30).

In February 2017, Ipswich Borough Council adopted a new Local Plan. The approach to residential density has been eased further in this plan to reflect what is deliverable on the ground. The highest density set out in policy DM30

remains at least 90dph but the average has been removed. Densities in new schemes have generally not returned to their pre-recession levels in Ipswich as shown in Figure 2 below. The exceptional 'spike' in 2014/15 was caused by completions at the Stoke Quay development, consisting mainly of apartments, which was only viable as a result of gap funding from the Homes and Communities Agency.

Figure 2 Average net density of residential completions in Ipswich (dwellings per hectare)



Note: completions include new build and conversions on all developments of 10 dwellings or more

B- Where should the growth go? (continued)

Option 2- increased development beyond the Borough boundary

A second alternative strategy is to locate more housing developments outside the Borough in Suffolk Coastal, Babergh and Mid Suffolk Districts. Within this strategy, there would be locational choices and they are developed further in the options which follow. For example, development could be located within communities around Ipswich, or distributed across the more extensive Ipswich HMA, or it could be delivered through a new settlement somewhere within the Ipswich HMA.

Some parishes around Ipswich form continuous

development on the edge of the Borough, for example Purdis Farm in Suffolk Coastal and Pinewood in Babergh. Others are separated from the Borough by countryside, for example Rushmere in Suffolk Coastal. Ipswich and Suffolk Coastal Local Plans since at least 1997 have pursued a policy of maintaining separation of the villages from the town, in order to maintain their own identity.

The Ipswich HMA is more extensive but areas within it still relate to Ipswich as part of the housing market area and the functional economic area. Here the distribution options

could fulfil other planning objectives, such as supporting growth in the market towns.

Decision making for the location and delivery of any development outside Ipswich Borough will depend on the form of any future Local Plan document. For example, if there is a joint plan for the four local authorities, the decision will be a joint one. If it is not a joint plan, it will fall to the individual districts. Any plans will be based on an agreed distribution that will be informed by the Sustainability Appraisal and Local Plan Options process.



B- Where should the growth go? (continued)

Option 3- changing the use of existing land in the Borough to housing

As a result of the tightly drawn Borough boundary around Ipswich, the supply of land available within it for residential use in future is limited. The main potential sources are the remaining countryside around the edge of the Borough or land currently protected for employment use.

In relation to land currently identified through the Local Plan as countryside, the Planning Inspector who examined the adopted Ipswich Local Plan required the Council to modify the plan to provide for such land to come forward for residential development if certain requirements are met. The adopted Ipswich Local Plan already includes a 'windfall allowance' in the housing land supply calculation in reflection of such policies, which may allow sites not currently allocated for development to come forward. However, what has not been considered to date is whether there are cross boundary opportunities on the edge of Ipswich to identify larger areas of land for development linked to significant transport infrastructure improvements.

Some sites identified currently by the Local Plan as countryside are small, difficult to access or within or adjacent to the Area of Outstanding Natural Beauty. Some are adjacent to the A14 and therefore noise could be a constraint on residential development.

The Borough's employment land supply has been assessed in terms of quality and quantity through the Employment Land Supply Assessment (ELSA) (July 2017). Ipswich has a challenging jobs delivery forecast of 19,040 jobs between 2014 and 2036. The study concludes that the starting point for net employment land need in the Borough should be around half the land area that the current Local plan allocates. This does not take account of the need to provide a range of sites of different sizes in different locations, and it is a projection of economic trends rather than reflecting any growth ambitions.

The Council's own monitoring of the Employment Areas such as Whitehouse and Ransomes Europark shows that occupancy rates have increased. The areas provide an important source of land and premises for local businesses and offer sites away from sensitive uses such as homes, whose occupants could be disturbed for example by 24 hour operation. It is, therefore, unlikely that changing land from employment to housing use within the Borough would deliver sufficient land to accommodate the Objectively Assessed Need for housing in full. However, given the large strategic employment allocations at the Ransomes Europark extension in Suffolk Coastal and the Sroughton Enterprise Park (former Sugar Beet Factory site) in Babergh it may be that other smaller employment sites could be used for housing.



B- Where should the growth go? (continued)

Other possible sources of land

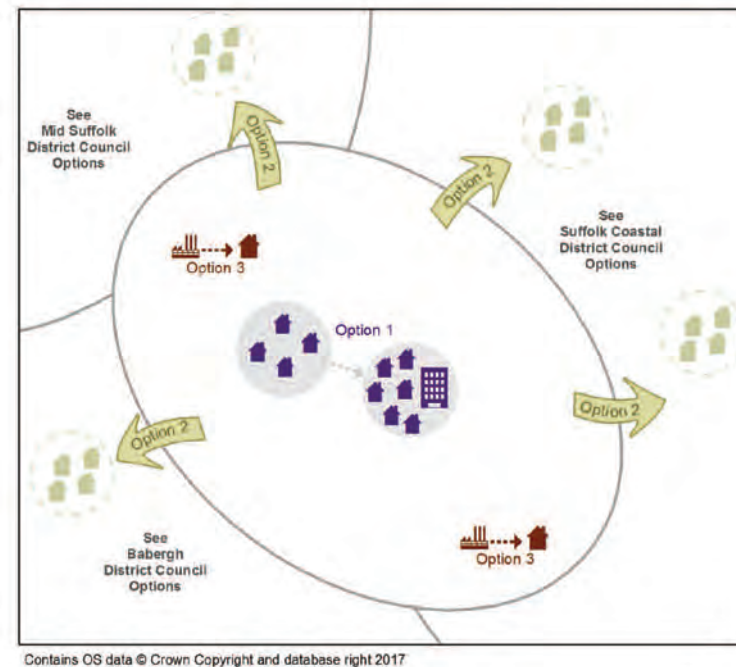
The Borough contains a range of protected open spaces, from country parks to sports pitches to allotments. The Council considers that these are essential for the health and wellbeing of residents, the town's biodiversity and wildlife network, climate change mitigation and adaptation and to create an attractive environment to encourage investment. The Ipswich Public Open Space Supplementary Planning Document maps open space provision by ward according to the Borough's adopted provision standards. It shows that there are deficits in provision of:

- parks and gardens across northern Ipswich away from the major parks of Christchurch, Holywells and Chantry;
- informal amenity open space across southern Ipswich except Priory Heath;
- natural and semi-natural greenspace everywhere except the south of the Borough near Orwell Country Park and Belstead Brook;
- children's play space in central and northern areas; and
- allotments in central and eastern areas.

Therefore, it is not considered realistic to release large areas of protected open spaces within the Borough to residential development. This does not mean that development on small open spaces or small parts of larger open spaces would not be considered on their merits. However, protected open space is not considered a significant source of housing land supply.

The diagram below shows the options 1 to 3 for Ipswich Borough Council.

Figure 3 Options for accommodating Ipswich growth



B- Where should the growth go? (continued)

Suffolk Coastal District Council

The Core Strategy focuses 51% of the expected housing growth towards the Major Centres east of Ipswich and Felixstowe/Walton and the Trimley Villages and a further 19% spread across the Market Towns. The majority of growth and development is therefore expected in the largest settlements with limited development across the rural parts of the district considered to be countryside communities.

The Local Plan Review provides the opportunity to reconsider this distribution and identify a distribution across the district and potentially wider, which enables successful communities to develop. National policies state that development should be distributed in a way which reduces the need to travel, promotes regeneration and supports existing services and facilities.

A number of potential distributions have been identified as listed below (as shown in Figure 4):

Option 4 - Continuation of existing approach

This distribution is based on the monitoring of delivery across the district since the adoption of the Core Strategy. There are slight variations from the Core Strategy distribution but it still seeks to continue the approach which focuses on the communities around Ipswich, Felixstowe and the Trimley Villages and the Market Towns. The existing policy was adopted by the Core Strategy in 2013 which introduced a settlement hierarchy focused on housing, employment and retail. Each settlement was judged against services and facilities found within it and then separated into a settlement hierarchy which guided the scale of development appropriate to each tier in respect of Housing, Employment and Retail needs.

The existing settlement hierarchy limits the scale of development in the settlements with few or minimal services which has led to development opportunities in these areas being severely restricted. The restrictive nature of the hierarchy results in some areas not receiving any type of development apart from in exceptional circumstances, which places a greater burden on other parts of the district.



B- Where should the growth go? (continued)

Option 5- Focus on Ipswich and A14 transport corridor

This distribution seeks to direct a larger proportion of growth to areas well related to Ipswich and the A14 transport corridor such as Felixstowe. Ipswich and the A14 transport corridor which serves the Port of Felixstowe are key contributors to the economic health of the district and supporting development in these locations will have a positive impact on the local, regional and national economy.

Focusing the development in the locations well related to Ipswich and the A14 will reinforce the links across the administrative boundaries of Ipswich and Suffolk Coastal as well as supporting the County Town of Suffolk through increased focus of future growth. A greater focus on the settlements geographically well related to Ipswich can help deliver larger scale sites and infrastructure projects to reduce pressure on existing services and facilities. Concentrating development in locations well related to the A14 transport corridor reflects the economic need for efficient movements of people and vehicles between locations and makes the most of road and transport links to locations outside of the Housing Market Area, such as Bury St Edmunds, Cambridge and Colchester.

Limited development is proposed in Saxmundham and Woodbridge to further boost rail connections between these settlements and Ipswich, as well as providing an

alternative location for development on a strategic scale. Under this option, limited development is expected in the rural areas of Suffolk Coastal.

Option 6 - A12 transport corridor and dispersed rural focus

This distribution seeks to spread more development across the rural parts of the district but with a focus on those communities well related to the A12 corridor such as Saxmundham, Wickham Market and Yoxford. Promoting development well related to the A12 corridor could promote further opportunities to improve road and rail connections between Ipswich and Lowestoft.

Identifying and encouraging a level of development in the settlements which the A12 passes close to could help to address site specific issues and concerns through direct mitigation.

Encouraging a large scale of development across the rural areas can provide further opportunities for new growth to support the limited services and facilities in the rural parts of the district. A greater dispersal of sites will mean that more settlements are encouraged to take future development, of a scale appropriate to each community. Increasing the scale of development in the rural areas will help to sustain existing rural communities which in certain parts of the district are becoming popular with tourists and second home owners.

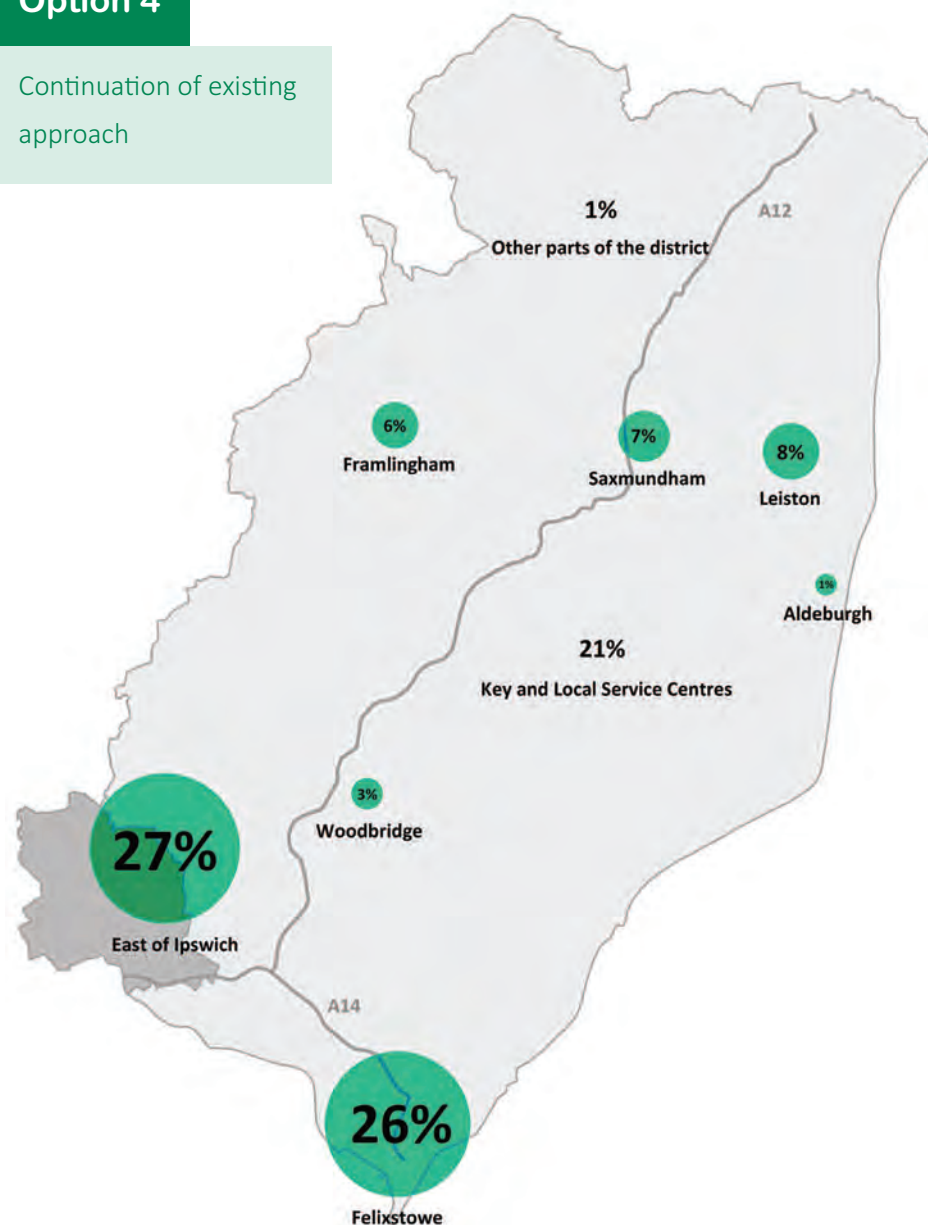


Figure 4 Potential Housing Distribution Options in Suffolk Coastal

(See Appendix 1 at the end of Part 1 for indicative housing numbers for Options 4, 5 and 6 and the alternative levels of growth)

Option 4

Continuation of existing approach



Option 5

Focus on Ipswich and A14 transport corridor

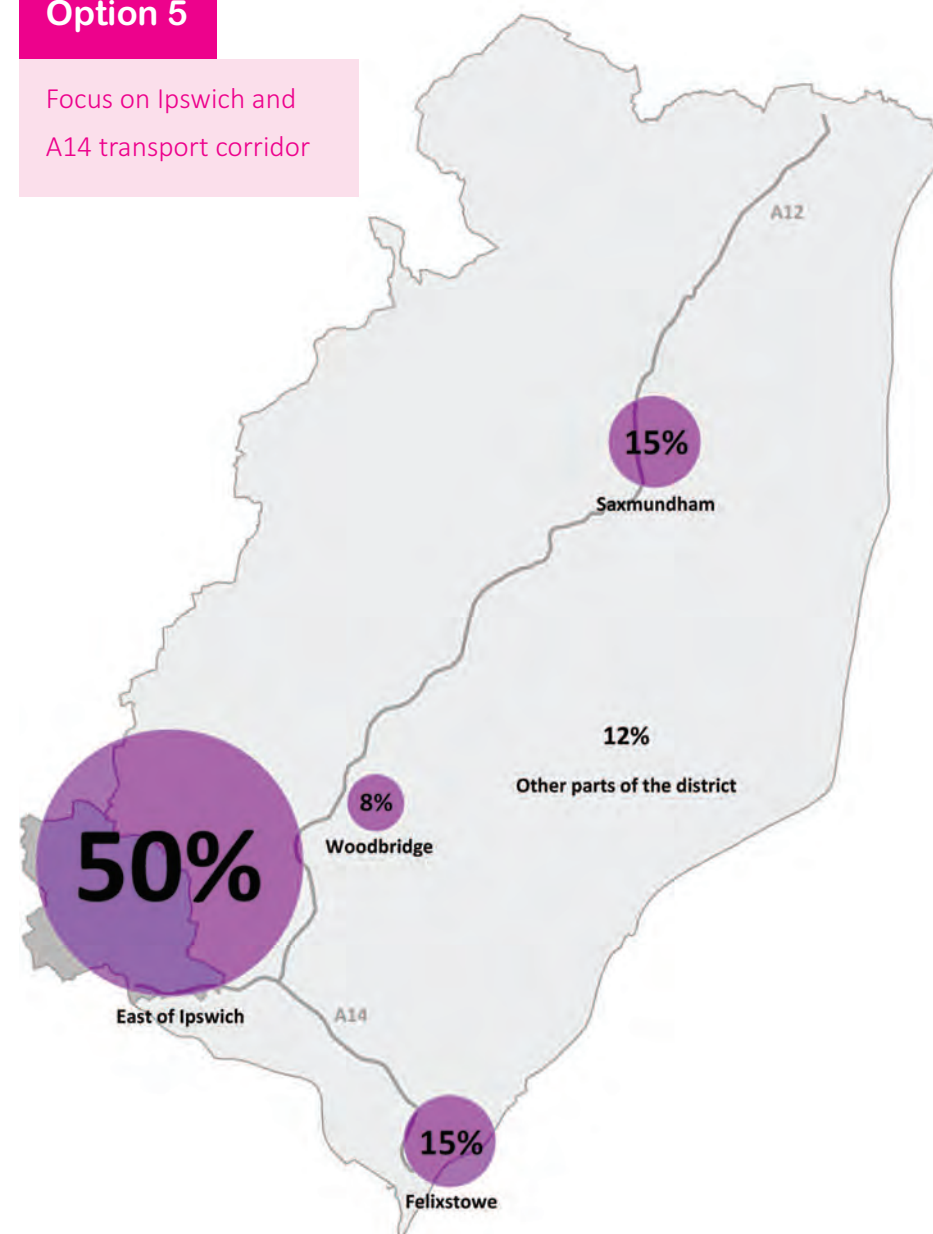
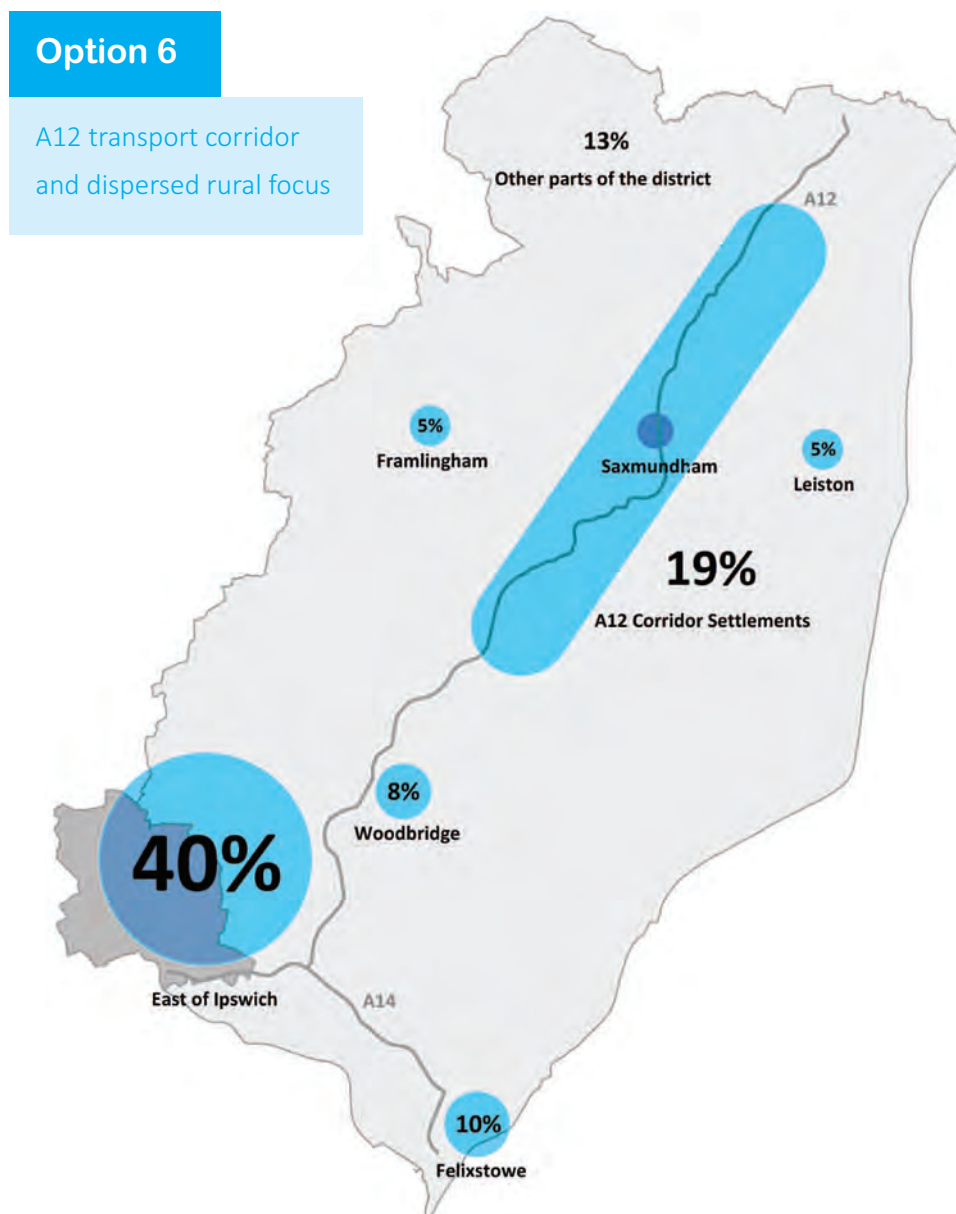


Figure 4 Potential Spatial Housing Distribution Options in Suffolk Coastal

(See Appendix 1 at the end of Part 1 for indicative housing numbers for Options 4, 5 and 6 and the alternative levels of growth)



B- Where should the growth go? (continued)

Q13 Which distribution options do you think would be most appropriate to take forward?

Q14 Are there any other distribution options that the Councils should consider, including across the whole of the Ipswich Housing Market Area?

Q15 Should the spatial distribution of jobs growth align with housing growth or should we take a different approach which focuses on improving accessibility between homes and work places?

Q16 Do you have evidence which indicates that building at higher densities in Ipswich and Suffolk Coastal would be viable financially?

Q17 Should the policy approach of maintaining the physical separation of villages from Ipswich be continued or should infill in gaps between settlements be considered a source of housing land?

Q18 If development cannot be accommodated within Ipswich, should it be focused within the communities close to Ipswich or distributed within the larger Ipswich Housing Market Area? What criteria should guide its location?

Q19 Should Ipswich switch employment land to housing use, even though the Borough has a high jobs target? where should the Council prioritise protecting employment land?

Q20 Is there other land within Ipswich Borough which should be considered for residential development? Is the approach to protecting open space the right one?



Gypsies, Travellers, Travelling Showpeople and Boat Dwellers

Alongside the Strategic Housing Market Assessment, a Gypsy, Traveller, Travelling Showpeople and Boat Dwellers' Accommodation Needs Assessment (ANA) has been published in May 2017 for Babergh, Ipswich, Mid Suffolk, Suffolk Coastal and Waveney Councils.

In respect of Gypsies and Travellers, the ANA identifies a need for two to three short-stay sites within the study area which will be addressed within Suffolk. In addition the ANA identifies a need in Ipswich for a further 27 residential pitches and in Suffolk Coastal for a further 15 residential pitches between 2016 and 2036.

A need for two pitches for travelling showpeople is identified within Suffolk Coastal and for 17 permanent residential moorings.

Q21 Where do you think the most appropriate locations are to meet this need?

C- The provision of retail and leisure development

National trends

Retailing has changed over the last 50 years from post-war redevelopment in town centres, through the emergence of the out-of-town retail warehouse parks and regional shopping malls to online 'e-tailing'. Historically the retail sector has experienced considerable expenditure growth because of factors such as growing disposable income, the availability of credit and a general increase in the standard of living. However, recent economic conditions have had a clear impact on retail spending; spending per person on convenience goods (food) has decreased in recent years.

Shoppers have been increasingly prepared to travel in order to access a greater choice of shops and leisure facilities available in larger towns and cities. As a result, some smaller towns have fared less well. Retailers meanwhile have focused their investments on large flagship stores in strategic locations. Out-of-centre retail parks with free car parking and lower rents have attracted some traditional town centre retailers such as Next and John Lewis.

In the fast food sector, there is an increasing preference by operators for 'drive-thru' restaurants rather than town centre outlets. Food shopping has seen a turn away from the use of food superstores towards discounters and more frequent, smaller shopping trips. The big food operators have responded by developing smaller store formats.

These changes can combine to impact significantly on medium sized and smaller town centres. However, district and local centres are generally less affected by these trends and retain their attraction for day-to-day top up shopping.

Town centres

The NPPF is clear that town centres provide a wide variety of uses and support a range of retail, leisure and commercial opportunities. 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. New retail, leisure and office development should be directed towards town centres as the first choice location, then edge of centre sites and only to accessible out-of-centre sites if there are no suitable sites in or on the edge of centres.

Across the Ipswich HMA and Ipswich FEA the various town and district centres cater for the everyday needs of residents, businesses and visitors and this contribution is to be reflected as part of the Local Plan Review. Town centres need to be attractive and welcome places for people to use for a variety of purposes and the Local Plan Review has a key role to play in promoting and supporting these locations.

Ipswich performs a key role as the County Town and is the centre for retail, leisure and commercial activities within the Housing Market Area, as well as a hub for public transport services. Its 'venuescore' national rank as a retail centre has improved from 67th place in 2009 to 63rd in 2015/16, reflecting the presence of national multiples. It remains the third strongest centre in the region behind Norwich and Cambridge. The town centre has seen some significant recent investment, particularly in the two shopping malls: Sailmakers has seen a refurbishment and re-branding, whilst the Buttermarket Centre has seen retail space given over to cinema and restaurant uses.

This reflects the pressures on town centres to diversify their offer and provide more leisure activities, in order to counter the effects of some of the national retail trends by distinguishing themselves from competing venues such as out-of-centre retail parks, and encouraging visitors to spend more time relaxing, eating out or meeting friends for example.

C- The provision of retail and leisure development

(continued)

Ipswich Town Centre has come under land use pressure for a wider variety of uses as well as competition from out of town developments such as Martlesham and smaller urban settlements such as Felixstowe, Stowmarket and Sudbury and market towns generally.

Overall, Ipswich town centre is performing reasonably well, however some specific issues which need to be addressed are:

- finding new occupiers or uses for vacant units, for example the former BHS;
- attracting higher brand retailers and more food and drink operators;
- providing larger shop units to meet modern needs;
- improving pedestrian linkages and parts of the public realm; and
- controlling further out of centre retail and leisure development.

Many of these are detailed issues to be considered through the Part 2 Issues and Options Report. However, the relationship between Ipswich town centre and out of centre retail parks around the town such as Copdock Retail Park, Futura Park and Martlesham Heath is a strategic issue.

In Suffolk Coastal there are six town centres: Woodbridge, Felixstowe, Saxmundham, Framlingham, Leiston and Aldeburgh, of which Felixstowe is the largest. The centres display strong vitality and viability and several also have a strong tourism offer which attracts visitors. However some issues which need to be addressed in relation to these centres are as follows:

- The relationship with out of centre shopping, e.g. between Woodridge and Martlesham Heath;
- Limited opportunities for centres to grow;
- Low levels of leisure service provision, particularly food and drink; and
- The need for better pedestrian links e.g. to the station in Saxmundham, the river in Woodbridge, and the link between Felixstowe town centre and the seafront.



C- The provision of retail and leisure development

(continued)

Retail floorspace

The emerging Ipswich and Suffolk Coastal Retail and Leisure Needs Study 2017 estimates the additional retail floorspace needed for convenience (food) shopping and comparison (clothes, shoes, books, etc.) shopping up to 2036. Table 6 below provides indicative net requirements for new shopping floorspace over the period 2017-2036. These emerging requirements are expected to be updated to take full account of demographic evidence and current developments.

To put this in the context of existing stores, for example: Lidl in Felixstowe measures 1,378 sq. m gross; Tesco at Martlesham 8,742 sq. m gross and Sainsbury's Hadleigh Road 7,625 sq. m gross.

Within Suffolk Coastal, the majority of new retail provision will be required in areas east of Ipswich, Woodbridge and Felixstowe.

Table 6 Estimated quantitative retail floorspace needs in Ipswich and Suffolk Coastal to 2036

	Convenience floorspace sq. m	Comparison floorspace sq. m
	To 2036	To 2036
Ipswich	1,600	34,000 - 63,100
Suffolk Coastal	4,200 - 5,300	12,400- 20,700

Q22 Which town centres should we plan to expand?

Q23 Are there town centres that should be reduced in size?

Q24 Which sites should be identified through the Local Plan reviews for future retail growth?

Q25 How do we increase the range of uses or activities in Ipswich town centre, given its role as a regional centre, and what should they be?

Q26 What range of uses or activities would you like to see in the smaller town centres?

Q27 What approach should be taken to further out of centre shopping? Does out of centre shopping complement or compete with the existing town centres?

Q28 Should the existing retail parks be considered as centres in their own right, or should town centres continue to be the first choice location for new shops and leisure uses?

D- Infrastructure

The joint/aligned Local Plan Review provides the opportunity to consider infrastructure requirements and needs across both authorities which is a significant positive, especially for the communities close to the administrative boundary.

Infrastructure can cover a wide range of facilities and services, some of these are cross boundary (in that they are located within one authority but serve communities in neighbouring authorities) and some are area specific but it is important to consider these as part of the Local Plan Review.

Investment in infrastructure will help to support sustainable economic growth, enable the area to maximise comparative advantages, improve competitiveness, and improve quality of life. Delivering the required infrastructure will ensure that growth objectives are delivered and the profile of the area increased.

Transport

Upper Orwell Crossings

The County Council is developing a scheme for a crossing of the Orwell between the east and west banks south of the

Wet Dock in Ipswich. This will provide additional capacity across the town taking pressure off other congested routes as well as reducing demand on the A14 Orwell Bridge. In addition, the package will deliver a second bridge linking the west bank of the Orwell to the Island Site and a pedestrian/cycle link to the east bank. The latter two bridges will offer the early opportunity to see further development of the Island Site.



Ipswich Northern Route

In December 2016 an Interim Report⁴ was published by Suffolk County Council to consider a new road connection called the Ipswich Northern Route Study. The interim report sets out the existing transport conditions and baseline situation, as well as identifying constraints and opportunities which may affect the potential design. The

aim of the study is to “Strategically review, short list and assess, the strategic viability of transport capacity improvements in order to facilitate and support the delivery of housing and employment in north Ipswich and the wider Ipswich area.” Taking into account existing growth ambitions contained in Local Plans and the New Anglia LEP Strategic Economic Plan, as well as current issues identified in the existing highway network and environmental constraints, three indicative corridors for a northern relief road have been identified. Further work continues to identify the merits of the different options for particular purposes (e.g. strategic or local traffic) and in the development of a business case. In addition, the work is looking at the impact on the radial routes into Ipswich itself and there will be consequences for sustainable transport within the town.

Any potential northern relief road would be of strategic importance and have significant benefits for the Ipswich HMA and Ipswich FEA as well as the county of Suffolk and the region as a whole. The expected delivery of significant levels of growth would underpin the business case for the delivery of new transport infrastructure. The route and role of any road here would need to be developed alongside the development proposals stemming from this Local Plan and that for Babergh/Mid Suffolk.

⁴<https://www.suffolk.gov.uk/roads-and-transport/transport-planning/consultations-and-studies/>

D- Infrastructure (continued)

Strategic importance of the A12 (south) and A14

The local authorities acknowledge the strategic importance of the A12 and the A14 to the communities and businesses in the area. Highways England manages the A14 and the A12 south of Ipswich and the County Council, with the support of the other local authorities has lobbied for the improvement of the junctions on the A14 around Ipswich in order to accommodate existing and future growth, as well as calling for a wider investigation of the A14 corridor. It has also sought further consideration of improvements to the A12 (S).



Suffolk Villages Gateway Scheme - A12 Four Villages Bypass

The County Council is developing a bid for funding for the first element of the Suffolk Energy Gateway Scheme (SEGway) on the A12 north from Ipswich. This is the by-pass for the four villages of Marlesford, Little Glemham, Stratford St Andrew and Farnham. This will underpin further economic growth in this corridor, including that of Saxmundham.

Rail

Rail services across the Ipswich HMA and Ipswich FEA are dominated by the passenger services which primarily connect Norwich and London, but with links to Cambridge and Peterborough and along the East Suffolk line to Lowestoft and the branch to Felixstowe. The recent Franchise award will see improvements to these services. A further important role is the freight services which support the operations at the Port of Felixstowe. Capacity on these lines is already an issue and while some improvements are due to take place, future development delivered through Local Plans could provide opportunity to



improve these services. All of the local authorities (including Suffolk County Council) are committed to improving the rail services in the area for passenger and freight operations.

Sustainable Transport

Bus services within the Ipswich HMA and Ipswich FEA are provided through using Ipswich as a hub, whilst there are also town services within Ipswich Borough. There are also Park and Ride services provided between Martlesham, Ipswich, and Copdock Retail Park. Consideration needs to be given to the effectiveness of existing provision and the need to enhance this in the future. Cycling and walking offer an alternative to motorised travel with associated health benefits. It is recognised to increase the levels of cycling and walking the existing infrastructure network needs to be improved and incorporated in new development.

D- Infrastructure (continued)

Health

Health services are provided by NHS England and the Clinical Commissioning Groups (CCG) which operate across the Ipswich HMA. Ipswich and East Suffolk CCG covers the area of Stowmarket, Ipswich, Felixstowe, Woodbridge and Aldeburgh. Ipswich and East Suffolk is a healthy area compared to other parts of the country. However, health inequalities do exist with a lower level of life expectancy in deprived areas. The number of older people in Suffolk is projected to increase dramatically and see the number of people aged 85 and over doubling over the next twenty years.

Health services cross local authority administrative boundaries and operate on a wider geography. Consequently considering these across the HMA is beneficial and demonstrates the cross boundary requirements in respect of health facilities.

As the Local Plan evolves, engagement with NHS England and Clinical Commissioning Groups will be essential to ensure that appropriate land and facilities can be made available as provision becomes more centralised through the emergence of “super surgeries” across the area where facilities are concentrated in urban areas with strong transport links.

Education

Suffolk County Council has statutory responsibility for the provision of education across the Ipswich HMA. Ipswich has the largest number of education facilities which serve all age ranges and provide further and higher education opportunities in the form of 6th forms and the University of Suffolk.

Primary and secondary school provision is catered for across other parts of the HMA through a combination of local authority schools and more recently academies and free schools. Existing Local Plan policies identify the current need for education through new provision or expansion of existing establishments where required. Future Local Plans will need to ensure that appropriate provision is made for

education alongside new development. Improved education raises the quality of life for communities and ensures that the skills are developed by children and young people to fulfil the jobs in the future. Education opportunities, which provide training to meet the needs of current and future business enterprises, are key to the success of an area.

Primary education provision will need to respond to individual areas of growth. However there will need to be major strategic decisions made on secondary school provision in association with the directions of growth established in this plan and that being developed by Babergh/Mid Suffolk.

The recent establishment of a University of Suffolk, alongside the two colleges of further education, will provide a fundamental opportunity for economic growth in and around Ipswich in a diverse range of ways. Current initiatives support training and learning opportunities that benefit the main economic drivers across the HMA, through promoting the skills required to serve these economic sectors and this Local Plan Review will need to take the opportunity to exploit these opportunities through future development.



D- Infrastructure (continued)

Green Infrastructure and Habitats Regulations Assessment (HRA) mitigation

The Ipswich HMA and Ipswich FEA is fortunate to have a high quality landscape and environment, which is recognised as important at the local, national and international levels. Many locations are identified as being of international, national and local importance for biodiversity, for example Special Protection Areas, SSSI's and County Wildlife Sites, and these designations cross administrative boundaries. So too does the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Urban



areas such as Ipswich, Felixstowe and Woodbridge are supported by large rural areas featuring coastlines, river valleys and undulating countryside which is for the benefit of the whole population.

To further inform the Local Plan Review, the local authorities have commissioned a Landscape Character Assessment and Landscape Sensitivity Study to understand the opportunities and constraints in relation to future growth across the Housing Market Area. The Landscape Sensitivity Study will focus on the areas adjacent to existing urban settlements and provide an evidence base to inform the identification of future areas for development.

Existing Local Plan documents highlight the significance of these environmental designations and put policy protection in place. However, there is a tension which the Local Plan Review will need to address, between boosting leisure, recreation and tourism activities linked to the beauty and biodiversity of the natural environment and protecting the very assets which people come to visit or move to the area to be near.

To address the pressures arising from current planned levels of growth in Local Plans, the local authorities have



committed to a Recreational Avoidance and Mitigation Strategy (RAMS). It establishes a cross boundary approach to the management of access to protected wildlife sites and the provision of alternative destinations for recreation, particularly to ease pressure on the sensitive river estuaries.

Further growth in the Ipswich HMA will increase recreational pressures on sensitive sites and, therefore, in planning for housing growth we also need to plan for continued protection of the environment and the cross-boundary provision of green infrastructure. The Ipswich Local Plan proposes a recreational and wildlife corridor 'green rim' around the town based on the earlier Haven Gateway Green Infrastructure Strategy. Such strategic green space provision will need to be planned and implemented jointly across the Housing Market Area.

D- Infrastructure (continued)

Other Infrastructure

As the Local Plan Review evolves and preferred strategies are identified through public consultation and engagement, the local authorities will seek further input from other key service providers such as water, electricity, waste and telecommunications including broadband. It will be important to firmly establish the relationship between Local Plan documents and service provider asset management plans over the plan period to ensure delivery of key infrastructure which can serve the Ipswich HMA.

Together with the need to consider additional infrastructure requirements over the plan period, the cross boundary implications of infrastructure provision also need to be taken into account across the Ipswich HMA and the Ipswich FEA. The delivery of infrastructure may be supported by developments which take place in neighbouring authorities such as Babergh District Council and Mid Suffolk District Council which will be considered as the Local Plan Review progresses.

Q29 *What infrastructure is currently required in your area and what additional infrastructure do you think would be needed, and where, to support the future distribution and levels of growth outlined?*

Q30 *How can the strategic transport connections be enhanced and improved?*

Q31 *In which areas should “super surgeries” be considered?*



Q32 *Is there a need for additional education provision in certain areas of the Housing Market Area, including early years and special educational facilities, and if so what is the need and where?*

Q33 *What kind of outdoor recreational spaces would you like and where should we locate them to reduce pressure on the more sensitive coastal areas? what other measures could be put in place to protect sensitive environments?*

Appendix 1- Indicative Housing Numbers for Suffolk Coastal Options 4, 5 and 6

Option 4 - Continuation of existing approach (Suffolk Coastal)

Settlements	Homes built 1st April 2017 2014-31st March 2017 (completions)	Homes still to be built with the benefit of planning permission 31st March 2017	Homes still to be built on housing allocations without planning permission 31st March 2017	Homes committed as of March 2017		% Distribution of residual growth	Homes needed on new allocations for the period 2017- 2036		
							To meet Scenario A 'Baseline' (OAN)	To meet Scenario B 'Medium Increase in Growth' (OAN +20%)	To meet Scenario C 'High Increase in Growth' (OAN +40%)
East of Ipswich*	253	550	2020	2823		27%	444	990	1536
Felixstowe and Trimleys	310	938	1005	2253		26%	428	953	1479
Woodbridge and Melton	68	308	0	376		3%	49	110	171
Framlingham	42	436	60	538		6%	99	220	341
Saxmundham	260	178	65	503		7%	115	257	398
Leiston	141	65	390	596		8%	132	293	455
Aldeburgh	29	25	10	64		1%	16	37	57
Key and local service centres	390	567	230	1187		21%	245	770	1195
Other villages and rural settlements	48	78	0	126		1%	16	37	57
Total	1541	3145	3780	8466		100%	1645	3667	5689

*East of Ipswich is the parishes of Brightwell, Foxhall, Great Bealings, Kesgrave, Little Bealings, Martlesham, Playford, Purdis Farm, Rushmere St Andrew, Tuddenham and Westerfield

Appendix 1- Indicative Housing Numbers for Suffolk Coastal Options 4, 5 and 6 (continued)

Option 5 - Focus on Ipswich and A14 transport corridor (Suffolk Coastal)

Settlements	Homes built 1st April 2017 2014-31st March 2017 (completions)	Homes still to be built with the benefit of planning permission 31st March 2017	Homes still to be built on housing allocations without planning permission 31st March 2017	Homes committed as of March 2017		% Distribution of residual growth	Homes needed on new allocations for the period 2017- 2036		
							To meet Scenario A 'Baseline' (OAN)	To meet Scenario B 'Medium Increase in Growth' (OAN +20%)	To meet Scenario C 'High Increase in Growth' (OAN +40%)
East of Ipswich*	253	550	2020	2823		50%	823	1834	2845
Felixstowe (excluding Trimleys)	258	778	525	1561		15%	247	550	853
Woodbridge and Melton	68	308	0	376		8%	132	293	455
Saxmundham	260	178	65	503		15%	247	550	853
Other towns, villages and rural settlements	702	1331	1170	3203		12%	197	440	683
Total	1541	3145	3780	8466		100%	1645	3667	5689

*East of Ipswich is the parishes of Brightwell, Foxhall, Great Bealings, Kesgrave, Little Bealings, Martlesham, Playford, Purdis Farm, Rushmere St Andrew, Tuddenham and Westerfield

Appendix 1- Indicative Housing Numbers for Suffolk Coastal Options 4, 5 and 6 (continued)

Option 6 - A12 Transport corridor and dispersed rural focus (Suffolk Coastal)

Settlements	Homes built 1st April 2017 2014-31st March 2017 (completions)	Homes still to be built with the benefit of planning permission 31st March 2017	Homes still to be built on housing allocations without planning permission 31st March 2017	Homes committed as of March 2017		% Distribution of residual growth	Homes needed on new allocations for the period 2017- 2036		
							To meet Scenario A 'Baseline' (OAN)	To meet Scenario B 'Medium Increase in Growth' (OAN +20%)	To meet Scenario C 'High Increase in Growth' (OAN +40%)
East of Ipswich*	253	550	2020	2823		40%	658	1467	2276
Felixstowe (excluding Trimleys)	258	778	525	1561		10%	165	367	569
Woodbridge and Melton	68	308	0	376		8%	132	293	455
Framlingham	42	436	60	538		5%	82	183	284
Leiston	141	65	390	596		5%	82	183	284
A12 settlements**	401	242	95	738		19%	313	697	1081
Other villages and rural settlements	378	766	690	1834		13%	214	477	740
Total	1541	3145	3780	8466		100%	1645	3667	5689

*East of Ipswich is the parishes of Brightwell, Foxhall, Great Bealings, Kesgrave, Little Bealings, Martlesham, Playford, Purdis Farm, Rushmere St Andrew, Tuddenham and Westerfield

**A12 settlements are Saxmundham, Wickham Market, Marlesford, Little Glemham, Stratford St Andrew, Farnham, Benhall, Kelsale, Yoxford and Darsham.

Part 2

Suffolk Coastal Issues and Options



Introduction

Suffolk Coastal District is a uniquely attractive place to live and work, combining a strong economy with a natural and built environment second to none. Those advantages however present the Council with the challenge of balancing the delivery of development that continues to stimulate and support the economy and provides attractive and affordable homes for current and future generations, with the need to preserve and enhance the precious, but sometimes vulnerable environment.

The strategic cross boundary issues identified in Part 1 of the consultation document need to be considered alongside the more locally specific issues facing Suffolk Coastal district in Part 2.

Many of the issues identified in Part 2 are already being addressed by policies within the Suffolk Coastal Local Plan and Neighbourhood Plans and currently comprise the following:

- Core Strategy and Development Management Policies – adopted July 2013,
- Site Allocations and Area Specific Policies – adopted January 2017,
- Felixstowe Peninsula Area Action Plan – adopted January 2017,

- Rendlesham Neighbourhood Plan – adopted March 2015,
- Framlingham Neighbourhood Plan – adopted March 2017,
- Great Bealings Neighbourhood Plan – adopted March 2017,
- Leiston Neighbourhood Plan – adopted March 2017.

The Local Plan Review provides the opportunity to consider all issues and topics and identify where current policies are working successfully or where they could be amended to aid implementation and improve the quality of life across the district.

The Issues and Options in Part 2 have been informed by current and emerging Government policy, local strategies and plans, including the East Suffolk Business Plan and current Local Plan policies, and a range of evidence bases.

In May/June 2016, the Council undertook early engagement workshops with town and parish councils across the district to aid understanding of current issues and how the existing Local Plan policies are delivering sustainable communities in Suffolk Coastal. These workshops have also helped inform the issues identified in Part 2.

The following sections address a range of topics, provide background and context to the topic and pose a series of questions which the Council would welcome your views on as part of this Issues and Options consultation. In this section, the focus is on communities in Suffolk Coastal but should you consider any of these to be cross boundary issues then please let us know in your consultation response.



Vision

The Local Plan Review needs a vision to describe how the district will look in 2036.

What makes a successful community

Across the district, there are many communities which are successful and meet the needs of residents, businesses and visitors. There are also various communities which are perhaps not meeting the needs of the population and the Local Plan Review will provide the opportunity to identify what a successful community consists of in Suffolk Coastal.

In May/June 2017, the Council undertook a series of workshops with Town and Parish Council's across the district. These workshops gave the attendees the opportunity to debate what makes a successful community and consider the factors that need to be taken into account. The current Local Plan identifies services and facilities in each settlement and determines the settlement hierarchy on which allocations and areas of growth (residential, employment and retail) are to be encouraged over the plan period.

In considering what makes a successful community, the Council also needs to consider the vision for the district and individual communities. The needs of communities are changing and it is appropriate to redefine what makes a successful community and the vision for each of these.

Q34 *What makes a successful community in Suffolk Coastal?*

Q35 *What services/facilities/developments are needed to make a community successful?*

Q36 *What is your vision for your local community?*

Neighbourhood Plans

Across the district, four Neighbourhood Plans have been "made" and many other communities are at various stages in the plan making process. The government places great emphasis on Neighbourhood Plans and the Council is duty bound to support the formulation of these alongside the Local Plan Review.

The Local Plan provides the strategic direction and policy requirements against which a Neighbourhood Plan will be judged. Included within this is the housing requirement for a specific area that needs to be planned for by the



Neighbourhood Plan. The government's housing white paper "Fixing our Broken Housing Market" (2017) proposes amendments to planning policy so that Neighbourhood Plan groups can obtain a housing requirement figure from the local planning authority, to help avoid delays in getting plans in place.

The existing Local Plan policy provides a housing requirement figure for the larger settlements and villages with services and facilities as defined in the Settlement Hierarchy. This current consultation provides the opportunity to consider if the Council should continue with this approach and identify these figures through the Local Plan Review, or is it possible to do this for Neighbourhood Plan groups in a more timely way outside of the Local Plan process that can take 2-3 years?

Q37 *How should the Council define housing requirement figures for Neighbourhood Plan groups?*

Housing

The Council must plan for and deliver a wide choice of housing across the district over the plan period to meet the identified needs and requirements.

Affordable Housing

House prices across Suffolk Coastal are high which means that many people can not afford to purchase their own home, therefore having to rely on the provision of affordable housing or the private rental market. Recent government changes have increased the threshold for the provision of on site affordable units to sites of 11 or more units. The existing Local Plan policy expects 1 in 3 units to be affordable to help meet the demand for this type of housing.

Evidence from the Strategic Housing Market Assessment (SHMA) indicated an average annual requirement of 97 affordable dwellings per annum which is similar to the target of 100 units (for Suffolk Coastal) in the East Suffolk Housing Strategy. To ensure the delivery of these affordable units the Local Plan will need to encourage delivery as part of larger sites or delivery as 100% affordable units as part of a rural exceptions site policy. A rural exceptions policy allows for the development of affordable housing schemes on the edge of existing rural settlements where open market

housing development would not usually be acceptable. The current policy encourages development on rural exceptions sites and allows for market housing of up to 3 dwellings on these sites to help make them more viable and encourage them to come forward for development.

The Council will need to work with a range of partners including Housing Associations and developers to ensure appropriate delivery of affordable housing across the district.

Q38 *Are the existing policy approaches and planning policies operating appropriately in relation to affordable housing?*

Q39 *Is the existing affordable housing policy coverage and scope sufficient? Do you have any suggestions for what else might be included in a comprehensive approach to affordable housing?*

Q40 *Where provision for affordable housing on an 'exception site' is supported by, and can be shown to meet the needs of, that local community should planning policy be sufficiently flexible to allow for this?*

Q41 *Should we continue to allow market housing to enable the delivery of affordable housing where the financial viability of a development is challenging?*



Housing (continued)

Rural Housing and Settlement Clusters

Housing in rural areas is increasingly unaffordable to families and young people which affects the mix of people living in these areas and the range of services and facilities across the rural communities. National policy (NPPF paragraph 55) is clear that in order “to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.”

Many communities in the rural areas look to neighbouring communities for their services and facilities. For example, one village may have a range of employment opportunities, another a primary school with shops and another a meeting place. On an individual basis these villages may not be considered to be sustainable in the current Local Plan

Settlement Hierarchy, but when considered as a cluster of villages which support one another these areas may be suitable for limited development which will enhance or maintain the vitality of the rural community. National policy acknowledges that development in one of these villages may support services in nearby villages and the Local Plan Review provides the opportunity to consider how clusters of villages operate and interact with one another.

Q42 *Do you consider it appropriate for the Council to consider directing growth to a cluster of villages?*

Q43 *What criteria should be used to identify a cluster of villages?*

Self Build and Custom Build

Local authorities are encouraged to identify serviced plots for those people wanting to build their own homes. The Council has set up a self build register to understand the interest and demand in plots for self build / custom build across the district. As of April 2017, there were 174 people on the self build register all with a variety of land and locational requirements.

Q44 *How can the Council encourage the provision of fully serviced building plots for self build / custom build properties?*

Q45 *Should these serviced plots be provided as part of a larger housing development?*



Housing (continued)

Housing Type and Mix

The existing Local Plan policy promotes a variety of housing type and tenures across the district to meet the needs of local communities. In recent years, the need for smaller units has increased due to the District's ageing population and the desire to down size, the rise in house prices, and the loss of smaller dwellings as a result of permitted development rights allowing extensions to properties without the need for planning permission.

Table 3.6 of the Core Strategy sets out a target proportion of house sizes to be delivered across the district on sites of five or more units. These targets can help inform the design, layout and density of a development but need to be balanced against other policy objectives such as vehicle parking and impact on landscape which on occasions can result in the targets not being achieved. The Local Plan Review provides the opportunity to reconsider the targets based on the information in the Strategic Housing Market Assessment which indicates the need for units which are 2, 3 or 4+ bedrooms.

As well as the size of properties, the Local Plan Review provides the opportunity to consider the type of properties that will be delivered over the plan period. Type of housing can relate to housing for older people, housing for people with specialist care needs, mobility needs or even starter

homes to help younger people buy their own homes but this provision needs to come forward with good design to ensure that safe and attractive communities are brought forward across the district.

Modern building techniques and new technology provides an opportunity for increased use of factory-built homes through modular construction which speeds up the delivery of new homes. Modular construction can help meet the needs of local communities by providing a varied range and type of unit and in other parts of the country are being used on sites alongside traditional construction methods. Modular construction can provide high quality design, energy efficient buildings and meet modern living requirements for all sections of the community. It will be important to understand how the provision of specific types of accommodation meet particular community needs as well as complementing the wider housing market.

Q46 *Should we continue with the current policy approach to housing size or take a more flexible approach that reflects the site location and characteristics?*



Q47 *How can the Local Plan promote an increase in smaller units to meet specific needs?*

Q48 *What more could be done to help ensure that more housing is provided specifically to meet the needs of older people, or those with specialist care needs?*

Q49 *Should starter homes be part of the type and mix of units required?*

Q50 *Should the Council encourage greater use of modular construction to provide a range of residential accommodation?*

Housing (continued)

Specialist Housing

The Strategic Housing Market Assessment indicates a requirement for 1,287 additional specialist units across the district by 2036 which will be a mixture of sheltered housing and extracare housing opportunities to meet need. A further 1,118 spaces will be required for Registered Care (nursing and residential care homes) over the plan period. The requirement for Registered Care is classed as institutional need and therefore needs to be provided for over and above the objectively assessed housing need figure of 10,111 dwellings.

Specialist housing can be in any form to meet a specific need for a part of the community. This could be a development of bungalows targeted at those with mobility needs or older people or starter homes as encouraged by the government. The Council expect that these specialist type of units will form part of the overall mix of housing delivered across the district and help promote sustainable communities.

Q51 *Should specialist housing be delivered on specific sites or alongside other forms of residential development?*

Q52 *Are there any other specific types of residential use that need to be planned for?*

Houseboats

The Accommodation Needs Assessment includes a survey of houseboats. This is supported by more informal evidence provided by the Deben Estuary Partnership and evidence from Council records. A relatively small number of residential houseboats have been identified and most are located within boatyards, with a small number of others attached to moorings along the Deben Estuary and at Felixstowe Ferry. Houseboats form a small element of overall housing provision across the district and the wider housing market area. There is nonetheless an indicative identified demand for additional provision.

Existing planning policies seek to restrict the location of houseboats within the estuary and discourage any new

provision. The opportunity exists through the Local Plan Review to consider whether or not the geographic area within which they are permitted is still appropriate and to provide a single policy approach to existing and new provision in relation to improvements/replacement jetties or gang ways. The policy could also usefully contain a local definition of a houseboat.

Q53 *The district contains a small number of houseboats. Existing planning policies limit the areas within which houseboats are permitted and the number of houseboats within those areas. Do you think this type of approach remains appropriate?*



Housing (continued)

Physical Limits Boundaries

Physical limits boundaries currently define the main built areas of settlements and define the parts of the district where the principal of development is accepted subject to policies that deal with detailed circumstances. The existing physical limits boundaries are tightly drawn around existing buildings and structures which restricts opportunities to only those sites where infilling is considered appropriate. Outside of the physical limits boundaries, land is defined as open countryside where development is only allowed in exceptional circumstances.

Physical limits boundaries can give confidence to local communities, infrastructure providers and developers about how much development is expected within an area and are closely related to the settlement hierarchy. An alternative approach could be to remove the physical limits boundaries and introduce a criteria based policy that all future planning applications will be judged against.

The Local Plan Review provides the opportunity to reconsider the approach to physical limits boundaries in parallel with reconsidering the settlement hierarchy and spatial distribution of growth across the district.

Q54 *Should the physical limits boundaries be tightly defined around existing built development or more loosely defined to allow for small scale development in communities?*

Q55 *Can criteria based policies more appropriately deal with growth in the rural areas than physical limits boundaries?*

Q56 *Do all settlements require physical limits boundaries?*

Rural Housing Clusters

Outside the current settlements with physical limit boundaries, there is a patchwork of small hamlets and clusters of development in the countryside. The current Local Plan seeks to increase the provision of rural housing by allowing for infill development of one dwelling, or a pair of semi-detached dwellings, within a cluster. Development can be acceptable where the cluster contains 5 or more dwellings, is close to a settlement with services and facilities and the character and appearance of the area is not adversely affected.

Q57 *Do you think the current policy approach to development in housing clusters is working successfully or does it need to be amended?*



Housing (continued)

Conversion of Rural Buildings in the Countryside

Across the district there are a number of architectural and historic rural buildings in the countryside. The Council receives a number of planning applications for these buildings when they are no longer required for their original purpose. Preferably these buildings should continue to be used for commercial purposes to support the rural economy, however residential conversions may sometimes be appropriate where the development secures or safeguards a heritage asset.

The current Local Plan Policy outlines a criteria based approach for considering proposals for the re-use and conversion of redundant buildings in the countryside. The re-use of redundant buildings could provide opportunity for increased employment opportunities in the rural areas, community uses, tourism uses or residential as well as taking into account the architectural merit and historic significance of the building.

Normally these buildings are individual, but in some circumstances the complexes can be large and it is important to ensure that the comprehensive conversion of farm buildings does not result in an unsustainable level of residential development in a countryside location.

The Local Plan Review provides an opportunity to consider the Council's approach to the re-use of redundant buildings in the countryside and this could follow a sequential approach in which preference is given to economic uses.



Q58 *How should the Council consider applications for the re-use of redundant buildings in the countryside?*

Q59 *Should the Council introduce a sequential approach to the re-use of redundant buildings with priority given to, for example employment or tourism use?*



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

Business and Industry

Suffolk Coastal is well placed to take advantage of ambitious economic opportunities which support the local and national economy.

Suffolk Coastal is a unique district with distinct economic strengths. It is well placed to maximise its economic growth through a number of opportunities related to key locations and key sectors such as transport and logistics and ICT Technologies which are of major significance to the local and national economies. Alongside these key sectors, the district is also home to many small and medium enterprises which make a valuable contribution to the economy and provide employment opportunities.

National planning policies require local authorities to proactively promote economic growth and opportunities and provide the land to enable businesses to grow, innovate and create jobs.

Existing Employment Areas

The Local Plan currently allocates a variety of sites across the district for employment opportunities and where new employment uses are to be supported. Employment sites are split between Strategic (Felixstowe Port, Ransomes Europark and Martlesham Heath Business Campus) and General Employment Areas. They are focussed on the B class uses which predominately cover offices, workshop industry, warehousing and storage uses. The Local Plan Review provides the opportunity to re-consider if these areas are still fit for purpose and if current arrangements are still appropriate to achieve economic ambitions for the area as set out in the New Anglia Strategic Economic Plan, the Suffolk Growth Strategy and the East Suffolk Growth Plan. It also provides the opportunity to consider if the current sites are appropriate to meet the needs of current businesses in the area and those wishing to relocate to the district.

Q60 *Should we continue to identify both strategic and general employment areas?*

Q61 *Should we continue to stipulate the uses on sites allocated for employment or should policies be more flexible to allow a wider variety of uses?*



Business and Industry (continued)

New Employment Land

Evidence the Council has prepared in partnership with neighbouring authorities across the Functional Economic Area⁵ shows that over the plan period economic opportunities are expected to grow through the creation of new jobs, which in turn creates greater demand for employment land. Identifying new land to support existing sectors and enterprises can ensure that these operations remain within the district.

To understand land requirements, the Council along with Babergh District Council, Ipswich Borough Council and Mid Suffolk District Council commissioned an Employment Sector Needs Assessment (2017). The evidence base document identified that across Suffolk Coastal the minimum land requirement for B class uses is 14.4ha which is made up of 10.6 ha for Offices and 3.8ha for Industrial uses.

The Local Plan Review will need to ensure there is sufficient land to support new employment development whether for existing businesses seeking to expand or new investment into the area. Over providing employment land can provide greater flexibility and choice for the market to take opportunities that arise over the plan period, but providing too much land for employment purposes may result in the Council becoming under pressure to release the land for other uses.

Q62 *Should planning policies take a flexible approach to new employment development where there is an identified need by allowing development outside of allocated sites and physical limits boundaries?*

Q63 *Should the Local Plan allocate more land than is required for employment uses or should we only allocate what is needed?*



⁵The Functional Economic Area is made up of the administrative areas of Babergh District Council, Ipswich Borough Council, Mid Suffolk District Council and Suffolk Coastal District Council.

Business and Industry (continued)

Supporting Main Economic Drivers

The existing Local Plan identifies a distinction between Strategic Employment Areas and General Employment Areas. Strategic Employment Areas are identified at Felixstowe Port, Martlesham Heath Business Campus and Ransomes Europark. These areas have regional, national and international significance and are identified as key economic drivers for the district due to the mix and number of jobs provided in these locations.

The Council consider it important to support the main economic sectors and large employers across the district through appropriate land and supporting infrastructure to meet requirements over the plan period. Provision could be in the form of additional land to support a particular sector such as transport and logistics or the energy, waste and utilities sector.

The Strategic Employment Areas provide opportunities for similar activities and operations to co-locate in the same area which further generates employment opportunities and business growth. The co-location of businesses which operate within the same sector or support one another has a positive impact on the overall productivity and level of economic activity across the district and the Strategic Employment Areas have a key role to play in this. The evidence base identifies the importance of these locations

and it is essential that the Local Plan Review supports the main economic activities as well as future drivers such as Sizewell C which would be a Nationally Significant Infrastructure Project which is anticipated to be delivered during the plan period.

Q64 *What land is required to support the main economic sectors across the district?*

Q65 *In which locations or specific economic sectors would a co-locating policy be appropriate?*



Rural Business Opportunities

Suffolk Coastal is fortunate to have many employment and business opportunities across the rural parts of the district. Economic activity in the rural areas takes place in many locations including redundant airfields, farm buildings and barn conversions and the contribution to the economy is significant and helps promote successful rural communities.

Employment sites in rural areas provide further opportunities for business growth and development and the Local Plan Review can ensure that a mix of sites are identified to support the economy across the district. These could be a variety of sizes from a redundant airfield to small farm buildings that can be sympathetically converted.

Q66 *Should the Council continue to identify rural employment sites?*

Q67 *What criteria should be used to define a rural employment site?*

Town Centres, Retail and Commercial Leisure

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

Town Centres

The success, appeal and resilience of the District's town centres is important to quality of life and prosperity. Distinct town centres across the district contain diverse and interesting shops, services and leisure facilities. National planning policy recommends identifying a local hierarchy of retail centres having regard to towns and cities outside of the District and the Local Plan Review provides the opportunity to reconsider the existing retail hierarchy.

Planning policies guide retail development to town centres. The existing Local Plan and some Neighbourhood Plans identify, town centre boundaries, primary shopping areas, primary shopping frontages and secondary shopping frontages where retail uses are clustered to provide shopping areas in the heart of town centres. These designations can help the Council to control the type of use that is permitted in the town centre to best protect and enhance the vitality of a centre.

Shopping is routine, occasional or recreational for all kinds of purchases and is generally done in a town centre, retail

park or on the internet. In recent years, the success of out of town retail developments close to the main road network at locations such as Martlesham and Warren Heath has had an impact on the town centres across the district. The nature of sites and premises required by retailers has evolved as well as being affected by the distinctiveness of the town centres across the district. The Local Plan has a challenge to make provision for suitable sites to meet the changing needs and the growth of the retail industry.

National policy requires proposals for retail or commercial leisure development of more than 2,500sqm to undertake an impact assessment on town centres. The assessment should consider the impact of the proposal on the vitality and viability of the existing centres and the wider area. A local planning authority can set a lower impact threshold to require retail and leisure developments like smaller supermarkets to assess the impact they could have on existing town centres and the Local Plan Review provides opportunity to consider if there is a need to set a lower impact threshold across the district.



The choices and mobility of today's consumers and visitors emphasise the importance of maintaining and enhancing the broad appeal of the District's town centres by ensuring that new retail and leisure development is promoted in the most appropriate locations. Suffolk Coastal is a relatively affluent District, car ownership is high and residents choose to travel to different places for shopping and leisure. The town centres also appeal to tourists and regular visitors from nearby areas outside the District. Visiting a town centre is therefore often a shopping, leisure or business choice.

Q68 *Are the existing boundaries of town centres, primary shopping areas, primary shopping frontages and secondary shopping frontages still appropriate?*

Q69 *What areas or locations should be considered for inclusion or exclusion from these boundaries?*

Q70 *Should the Council introduce a local impact assessment threshold to help demonstrate no impact on existing town centres in an objective way?*

Town Centres, Retail and Commercial Leisure

(continued)

District and Local Centres

District and local centres provide a vital part of the retail provision across the district. Existing Local Plan policies identify a number of district centres and local centres and the Local Plan Review provides the opportunity to reconsider the type of uses within them and the boundaries. District and local centres serve neighbourhood and village populations. They can contain shops, cafes, public houses, restaurants, takeaways as well as other community and leisure facilities. Some district centres also include large supermarket operators in smaller scale formats which also serve an important local function. Existing Local Plan policies seek to safeguard existing retail provision and support opportunities to enhance the retail provision within these areas.

Q71 *Should the Local Plan continue to protect retail provision within district and local centres?*

Q72 *What uses are appropriate within district and local centres?*

Q73 *What areas or locations should be considered for inclusion or exclusion from a district or local centre?*

Commercial Leisure

National Planning Policy defines leisure, entertainment, culture, tourism and intensive sport and recreation facilities as 'Main Town Centre Uses' along with retail and offices. This includes cinemas, restaurants, bars and pubs, health and fitness centres, indoor bowling centres, bingo halls, theatres, museums, galleries and hotels.

Suffolk Coastal District Council and Ipswich Borough Council have commissioned a new study which focuses on town centres, retail and commercial leisure. The study shows the most common reasons for visiting a town centre in the District after shopping to be to meet up socially, for business or to eat out. Commercial leisure uses occupy both ground and upper floor premises including historic premises that may not meet the modern day scale and format requirements. The town centre study tells us that commercial leisure uses add interest and vitality, and provide facilities and services that appeal to local residents, tourists and visitors from nearby areas. They contribute to appealing town centre environments during the daytime and evening and attract people to spend their leisure time and carry out business in town centres and therefore support economic prosperity, social interaction and community life. Hotels positively impact on other town centre and commercial uses by accommodating potential customers and providing business and leisure facilities.



The existing Local Plan and neighbourhood plans define the extent of a town centre policy area to encourage commercial leisure to locate within a broader town centre area than main shopping areas. The town centres may present development opportunities to introduce commercial leisure uses alongside housing in mixed use sites and buildings. The District could offer new opportunities for locating new hotel or other tourist accommodation together with leisure, cultural, health, education or business uses.

Q74 *Are there particular opportunities in relation to commercial leisure across the district?*

Q75 *Do the existing Local Plan and Neighbourhood Plan policy boundaries assist opportunities for accessible new leisure provision?*

Q76 *What is a successful mix of retail and commercial leisure uses across the district?*

Town Centres, Retail and Commercial Leisure

(continued)

Felixstowe, Woodbridge and Martlesham

The largest towns of Felixstowe and the market town of Woodbridge are situated in the south of the District. Felixstowe and Woodbridge are both thriving town centres that offer inviting layouts and a successful mix of independent and multiple retailers and commercial leisure uses.

Felixstowe seafront and Woodbridge riverside complement the town centres by providing a draw to people to spend their leisure time in the towns. However, they are also alternative locations for commercial leisure uses. Felixstowe seafront contains a significant commercial leisure offer and specific locations along the front at the pier, former boating lake and Landguard are earmarked for tourism and commercial leisure development in the East Suffolk Business Plan and the Felixstowe Peninsula Area Action Plan. Existing Local Plan policies also protect and promote the established employment, tourism and amenity character of Woodbridge Riverside.

Distances are short between a choice of shopping and commercial leisure destinations in Woodbridge, Felixstowe and nearby Ipswich with out of town retail at Martlesham adjacent to the A12. Communities east of Ipswich are also served by Kesgrave and Martlesham District Centres.

The amount of supermarket provision in Felixstowe and Woodbridge Town Centres is limited in terms of choice. Large supermarkets serving the communities to the east of Ipswich, Woodbridge and Felixstowe areas are located out of town centres and close to the A12 and A14.

The 2017 Town Centres, Retail and Commercial Leisure Study forecasts development requirements over the Local Plan Review period. The indicative amount of net new floorspace required up to 2036 is between 4,200 - 5,300 square metres for convenience shopping and 12,400 - 20,700 square metres for comparison shopping floorspace. Convenience shopping is for items purchased frequently for immediate use such as food and comparison shopping is for more expensive products purchased less frequently.

The 2017 Town Centres, Retail and Commercial Leisure Study forecasts that the majority of this retail development will be required around Felixstowe, Woodbridge and the communities east of Ipswich because these more populated areas contain the majority of the District's existing retail floorspace. The existing retail provision is expected to evolve, grow and change to generate the requirement for new floorspace serving consumer demand and choice.

Existing Local Plan policy does not reflect the retail park at Martlesham, rather the policy still includes this area as part of a larger area for business and industry, an issue being considered by the emerging Martlesham Neighbourhood Plan. National policy emphasises that requirements for retail and commercial leisure uses are met in full and that local policies are set out so that development proposals can be considered for main town centre uses which cannot be accommodated in or adjacent to town centres.

Q77 *Where is the best place for new retail development to meet the needs of areas east of Ipswich?*

Q78 *Does out of town retail at Martlesham affect your town centre or local area? If so how?*



Town Centres, Retail and Commercial Leisure (continued)

Other Market Towns

The market town of Framlingham offers a range of shops, commercial leisure and services of broad appeal to residents, tourists and a surrounding rural area west of the A12. East of the A12 are the market towns of Saxmundham, Leiston and Aldeburgh. Tourism adds to the distinctive character of the market towns and significant shopping and leisure relationships between these communities reflect their different offers.



Tourism and relationships between nearby towns are reflected in opportunities to grow and diversify the retail and commercial leisure offer. The Leiston neighbourhood plan earmarks a development opportunity site at the High Street. In Saxmundham there are opportunities to enhance the commercial leisure offer and pedestrian routes and public spaces between the High Street, Market Hall and railway station.

Aldeburgh town centre contains a good cultural offering and an interesting historic High Street adjacent and parallel to its seafront. Its small scale, flat topography and layout mean the seafront and town centre function together as a leisure destination. The balance between serving tourists and all of the resident population is a challenge.

Q79 *Are the existing policy approaches and planning policies operating appropriately in relation to retail?*

Q80 *Is the existing town centre and leisure policy coverage and scope sufficient? Do you have any suggestions for what else might be included in a more comprehensive approach?*



Tourism

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

Suffolk Coastal has many important tourism assets which support the local economy and provide an important source of local employment. Tourism assets include high quality landscapes such as the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, spectacular coastal locations with vibrant and popular resorts of Felixstowe and Aldeburgh, estuaries, wildlife, historic environments as well as food, drink and cultural attractions.

Continued support for tourism across the district and increasing visitor numbers outside of the main tourist seasons is a key action in the East Suffolk Business Plan which seeks to promote further high profile cultural and sporting events as a catalyst for greater tourism opportunities.

The tourism industry supports town centres, railway lines, cultural attractions as well as other sectors of the economy such as accommodation in the form of hotels, caravan sites and camp sites. The draft East Suffolk Tourism Strategy and Delivery Plan are focused on promoting the area and activities which are enjoyed by visitors and residents alike. The area benefits from a variety of tourism areas and collectively these provide a range of tourism opportunities.

Opportunities that build on large events such as cycle events, music events, food and drink festivals and cultural exhibitions are positive for the district and support the outstanding natural landscapes and coastal location. However, some areas can present conflict in approach such as the Government objective of identifying a Coastal Path. For estuaries this objective could have an adverse impact on areas where visitor access is more tightly managed to protect the local environment. The Local Plan Review provides the opportunity to consider and debate these issues.

Tourist Accommodation

Across the district there is a range of established tourist accommodation offering a variety of options from high end boutique style hotels, to bed and breakfasts, to caravan and camping sites. It is important that the accommodation needs of tourists are catered for, but the Local Plan needs to consider the location of new accommodation.



Tourism (continued)

The Retail, Town Centres and Commercial Leisure Study identified that hotels positively impact on other town centre and commercial uses by accommodating potential customers and providing business and leisure facilities. It will be for the Local Plan Review to ensure that the provision of tourism accommodation across the district is positive and does not have a negative impact on the landscape or residential amenity. Dealing with the creation of new guest houses and hotels in residential streets can cause issues in respect of demand for car parking and intensification of use in some parts of the district (such as Aldeburgh and Felixstowe).

Existing Local Plan Policies provide guidance on Caravan and Camping Sites as well as for Static Holiday Caravans, Cabins and Chalets. These criteria based policies detail where sites and different types of accommodation may be appropriate across the district. Included within this is a requirement for occupancy by the same person to be restricted to 56 days per year. Some sites across the district have restrictions on operation and are closed for specific periods during the year when the accommodation needs to be vacated. The Local Plan Review provides an opportunity to consider if these requirements are still appropriate across the district.

Q81 *What specific types of tourism accommodation are required across the district and in which locations?*

Q82 *Should tourist accommodation be encouraged across the whole district or just in specific areas?*

Q83 *Do we need to protect existing tourist accommodation from conversion and redevelopment to other uses?*

Q84 *What is the most effective way of ensuring that tourism accommodation is not occupied for full time residential use?*

Resort Activities

The resort of Felixstowe is a significant attraction and makes a positive contribution to the local economy. Many jobs are provided in supporting the tourism industry but most of these are seasonal and therefore opportunities are reduced in the “out of season” periods and the Local Plan Review provides the opportunity to consider ways of extending the season with more cultural and family offers which increase the volume and spend of visitors. Resort attractions and activities complement the vitality and viability of the town centre and other facilities across the district, as well as providing opportunities to support economic regeneration. In Felixstowe improving the links between the resort activities on the sea front and the town centre will be beneficial to the continued success of the town.

Q85 *How can planning policy better facilitate the development of tourism attractions to support the resort of Felixstowe?*



Q86 *What type of resort activities will help extend the tourism season and increase visitor spend?*

High Quality Landscapes

The Suffolk Coast and Heaths Area of Outstanding Natural Beauty and Heritage Coast are identified as being of high quality and significant landscape value. The high quality landscape is a key attraction and plays a valuable tourism role. However other parts of the district (outside of these designations) have the ability to absorb additional tourist activity which would reduce the pressure on the high quality landscapes and help encourage more year round tourism thus reducing the seasonal peaks in visitors.

Q87 *Do we need a different approach to tourism development in the AONB as opposed to areas outside the AONB?*

Vehicle Parking

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

Vehicle Parking

Suffolk Coastal is a predominantly rural area and therefore has a certain reliance on the car as a form of transport to conduct day-to-day business. For those people living close to a range of facilities a bicycle may offer an alternative or additional transport option. Many local roads are single track and unsuitable for conventional public transport. Therefore, the provision of adequate, reasonably priced car parking is essential to maintaining the viability and vibrancy of our town centres and district centres.

Transport and logistics form a very significant part of the local economy. Policies need to work with industry and industry changes to ensure that needs such as stopping places are provided. This will require working in partnership with relevant highway agencies and neighbouring authorities. However, parking needs to include provision for cars, lorries, coaches, taxis, cycles, motorcycles, and mobility scooters. Car / vehicle parking is an important tool for visitor management particularly in relation to tourism. There are also EU obligations in relation to designated landscape sites across the district.

Some people, either self employed, or as a condition of their employment, are required to take their work vehicle home with them. This may be a van or in a smaller number of cases

vehicles such as a recovery lorry. Modern vehicles tend to be bigger, meaning that residential garages are no longer always suitable or available for parking.

Car Parking Standards

Although Suffolk Coastal District Council has not formally adopted the Suffolk County Council car parking standards, they are used to determine planning applications. The opportunity exists to give consideration to whether or not the latest SCC parking standards are considered appropriate or whether amendments/revisions are needed to meet local circumstances.

Having regard to local car ownership rates, for example, is specifically noted in national planning policy; as is the recognition that different circumstances apply to rural and urban areas and the availability or opportunity for public transport provision. It should be noted that if it is decided to depart from the Suffolk County Council standards, evidence will be required to support this.

Q88 *Are the current SCC parking standards appropriate in the context of Suffolk Coastal? If not, what changes would you wish to see and why?*



Parking Policy Approach

It is clear that whilst the existing development plan documents make reference and acknowledge matters relating to car/ vehicle parking, that it has the potential to get diluted where it is split between various policies and supporting text.

The opportunity exists to raise the profile of vehicle parking through the Local Plan Review. One of the ways of doing this would be to identify or treat vehicle parking as a basic infrastructure requirement required to support new development and to address parking in all its various forms as a single topic issue. This could include a single policy linked to a set of parking standards. The supporting text could be used to re-iterate the importance and guiding principles behind the standards.

Q89 *Is the need for and the importance of, vehicle parking sufficiently reflected in existing planning policies?*

Community Facilities

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

Across the district there is a wide variety of community facilities. Each facility is specific to a location and provides a valuable community function for the residents and businesses that use it. Current Local Plan policies define community facilities as shops, village halls, leisure facilities, health centres, education and public transport.

Outside of the towns and main urban areas, few settlements provide a wide range of facilities. Facilities tend to be “shared” amongst nearby settlements to broaden the range of facilities and achieve the required catchments to keep services and facilities viable. Where choice of service is provided (such as education) it is common for the “best” facilities to be oversubscribed, which inadvertently causes the closure of certain facilities that are not as popular.

How should we define community facilities

Current Local Plan policies protect against the loss of key facilities, public buildings, sport and play provision and allotments. These facilities help promote sustainable development across the district.

Many community facilities across the district are owned and operated by “private” individuals or organisations, such as sports pitches, medical centres and shops. Over the plan period the aspirations of the “private” owners may change which results in the potential closure or relocation of the existing facility. This may reduce the range of facilities in the district and have a detrimental impact on a community.

Q90 *Should we continue to protect all existing community services and facilities?*

Q91 *Should some types of services and facilities be given more protection than others?*

Q92 *Where it is not possible to retain the existing community use should we require an alternative community use to be investigated prior to allowing redevelopment?*



Community Facilities (continued)

Future delivery of community facilities

On larger sites, it is common for facilities to be provided on site alongside the proposed development. These facilities (or land for the facility) are delivered in direct response to the planning permission granted. Engagement and consultation responses with the local community and service providers inform these on-site requirements. Future Local Plan policies which direct growth to specific areas will be informed by the evidence base and consultation responses to ensure necessary facilities are provided.

In July 2015, the Council introduced Community Infrastructure Levy charges to assist the funding of community facilities and appropriate infrastructure across the district. Before the introduction of CIL services and facilities were negotiated through section 106 agreements.

The Council engages with service providers and statutory consultees on the Infrastructure Delivery Plan to determine the projects on which CIL funds can be spent. The need for community facilities and other infrastructure will become a key part of the evidence base to inform the Local Plan Review.

Q93 Which areas lack appropriate provision of community facilities?

Q94 Should the Council continue to use CIL or section 106 agreements or a mixture of both?

Q95 Should specific sites be allocated for community facilities?

Assets of Community Value

The Localism Act 2011 introduced the Community Right to Bid which many communities have taken up by identifying assets of community value. The designation of an asset of community value demonstrates the importance that a community has placed on a particular facility but currently planning policies do not reflect this additional protection.

Q96 Should future Local Plan policies provide greater protection for facilities identified as assets of community value?



Healthy Communities

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

Leisure Facilities

The East Suffolk Business Plan highlights that increased access to quality leisure, cultural facilities and activities supports and promotes healthier lifestyles.

Enhancing and re-developing modern Leisure Centres and Sports Hub facilities across the district will enable the Council to further encourage healthy communities and increased physical activity and participation. Re-developing the ageing leisure centres and sports facilities across the district (as identified in the 2014 Leisure Strategy and 2014 Built Facilities Assessment) may allow other opportunities and efficiencies to be realised which will ensure that future facilities are fit for purpose over the plan period and into the future. The Local Plan Review provides the opportunity to consider the re-development of existing leisure centres and facilities in a comprehensive manner.

Felixstowe is a particular example of where the existing leisure facilities such as the Brackenbury Sports Centre and the Felixstowe Leisure Centre are ageing and coming to the end of their useful life.

The District Council is drawing on its learning and experience in leisure development in other parts of the district to explore a range of options for facilities in Felixstowe, either on the existing site(s) or to create a new leisure site as part of a mixed use scheme on land to the north of Felixstowe (site 1092). If this option was chosen, the Brackenbury Sports Centre (site 1091) could potentially be developed for other uses, such as housing and the Leisure Centre (site 1094) could be redeveloped for alternative leisure/tourism uses appropriate to this seafront resort location. The District Council, as landowner of the existing sites, will be engaging in due course with a wide range of stakeholders to explore local views on future leisure provision.

Q97 *How can the Local Plan assist the enhancing and re-development of modern leisure centres and sports hubs facilities across the district?*

Q98 *What policies are needed to ensure that appropriate leisure provision is provided across the district?*



Q99 *Is the provision of a new modern leisure facility for Felixstowe, enabled through the redevelopment of the existing facilities for other uses, better than seeking to refurbish the existing ageing leisure facilities?*

Healthy Communities (continued)

Open Space and Green Infrastructure

Alongside high quality landscapes, the district is fortunate to have areas of high quality open space for both formal and informal recreational activities. Open Space and Green Infrastructure is important to support healthy communities and also has a role in contributing to the setting of built development. Opportunities to increase new provision of open space is limited and generally restricted to the provision of new residential development and this can be delivered in many forms such as playing fields, allotments, village greens, public rights of way, parks and gardens.

Open Space and Green Infrastructure can be provided in many forms and there are opportunities to ensure good links are created and maintained to open spaces in urban areas. The importance of the open countryside and the Public Rights of Way networks to communities living on the edge of the countryside are also to be recognised as these areas provide informal open space which is an important aspect of a sustainable community.

National policies require that Local Plans should seek to create healthy, inclusive communities with high quality public space that encourages active and continual use of public areas. Existing Local Plan policies set standards as defined by the National Playing Fields Association and the Haven Gateway Green Infrastructure Strategy which detail

the appropriate level of open space to be provided alongside development. Deficiencies in respect of provision are detailed in the assessments which support the Suffolk Coastal Leisure Strategy (2014).

Q100 *Should we continue with the existing standards, or should the provision of new open space and play space be guided by the deficiencies identified in the Leisure Strategy.*

Q101 *What type of facilities/provision should be considered as Open Space?*

Q102 *Under what circumstances may it be acceptable to allow the loss of open space to development?*

Q103 *What type or size of development should provide new on-site Open Space?*

Healthcare

An increasing population will lead to greater pressures on the health facilities across the district and in neighbouring authorities which needs to be considered as part of the Local Plan Review. The Council is working closely with NHS

England and the Ipswich and East Suffolk Clinical Commissioning Groups to ensure that sufficient health facilities are provided across the district to support existing communities and future growth.

Health provision is an important part of encouraging healthy and successful communities and the health providers have a key role to play in the Local Plan Review.

Q104 *Which areas of the district experience deficiencies in health facilities?*



Healthy Communities (continued)

Broadband and other communication networks

Provision of high speed broadband is a key aspect of economic development and successful communities across the country and this is recognised in national policy. Many parts of the district are covered by broadband and mobile phone signal but due to the largely rural geography there are areas which have poor or no coverage. The East Suffolk Business Plan highlights the work of the Better Broadband Suffolk Partnership. Current targets are for 96% of Suffolk to be covered by 2019 with 98% coverage by 2020 and the Local Plan Review can support this roll out. Over the plan period the provision of high quality communications infrastructure will be essential to support economic development opportunities as well as supporting the continued evolution to online services.

Q105 *How can the Local Plan Review further promote the provision of high speed broadband and communication networks across the district?*



Safe and Accessible communities

National policy recommends that Local Plan policies should aim to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Working in partnership with partners such as Suffolk Constabulary, the Local Plan can seek to provide safe and accessible developments which provide high quality public spaces that encourage active and continual use which bring together those who live and work in the area.

Q106 *How can the Local Plan Review create safe and accessible communities which do not undermine the quality of life across the district?*

Climate Change

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

Flood Risk and Coastal Management

The East Anglian coastline is considered to be one of the fastest eroding coastlines in Europe and the Suffolk coastline is estimated to be one of the fastest eroding coastlines in the UK with over 50% of the coastline eroding. The Suffolk Coastal District Council coastline is soft and low-lying by nature and extends from the village of Walberswick in the north to the town of Felixstowe in the south measuring approximately 48.8km in length.

Land affected by coastal change is defined in the current Local Plan by a Coastal Change Management Area (CCMA) and is based on coastal erosion estimates and coastal defence information from the current Shoreline Management Plans (SMPs). The SMPs are integral to the formulation of planning policy for coastal change and, as such, act as the primary evidence base for the policy in this area.

Government guidance advocates a long term approach towards coastal change; this is also reflected in the SMPs in the form of epochs or time periods up to 2025, 2055 and 2105 as a means of planning for the long term effects of

coastal change. The Council will aim to complement this long term approach in the Local Plan Review.

Climate change is a result of global warming, a process caused by an increase of greenhouse gas emissions into the earth's atmosphere.

Climate change can affect weather patterns and sea levels, both of which can result in damage to the natural and built environment.

Development within the CCMA

Although CCMA's exist to highlight where rates of shoreline change are significant over the next 100 years and new development is generally avoided in these areas, there are some cases where exceptions are required. Temporary or seasonal developments or extensions to properties are often considered as exceptions, subject to certain assessments. The Council intends to continue the policy of restricting development in the CCMA to that which can prove to be safe for the lifetime of the development.



Climate Change (continued)

Current CCMA boundaries are based on information collected in 2010 to feed into an SMP review. In some parts of the District, the coastline has been shown to erode beyond the 100 year coastal erosion estimate line. The CCMA boundaries also do not reflect the topography they encompass and this can often lead to division of land and property. The opportunity exists to alter the CCMA boundaries in response to changes in the rate of coastal erosion as seen on the National Coastal Erosion mapping published by the Environment Agency.

Q107 *Should we continue with the CCMA existing policy approach?*

Q108 *What types of development should be considered appropriate within a CCMA?*

Q109 *Should the CCMA boundaries also be redrawn to reflect the topography and infrastructure?*

Coastal Adaptation

Due to the constant threat of coastal erosion, the Local Plan includes policies that allow for relocation of properties that are under threat from coastal erosion. Some areas are not defended because it is not sustainable to do so or because a cliff frontage provides a critical sediment supply down drift. A number of complexities exist around relocating properties at risk from coastal erosion ranging from land availability to property market values. Therefore through the Local Plan Review the Council will consider options to encourage greater coastal adaptation measures within coastal locations.

Q110 *If required, should the Council proactively allocate land for the relocation of property at risk from erosion?*

Q111 *Could houseboats, floating homes or caravans be used as an alternative or temporary means of re-housing those affected by coastal erosion?*

Coastal Protection

Coastal defence and protection is an on-going issue due to the low-lying nature of the Suffolk coastline and increased storm surges, partly induced by climate change. Although there are various policies in place in the SMPs requiring increased coastal protection in certain areas, this does not necessarily mean that the funding exists for such infrastructure.

Q112 *How can the council attract buy-in from coastal business owners to contribute to the costs of coastal protection?*

Q113 *Should the CCMA be defined in an area where the SMP policy is to 'hold the line', subject to evidence of how coastal protection can be funded in this area?*



Climate Change (continued)

Flood risk

The low-lying nature of the coastline means that Suffolk Coastal is no stranger to flooding – flood events over the last few decades have resulted in infrastructural damage and, in some cases, loss of life. Flash flooding, estuarine and coastal flooding, partly induced by climate change, have been the main cause of this. The Council will work with flood risk stakeholders to lessen the impacts of flooding going forward by recognising and assessing the flood risk, mitigating against it and providing resilience measures to alleviate it. This ethos is encouraged by government guidance which advocates various flood risk assessments and approaches; the main factor in this being to guide new development to areas with the lowest probability of flooding.

Although the Council aims to avoid development in areas at risk of flooding; there are exceptional cases where deviation from this aim may be required.

Q114 *What wider sustainability benefits to the community could justify development taking place in an area of flood risk?*

Q115 *Are there any particular uses that land at risk of flooding could be used for?*

Renewable Energy and Sustainable Construction

National planning policy states that Local Plans should consider identifying suitable areas for renewable and low carbon energy development. Local planning authorities should also support community-led initiatives for renewable and low carbon energy taken forward through Neighbourhood Planning. The Government have stated that wind farm developments should only be granted planning permission if the site is identified as a “suitable area” and the proposal has the backing of the local community. Sustainable construction methods and the energy consumption of buildings is dictated by Building Regulations, but the Local Plan Review can encourage the take up of renewable and low carbon energy in new residential development. For commercial developments the Council is still able to set out energy efficiency standards.

Q116 *Should the Local Plan Review identify sites for renewable energy development across the district? Which areas across the district would be appropriate and for which types of technology?*

Q117 *How can the Local Plan Review encourage new residential developments to reduce carbon emissions?*

Q118 *Should the Local Plan Review require other kinds of development like employment, retail, leisure and tourism to meet higher standards of energy efficiency?*



Design

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

High quality design is a critical part of good planning and sustainable development. Good design is concerned not only with how development looks, but also how it feels and functions. The government encourages local authorities to plan positively for high quality and inclusive design by creating places that function well, establish a strong sense of place with comfortable places to live, work and visit.

Securing High Quality Design

The district has a rich design heritage with many settlements having their own distinctive character. Large estate scale developments across the district are reducing this distinctive character. Previously the Suffolk Design Guide provided design expectations but over time this has become outdated and local expectations are no longer promoted. In recent years, estate scale development has become generic and fails to provide places which are distinctive locally. The Local Plan Review provides an opportunity to plan positively for high quality design by setting out local expectations to deliver distinctive developments which contribute to sustainable development.

Modern construction methods, which utilise factory built/modular techniques can result in development being built within factories and then constructed on site, as opposed to the traditional building methods. Modular construction can provide high quality design, energy efficient buildings and meet modern living requirements for all sections of the community. A key benefit of modular building techniques is that it can speed up the construction and delivery of developments but this should not be at the expense of design.

Design codes and tools such as the “Garden City Principles” or “Building for Life 12”⁶ have been developed nationally to promote and improve the design of new developments for both large scale developments such as urban extensions as well as smaller schemes and could be used to provide detailed design guidance across the district. New design standards can take into account the spaces around the buildings, the surrounding environment and respond to issues such as ageing population, reduced mobility, changing health care needs and changing demographics.



Q119 *How can we improve the design and quality of estate scale development?*

Q120 *How can we improve design quality through planning policy?*

Q121 *How do we promote locally distinctive design?*

Q122 *Is it possible to secure high quality design which is locally distinctive through factory build development?*

Q123 *Should large scale developments be required to follow the “Garden City” principles?*

Q124 *Should the principles of “Building for Life 12” be used as a tool to improve the design quality of new development?*

⁶ <https://www.tcpa.org.uk/garden-city-principles>

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Design (continued)

Housing Density

Housing density is the number of homes built on a specific area of land (usually a number per hectare). The higher the density the less land required to build on, however this then has implications in respect of the character and design of sites that come forward for development. National policy encourages local authorities to set their own approach to housing density to reflect local circumstances.

National policy outlines that local authorities should set out their own approach to housing density to reflect local circumstances. Across the district there is a mixture of small rural communities and urban centres such as Felixstowe and Kesgrave which presents a challenge in respect of appropriate density targets. It is expected that a higher density would be appropriate in the urban centres with lower density developments in the rural parts of the district. However the Council needs to ensure land is used efficiently across the district which means that higher density development can also come forward when a specific type of use is being delivered such as flats.

Housing density examples

15 dwellings per hectare
Amberley, Blythburgh



25 dwellings per hectare
Aldeburgh Road, Leiston



50 dwellings per hectare
Main Road, Martlesham



70 dwellings per hectare
Clarkson Court, Notcutts Garden Centre, Woodbridge



Q125 Should local housing densities be set for new developments?

Q126 Should different design principles be applied to housing developments at high/low densities? For example, avoid using detached housing at higher densities in order to maintain sufficient space between buildings?

Design (continued)

Residential Back Gardens

Related to density and what is termed “town cramming”, national planning policy discourages inappropriate development in residential gardens. The Local Plan Review will need to consider under what circumstances development in back gardens is inappropriate.

Q127 *When would development of residential gardens be inappropriate?*

Optional standards for accessibility, internal space and water efficiency

Building Regulations provide the industry standards for development in respect of accessibility, internal space and water efficiency which are generally outside the scope of the Local Plan. However, the Local Plan Review provides the

opportunity to consider if new residential development should go beyond these standards to improve accessibility and water efficiency.

Introducing standards which relate to new housing will ensure that all new developments are provided with sufficient internal space to meet all accessibility needs. The Government is also encouraging residential developments to improve water efficiency further to 110 litres/person/day as opposed to 125 litres/person/day.

Q128 *Should the Council adopt additional optional standards in respect of accessibility, internal space and water efficiency?*



Heritage

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

The district has a rich and varied historic environment with significant heritage assets which provide a significant boost to the local economy. The district contains over 2,500 listed buildings, 35 Conservation Areas and over 7,300 sites of archaeological interest⁷. Local Plan policies should plan positively for the historic environment by promoting the important role heritage assets play in contributing to the district's environment and amenity.

Q129 *What should be included in a positive strategy for the protection of heritage assets across the district?*



⁷ As listed in the Suffolk Historic Environment Record

Heritage Assets

National policies and Acts of Parliament provide the statutory framework in respect of the Council's responsibilities towards heritage assets but also require Local Plans to set out a positive strategy for the protection and enhancement of these valuable assets. It is recognised that heritage assets are significant and are a resource that cannot be replaced.

Current Local Plan policies recognise the importance of heritage assets to the quality of life across the district and this is reflected in the Conservation Area Appraisals published and adopted by the Council, along with site specific heritage assessments. Unfortunately some heritage assets are in a poor condition and are identified as "Heritage Assets at Risk" by Historic England. Previous consultation responses from Historic England encouraged the introduction of a policy approach to address the areas at risk to ensure a proactive approach to their protection and enhancement.

Q130 *What does the Council need to include in a positive strategy for the protection and enhancement of heritage assets?*

2,500 Listed buildings

35 Conservation Areas

Over 7,300 sites of archaeological interest

Non-designated heritage assets and locally listed buildings

Non designated heritage assets are not part of the national list of historically or architecturally significant buildings. However, they are considered to be of local interest and worthy of preservation. These buildings are not protected in the same way as nationally listed buildings but the identification of them as a non designated heritage asset is a planning consideration when determining planning applications.

The Council has adopted criteria for the identification of non designated heritage assets and this criteria will be used to help the District Council and Neighbourhood Planning groups to identify their own local lists.

Q131 *What level of protection should be given to non-designated heritage assets and locally listed buildings?*

Landscape

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

Suffolk Coastal contains a variety of landscapes which all contribute to the quality of the local environment. The district is primarily rural with coastline, river valleys, undulating countryside interspersed with market towns and villages.

Parts of the district are designated as being of national importance through national planning policy and therefore there is no need to replicate the policy in respect of the Suffolk Coast and Heaths AONB and the Heritage Coast.



Landscape Character

Existing Local Plan policies highlight the importance of Special Landscape Areas, which broadly follow the river valleys across the district, when considering the landscape impact of development proposals. The methodology for identifying these is out dated and does not fit with national guidance which now promotes consideration of the landscape based on character.

In order to provide a comprehensive and criteria based approach to landscape considerations across the district, the Council will be undertaking a Landscape Character Assessment. This will be an objective assessment of the landscape and will define what the landscape looks like as well as defining the sensitive landscape across the district which requires protection such as river valleys or the AONB. A criteria based approach to Landscape Character will enable the Local Plan Review to identify the types of landscape which have special qualities and are locally distinctive.

Parts of the district are highly valued for the level of tranquillity they offer. Lack of noise, minimal impact from

built development and low levels of light pollution all add to the tranquillity of specific areas and provide areas which are relatively undisturbed. National policy promotes protection for areas of tranquillity and evidence base documents such as the Deben Estuary Plan identify that the concept of tranquillity is important to the character of the Estuary. Further evidence is being undertaken by the Suffolk Biodiversity Information Service on behalf of the Deben Estuary Plan and the Suffolk Coast and Heaths AONB unit to define tranquil areas.

Q132 *Is a Landscape Character approach to considering the impact of development on the landscape preferable to retaining Special Landscape Areas for this purpose?*

Q133 *Other than those protected as part of the AONB and Heritage Coast, which other sensitive landscapes require special protection?*

Q134 *Should areas of tranquillity be identified and protected and if so, which areas should be considered?*

Landscape (continued)



Breaks and Gaps in the landscape

The landscapes between settlements often come under pressure from development. Existing Local Plan policies provide guidance on which areas can be developed and those which can not through policies relating to Physical Limits Boundaries and “Areas to be Protected from Development”.

Breaks and gaps between development helps ensure that settlements maintain individual identity and avoid coalescence. In many areas the gaps between the settlements are valuable areas for recreation, amenity and nature conservation and policies resist development in such parts. A recent planning appeal decision on a site between Martlesham and Woodbridge highlighted the need to maintain the gap in the landscape in this part of the district.

There are numerous other gaps which help maintain the individual identity of a settlement such as between Ipswich and Felixstowe and between Leiston and Aldringham.

The gaps between buildings and built form in a village or town are also fundamentally important and can be locally important. Views of fields and the surrounding landscape between buildings that are often found in towns and villages are important to overall community well being and should be retained.

Q135 *In which areas should development be resisted to avoid settlement coalescence?*

Q136 *Which areas require special protection from development?*

Q137 *Do breaks and gaps in-between buildings need to be given specific protection against development?*

Biodiversity and Geodiversity

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

Biodiversity and geodiversity are of great significance across Suffolk Coastal due to the extent and range of sites and habitats identified. Many of these areas are spread across the district but the coastal areas are of particular importance due to international, national and local designations. Across the district there is a variety of land based and marine based designations as seen in the table below. The Local Plan Review will need to consider how land based and marine based designations in the East Marine Plan are taken into account and protected in accordance with their status.



The Haven Gateway Green Infrastructure Study was updated in August 2015 in partnership with neighbouring authorities. The study focussed upon strategic accessible natural greenspace provision and mitigating the effects of new development on protected habitats and identified a deficiency in and around Felixstowe. The deficiency relates largely to the provision of larger green spaces in this area. Development within these areas should be expected to provide enhancements towards the network of strategic accessible natural greenspaces in these areas which will be of significant benefit to the biodiversity and geodiversity across the area.

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

The high quality natural environment is important to many local communities as it adds to the overall quality of life and quality of place. The Council recognises that issues relating to biodiversity and geodiversity need to be considered collaboratively with businesses and other stakeholders to ensure that the natural assets are protected. To address the impact of development on the European Sites across the district, Suffolk Coastal has been working in partnership with Ipswich Borough Council, Babergh District Council, Suffolk County Council and Natural England to develop a Recreational Avoidance and Mitigation Strategy (RAMS).

Biodiversity and Geodiversity (continued)

The strategy provides the practical basis and evidence to identify projects to mitigate the impact of new development on the protected sites.

National planning policies give significant protection to sites of biodiversity and geodiversity designated at an international and national level, including marine sites. The Local Plan will need to consider the level of protection to be afforded to local sites of biodiversity value such as County Wildlife Sites, as well as other areas like wildlife corridors which are of great benefit to the natural environment.

Q138 *Should development be promoted in areas which are deficient in Green Infrastructure provision with respect to biodiversity and geodiversity?*

Q139 *Should the Council explore further options to work collaboratively with neighbouring authorities and Natural England to determine a consistent policy approach to biodiversity and geodiversity?*

Q140 *What level of protection should be given to locally designated sites of biodiversity value?*



Biodiversity in new development

Habitats are healthiest where they are well connected to each other and new development can have an impact on biodiversity. The current policy approach is to mitigate this impact through appropriate measures such as the introduction of additional bird boxes, planting of hedgerows, reinstating lost habitats and the creation of new wildlife sites. The Local Plan Review provides the opportunity to consider if better provision can be made to ensure that networks of biodiversity are retained and enhanced alongside new development that comes forward over the plan period.

Q140 *Should the Council consider a policy which requires the creation of new habitats and enhancement of wildlife corridors on new development sites?*

Q141 *Do you have any suggestions for Local Plan policies to support biodiversity retention and enhancement?*

Other

Many of our current and recently adopted Local Plan policies and in particular the site allocations are likely to be carried forward into the reviewed Local Plan. Therefore, in addition to the issues and questions covered in this document we would welcome any other comments you have on current Local Plan policies and how they are being implemented.

Q142 *Do you have any other comments on how current Local Plan policies are working and whether they need to be amended?*



Source - www.thesuffolkcoast.co.uk

Potential land for development

The Local Plan will need to identify and allocate sufficient land for different types of development to accommodate the needs referred to in the document, such as housing, employment and retail.

In response to “call for sites” consultations that the Council has undertaken in the past (most recently in 2016), a variety of sites have been submitted for consideration. Sites have been submitted by landowners, developers, agents and other interested stakeholders along with an indication of what the potential use could be and are provided for comment as part of this consultation.

The sites shown in this consultation document currently have no formal status as part of the Local Plan.

Due to the number of sites submitted to the Council, it is clear that not all sites are required to meet the land needs and requirements identified in the evidence base. However, all sites received, regardless of known constraints, are included in this consultation in the interest of transparency and openness and so that you are aware of all the possible options and have the opportunity to consider and comment on them. Also, at this stage the strategy for the scale and distribution of growth across the District is still to be decided.

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

As the Local Plan Review progresses and the strategy for the scale and distribution of growth across the District starts to take shape, the Council may look to identify other sites which can deliver aims and objectives and policy requirements which will be subject to future public consultation. We will also need to consider the suitability of sites allocated in the existing Local Plan which do not yet have the benefit of planning permission. We will continue to monitor progress on these sites.

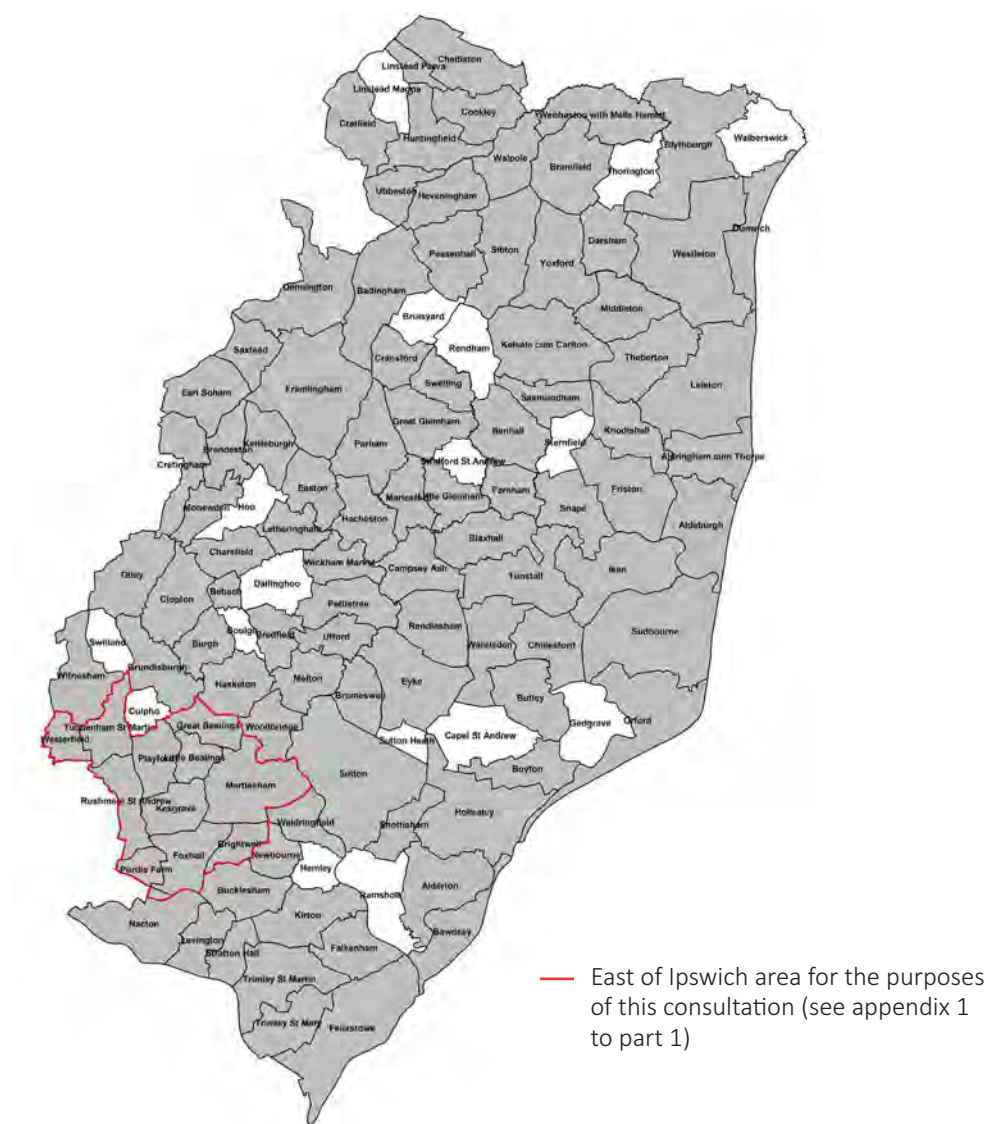
Sites are shown by settlement across the District, if no maps are shown for a settlement then no sites have been submitted to the Council for consideration as part of the Local Plan Review. An initial sustainability appraisal has been undertaken for all sites of 0.25 ha/5 dwellings and above. The document is available as part of this consultation.

Q143 Which sites do you consider appropriate for future consideration by the Council?

Q144 Are there any other sites you are aware of which the Council should consider?

Potential land for development (continued)

Parishes with land submitted for development (shown in grey)



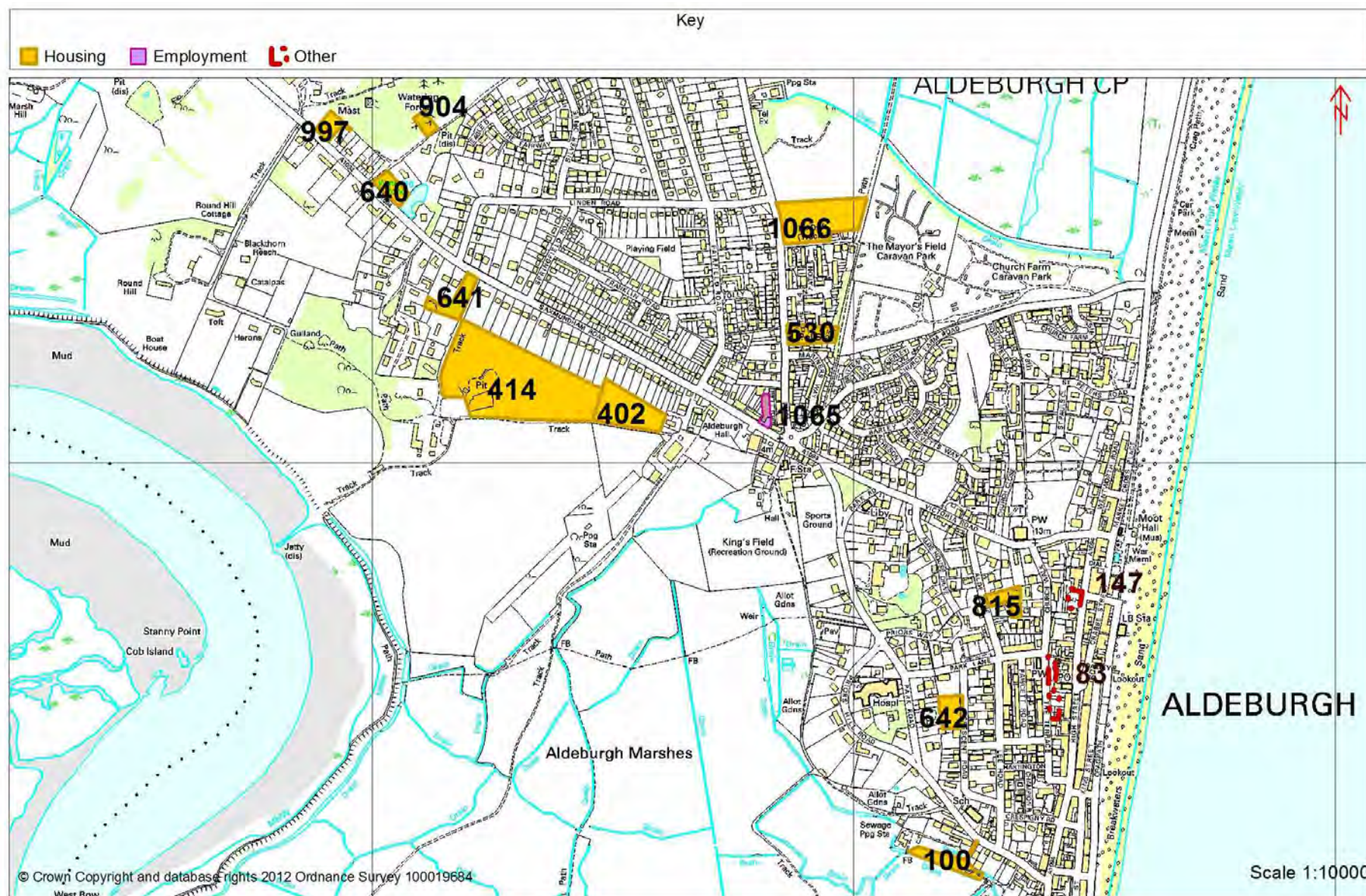
Map	Page
Aldeburgh.....	82 & 83
Alderton.....	127
Aldringham.....	127
Badingham.....	127
Bawdsey.....	127
Benhall.....	105 & 113
Blaxhall.....	127 & 128
Blythburgh.....	128
Boyton.....	128
Bramfield.....	84
Brandeston.....	128
Bredfield.....	85 & 86
Brightwell.....	128
Bromeswell.....	128
Bucklesham.....	113
Butley.....	129
Campsea Ashe.....	129
Charsfield.....	114
Chediston.....	114
Chillesford.....	115
Clopton.....	129 & 130
Cookley.....	115
Cransford.....	130
Cratfield.....	130
Cretingham.....	130
Darsham.....	116
Debach.....	130
Dennington.....	117 & 136
Dunwich.....	130
Eastbridge.....	131

Potential land for development (continued)

Map	Page	Map	Page	Map	Page
Earl Soham.....	117	Martlesham.....	97 & 98	Ubbeston.....	140
Easton.....	118	Melton.....	99 & 100	Ufford.....	107
Eyke.....	131	Middleton.....	134	Waldringfield.....	108
Falkenham.....	131	Monewden.....	134	Walpole.....	115
Farnham.....	131	Nacton.....	134 & 135	Wantisden.....	129
Felixstowe.....	87, 88 & 89	Newbourne.....	135	Wenhaston with Mells Hamlet.....	124 & 125
Foxhall.....	118	Orford.....	121	Westerfield.....	109
Framlingham.....	90 & 91	Otley.....	135	Westleton.....	110
Friston.....	131	Parham.....	136	Wickham Market.....	111
Great Bealings.....	131	Peasenhall.....	101	Witnesham.....	125 & 126
Great Glemham.....	132	Pettistree.....	136	Woodbridge.....	112
Grundisburgh.....	119	Playford.....	93	Yoxford.....	140
Hacheston.....	132	Purdis Farm.....	136 & 137		
Hasketon.....	132	Rendlesham.....	137		
Heveningham.....	132	Rushmere St Andrew.....	102, 103 & 137		
Hollesley.....	119, 120 & 132	Saxmundham.....	104 & 105		
Huntingfield.....	133	Saxtead.....	137		
Iken.....	133	Shottisham.....	138		
Kelsale cum Carlton.....	92	Sibton.....	101 & 138		
Kesgrave.....	93	Sizewell.....	138		
Kettleburgh.....	133	Snape.....	138		
Kirton.....	94	Stratton Hall.....	133		
Knodishall.....	120	Sudbourne.....	139		
Leiston.....	95 & 96	Sutton.....	139		
Letheringham.....	133	Sweffling.....	139		
Levington.....	133	Thorpeness.....	139		
Linstead Parva.....	134	Trimley St Martin.....	122 & 123		
Little Bealings.....	121	Trimley St Mary.....	123 & 124		
Little Glemham.....	134	Tuddenham St Martin.....	139		
Marlesford.....	134	Tunstall.....	106		

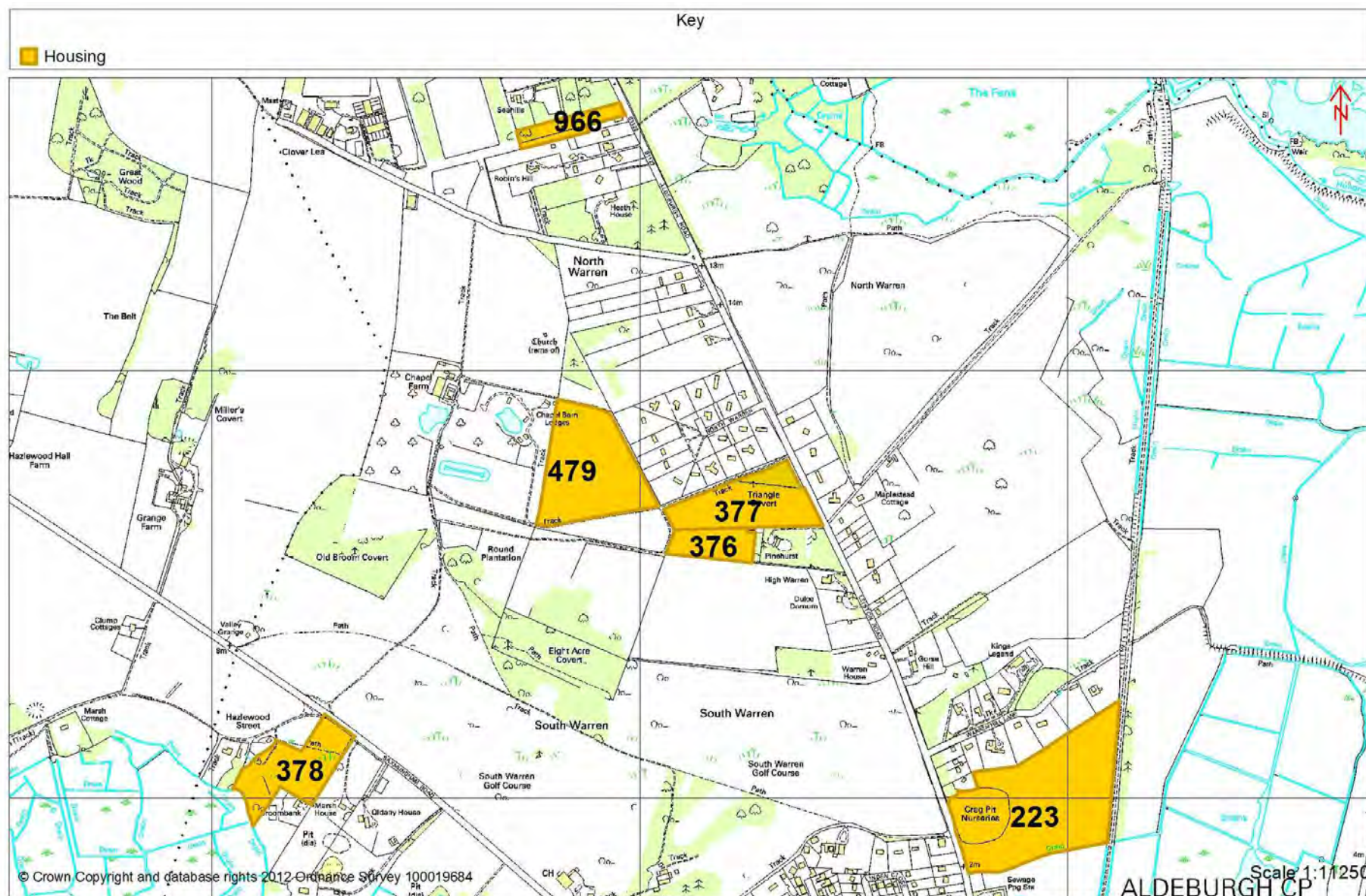
Potential land for development

Aldeburgh (Town)



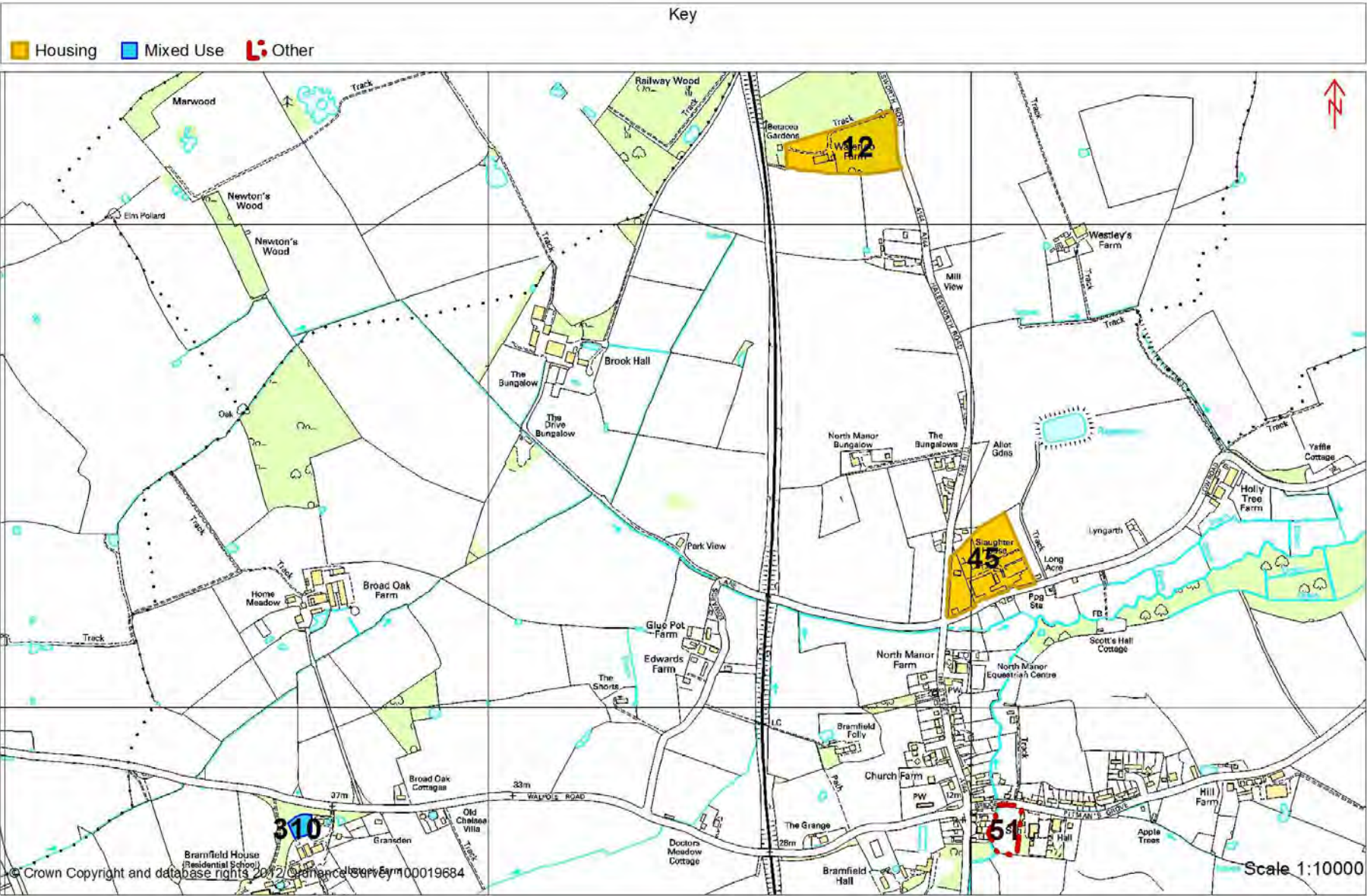
Potential land for development

Aldeburgh (area North of)

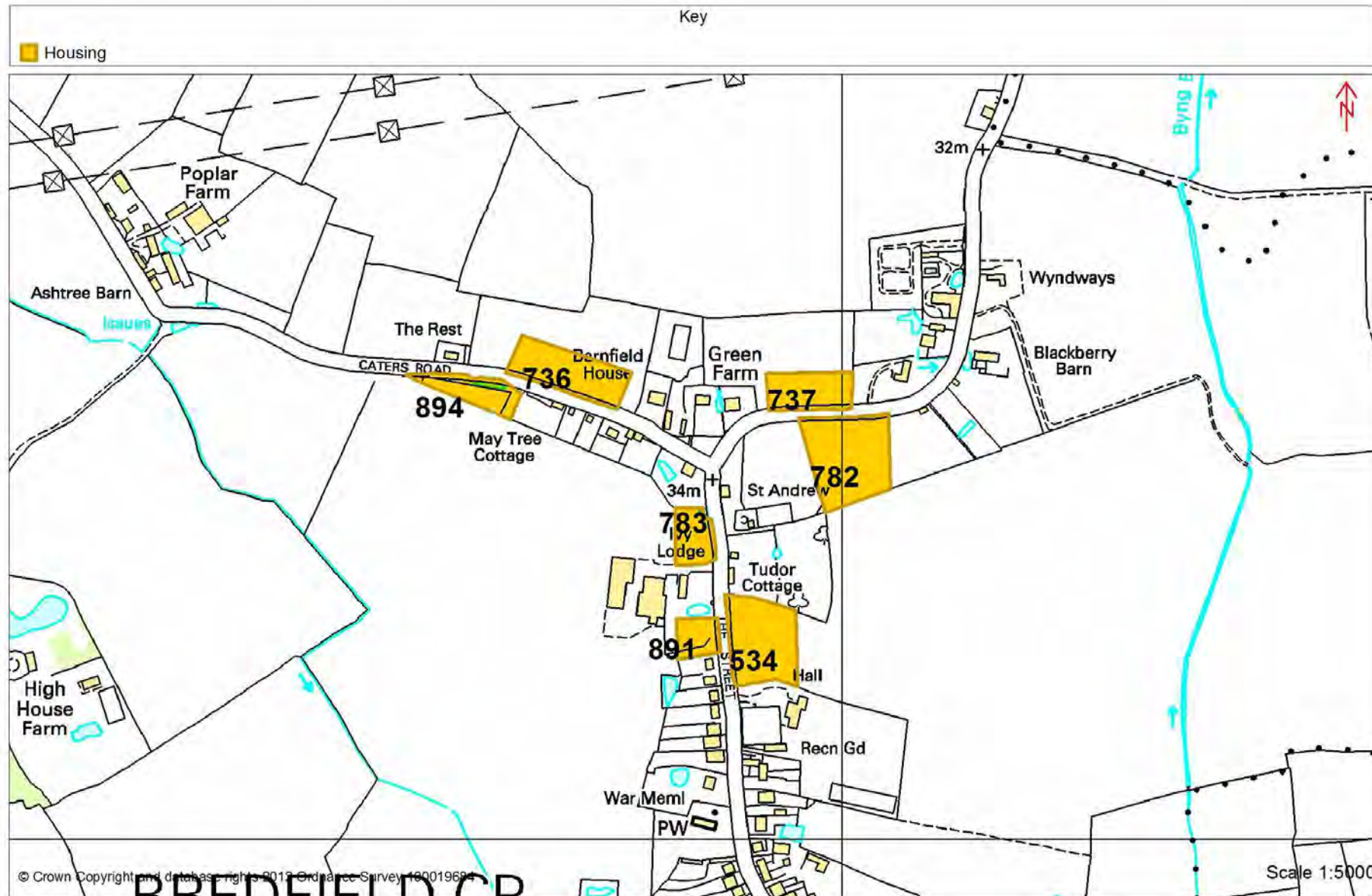


Potential land for development

Bramfield

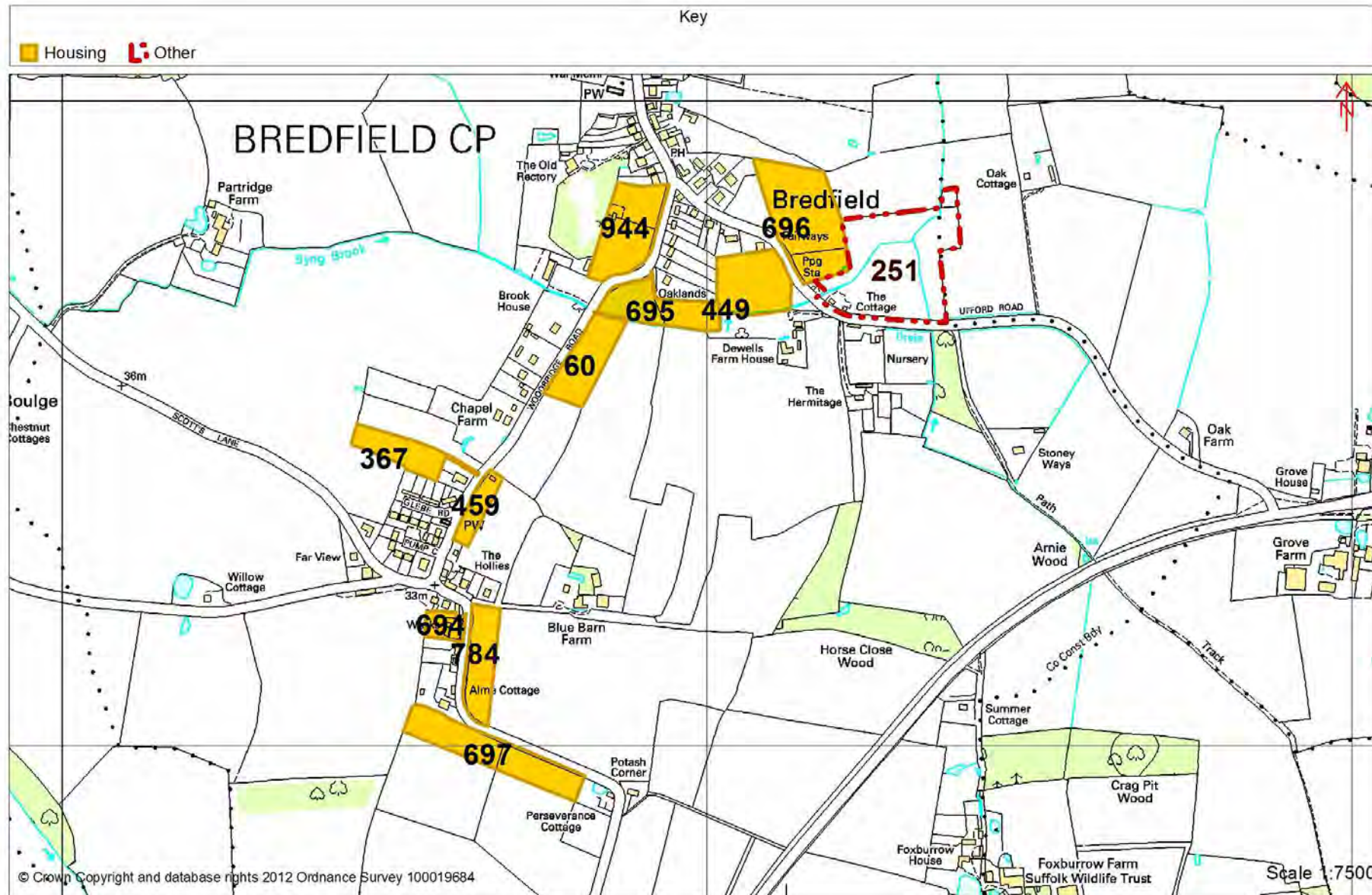


Potential land for development Bredfield (North)

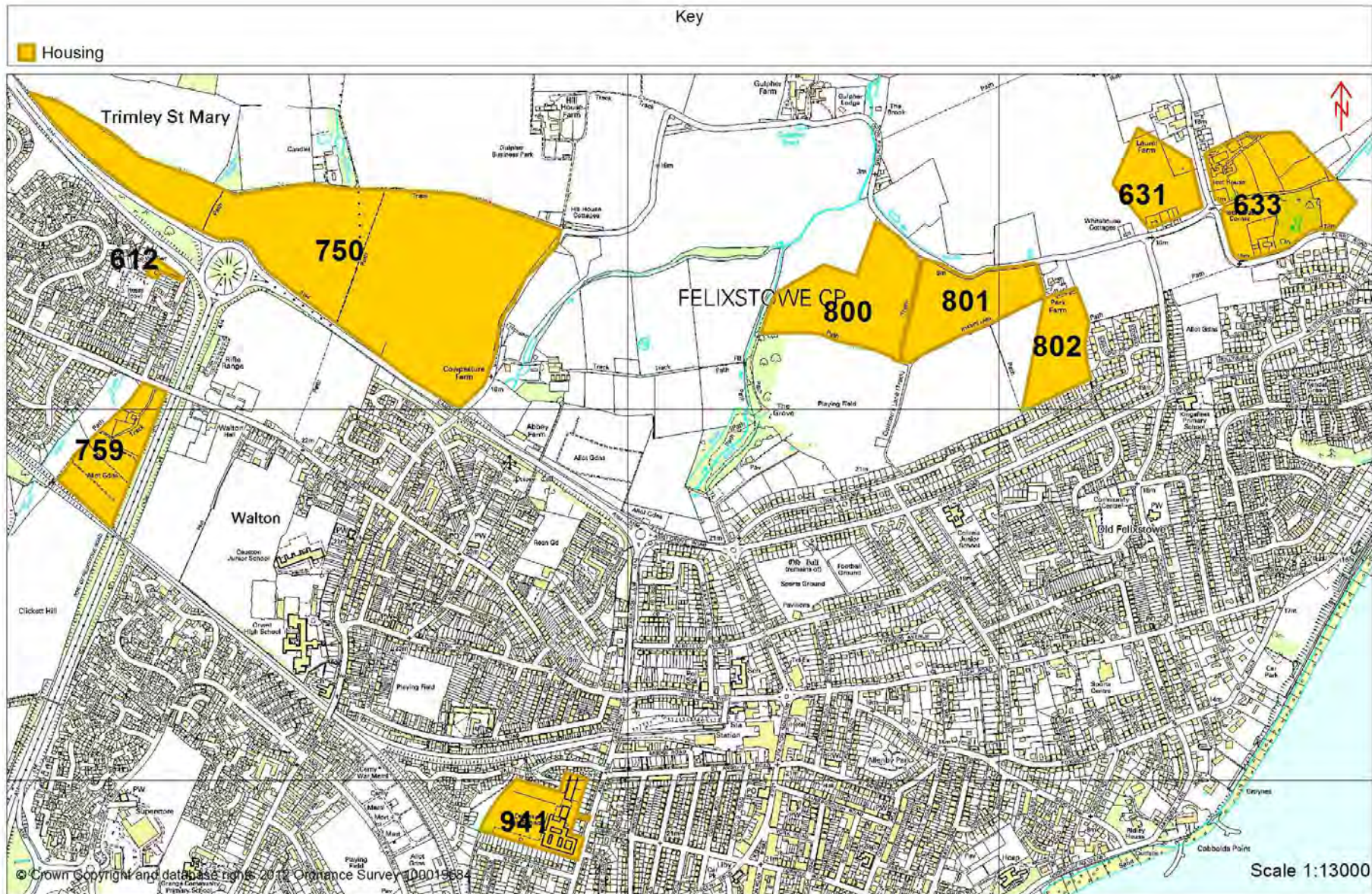


Potential land for development

Bredfield (South)

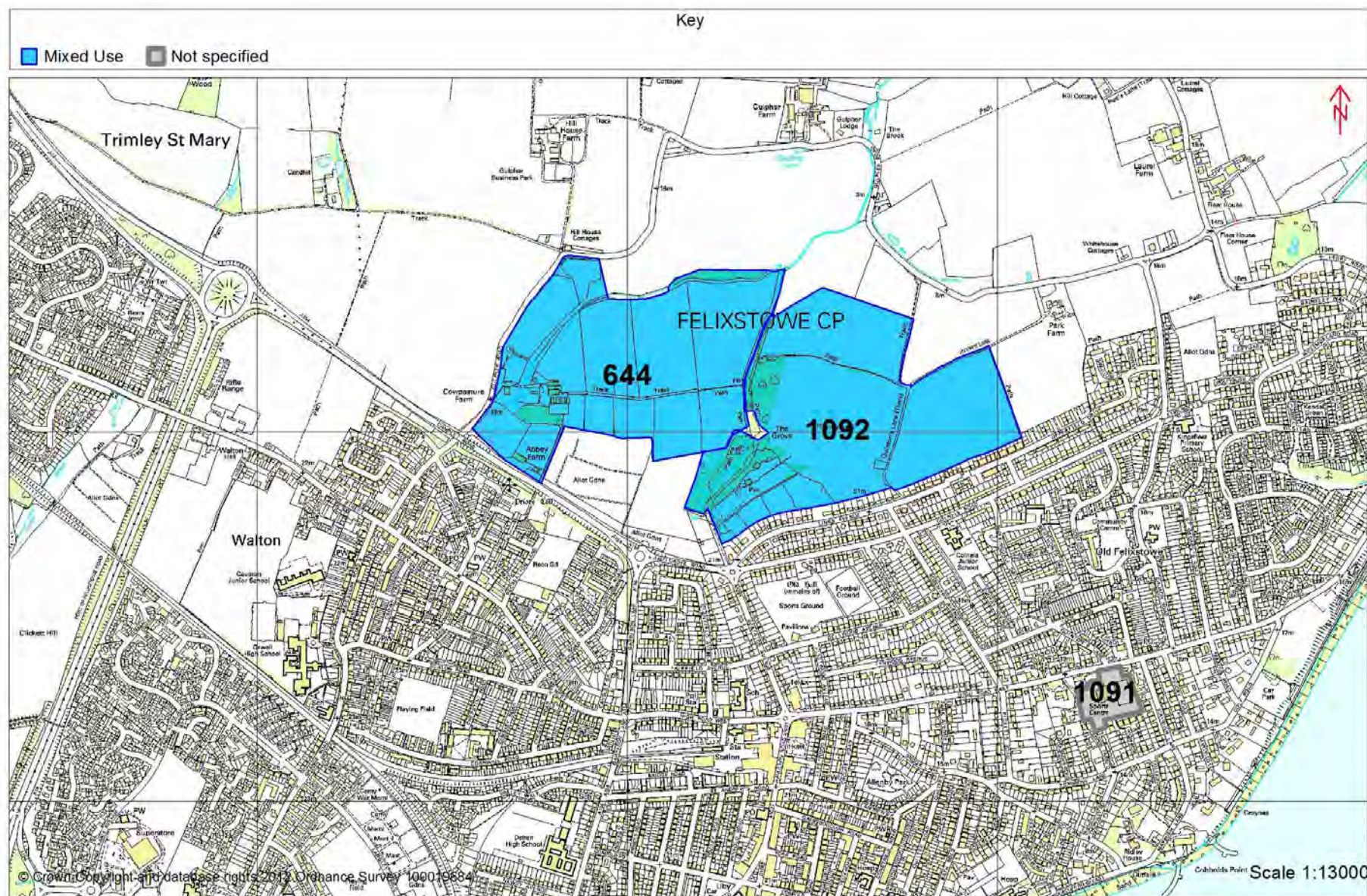


Potential land for development Felixstowe (North)



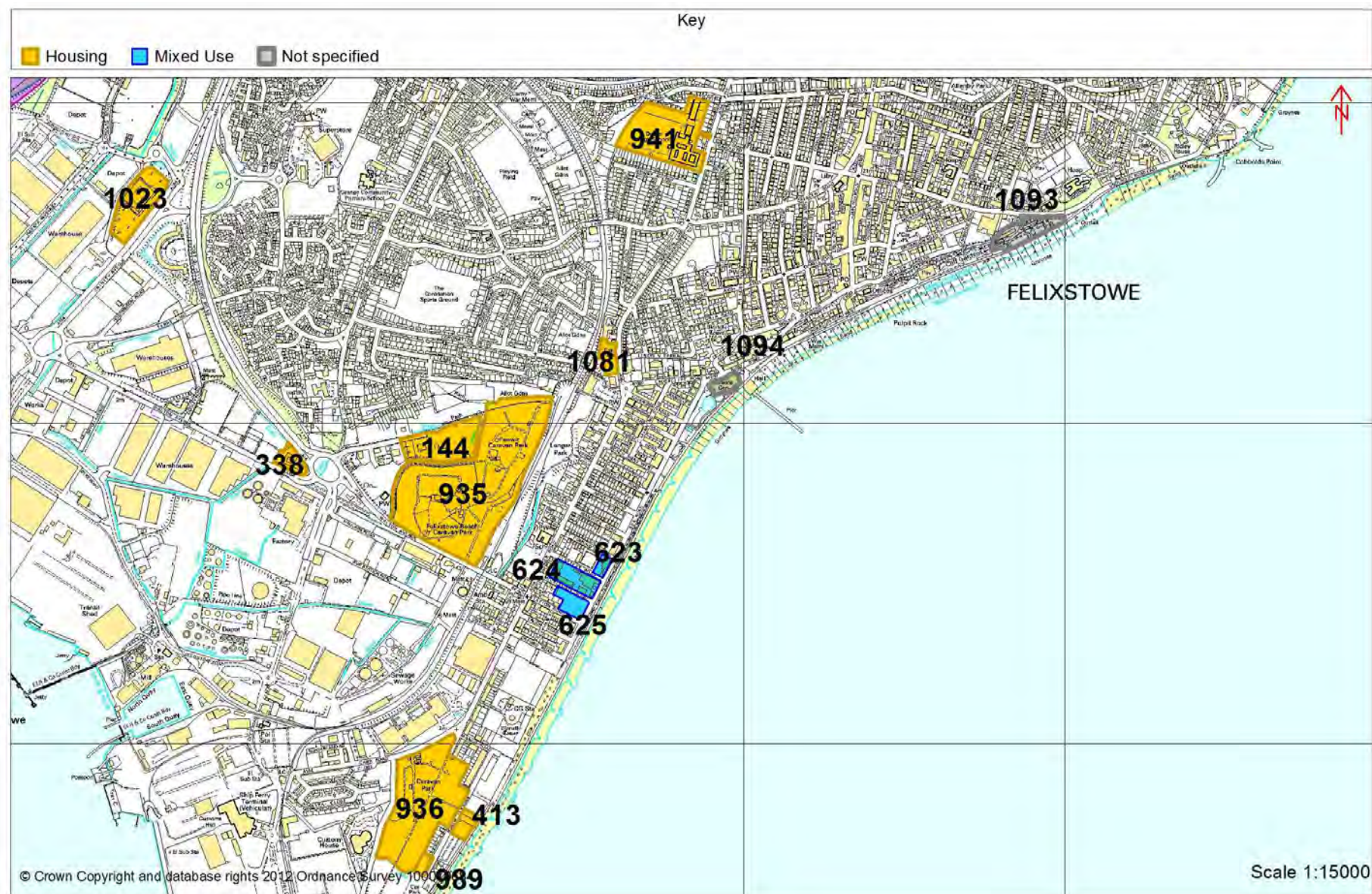
Potential land for development

Felixstowe (North) (Mixed use and Not Specified Sites)



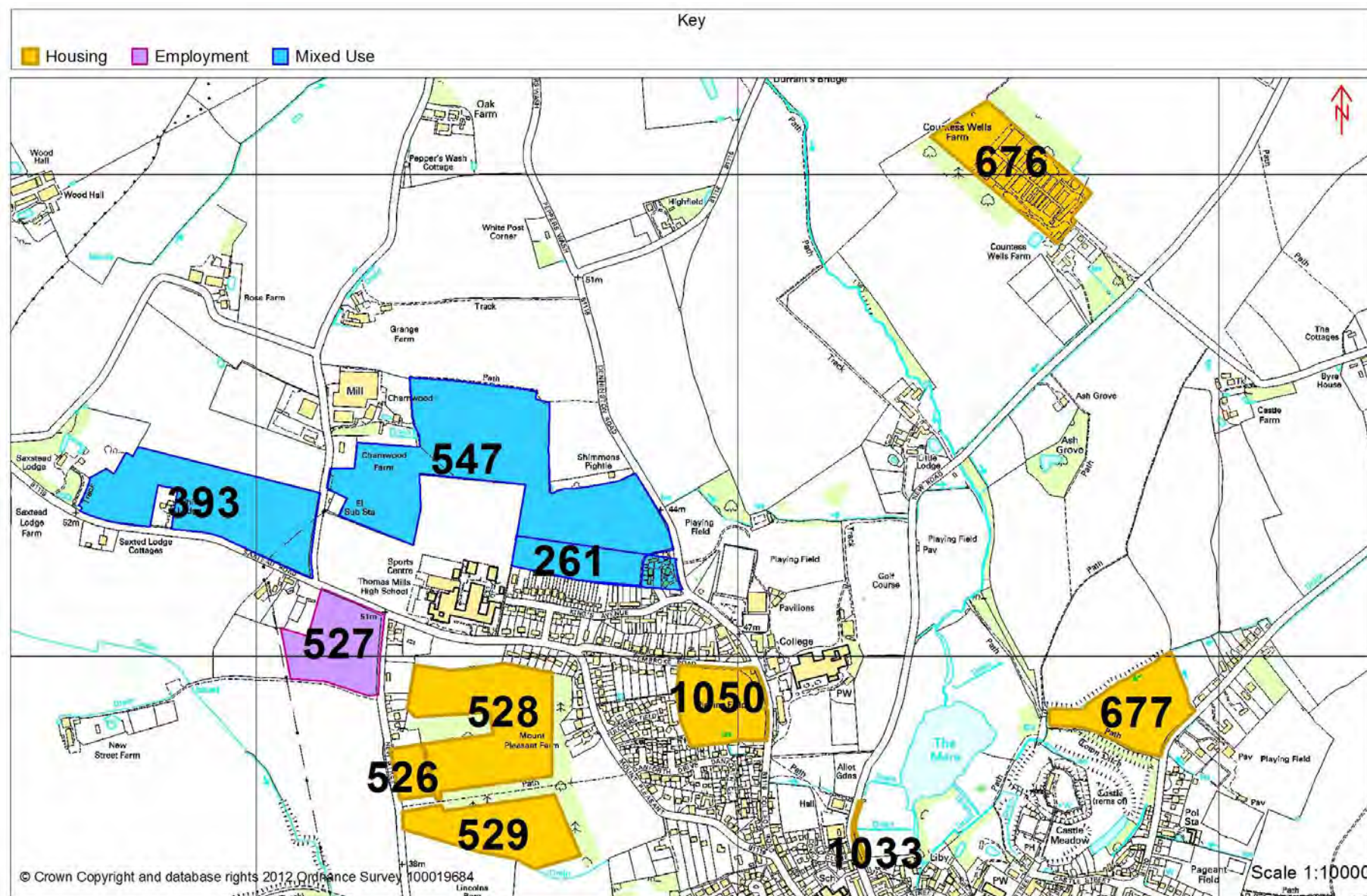
Potential land for development

Felixstowe (South)

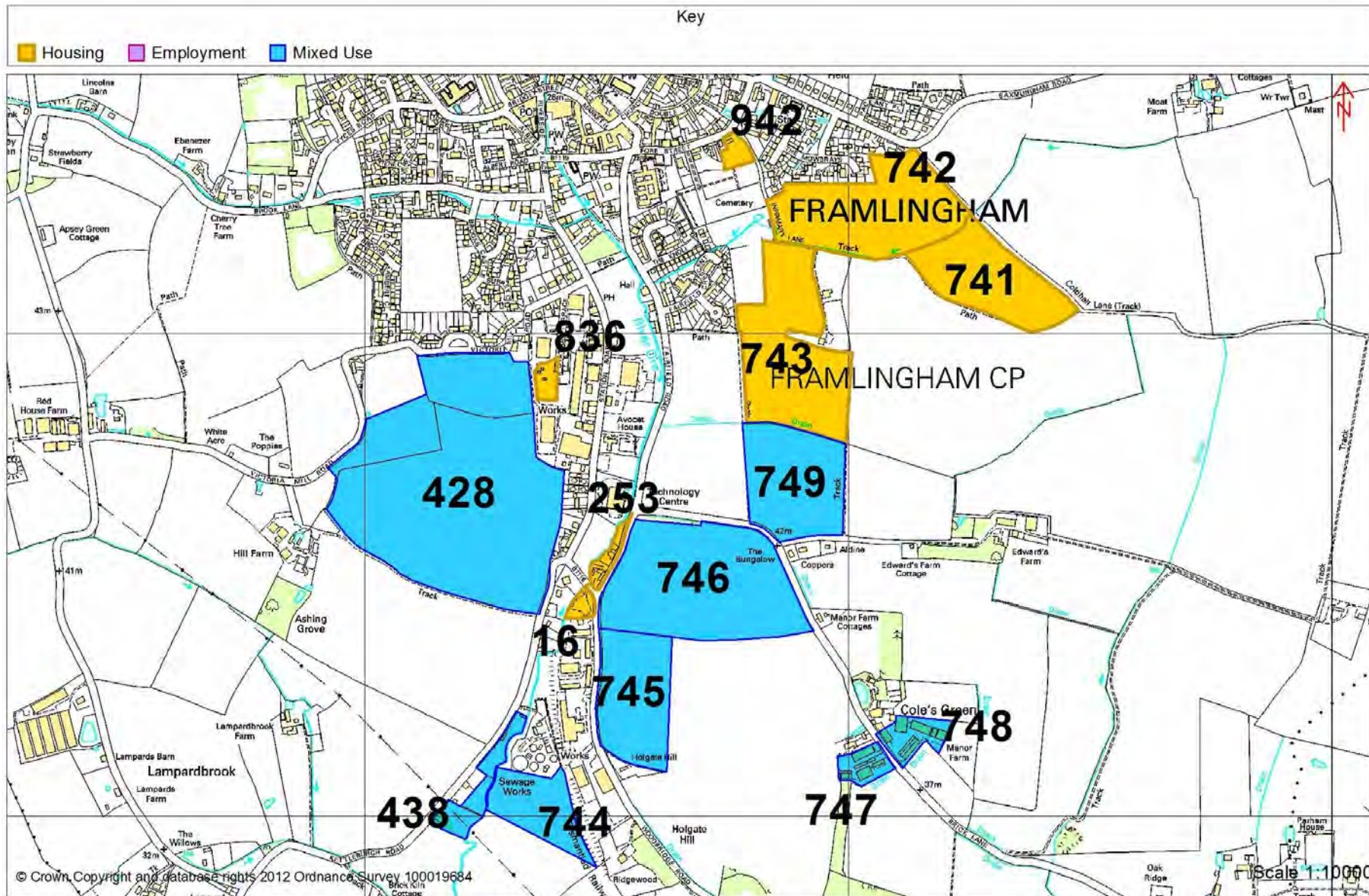


Potential land for development

Framlingham (North)

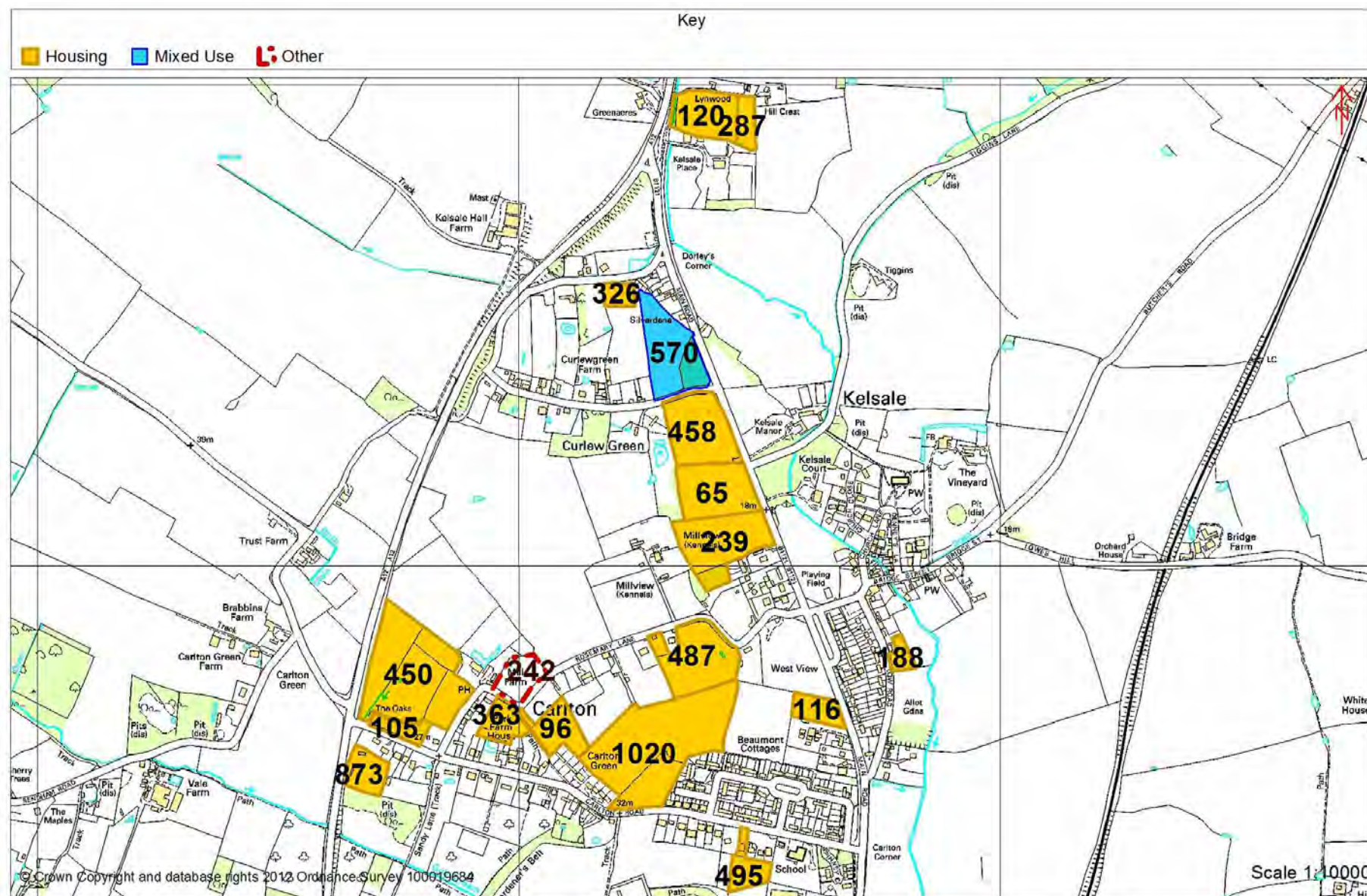


Potential land for development Framlingham (South)



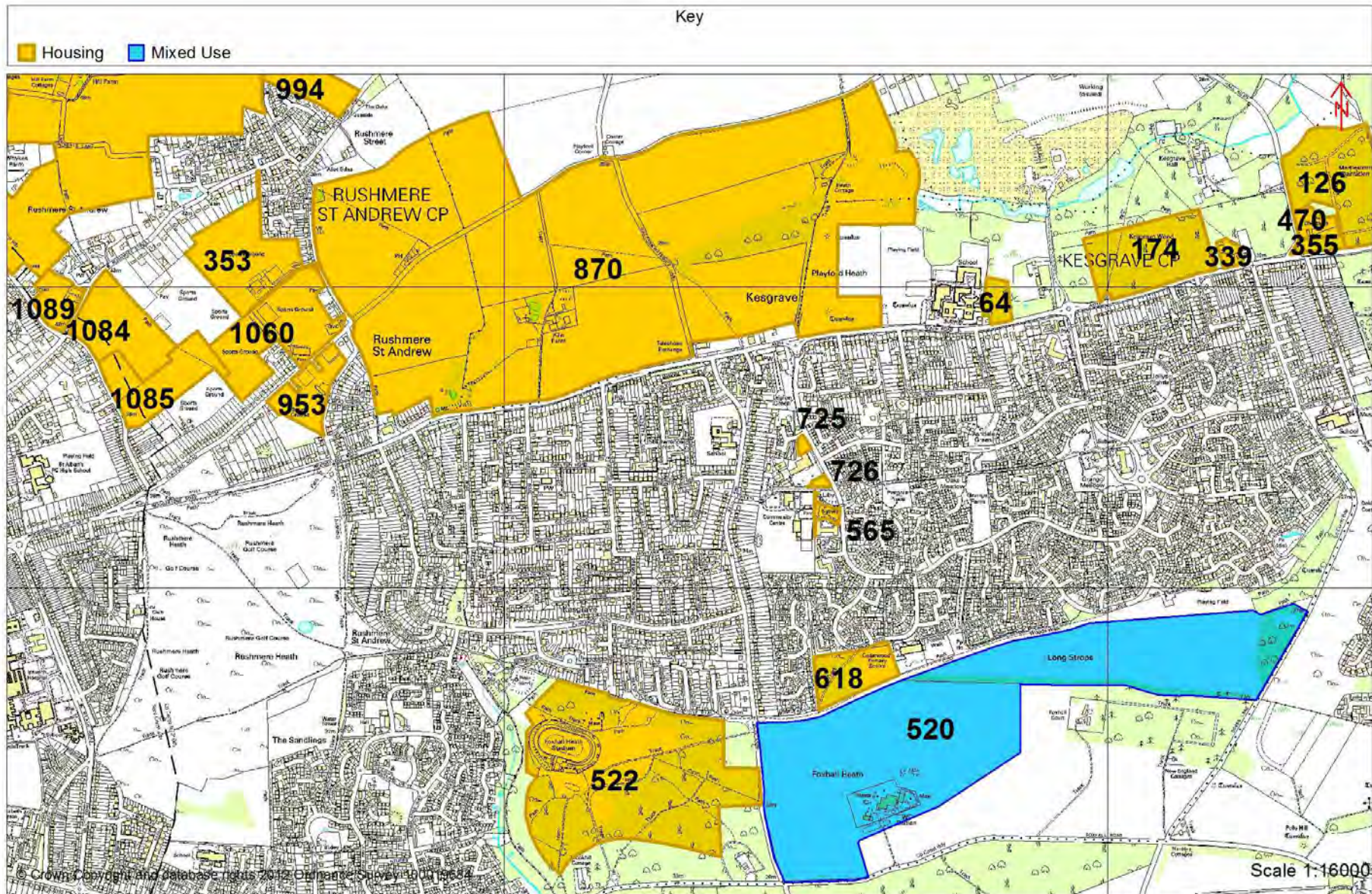
Potential land for development

Kelsale cum Carlton



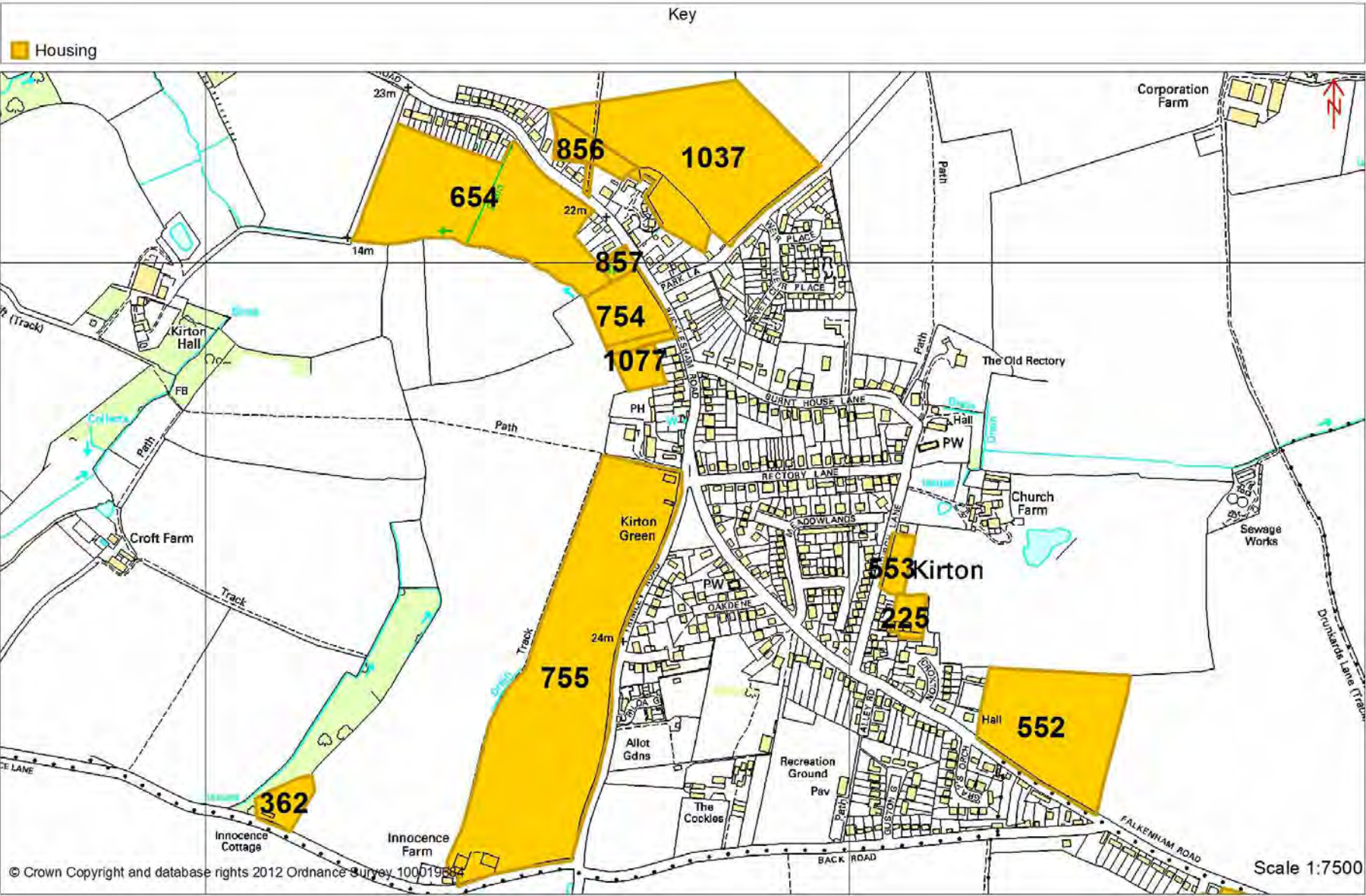
Potential land for development

Kesgrave inc. part of Playford



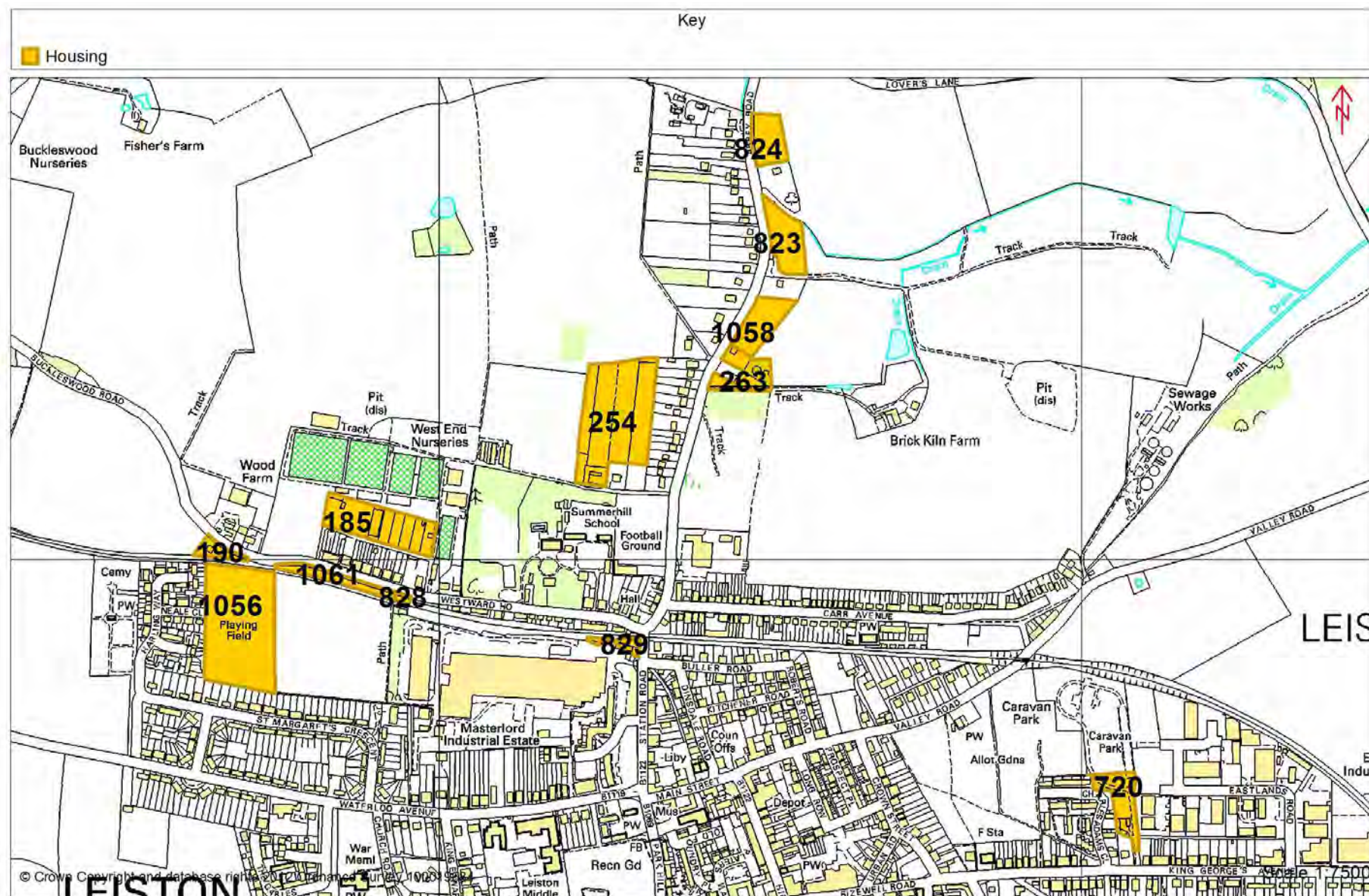
Potential land for development

Kirton



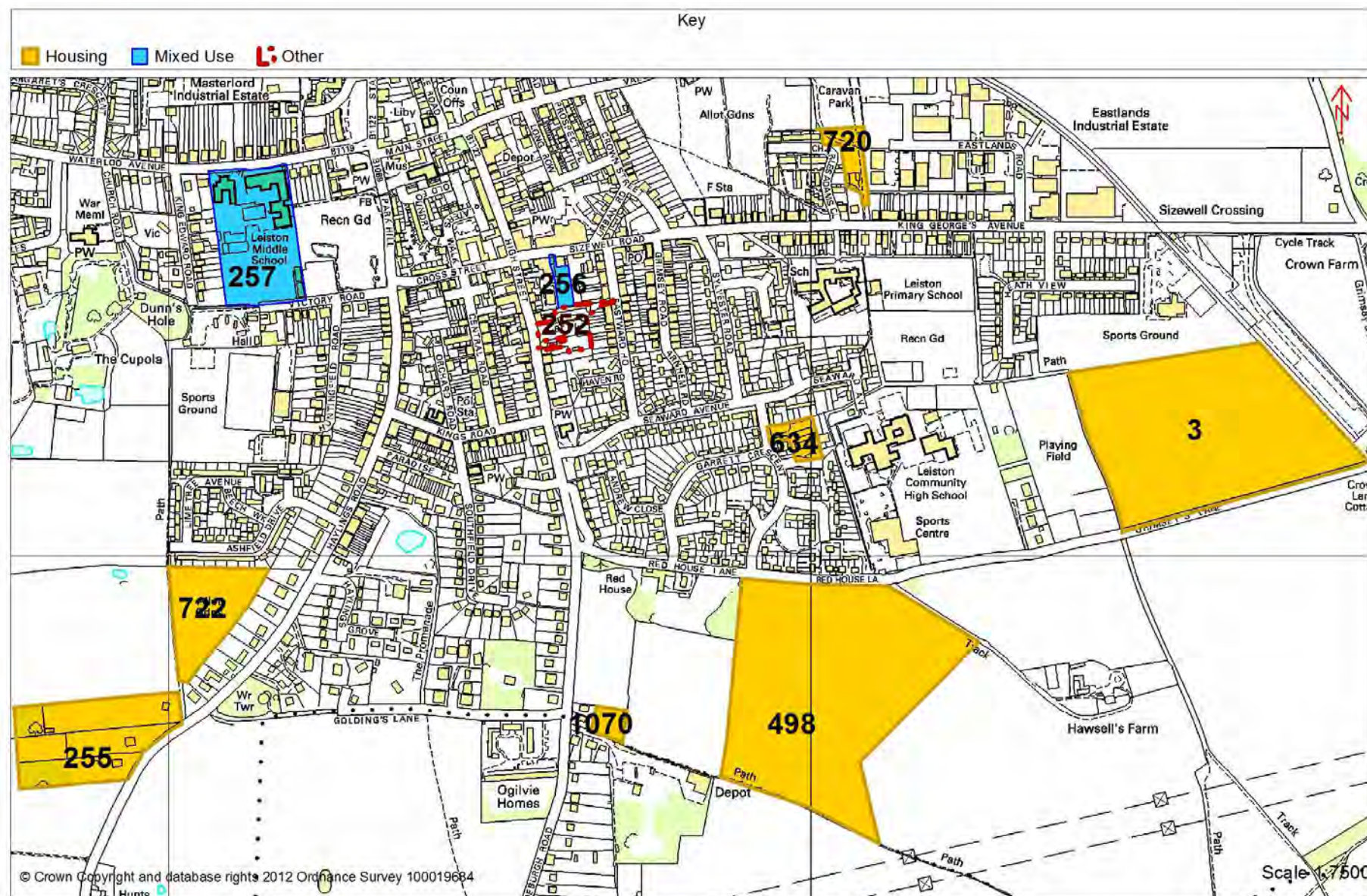
Potential land for development

Leiston (North)



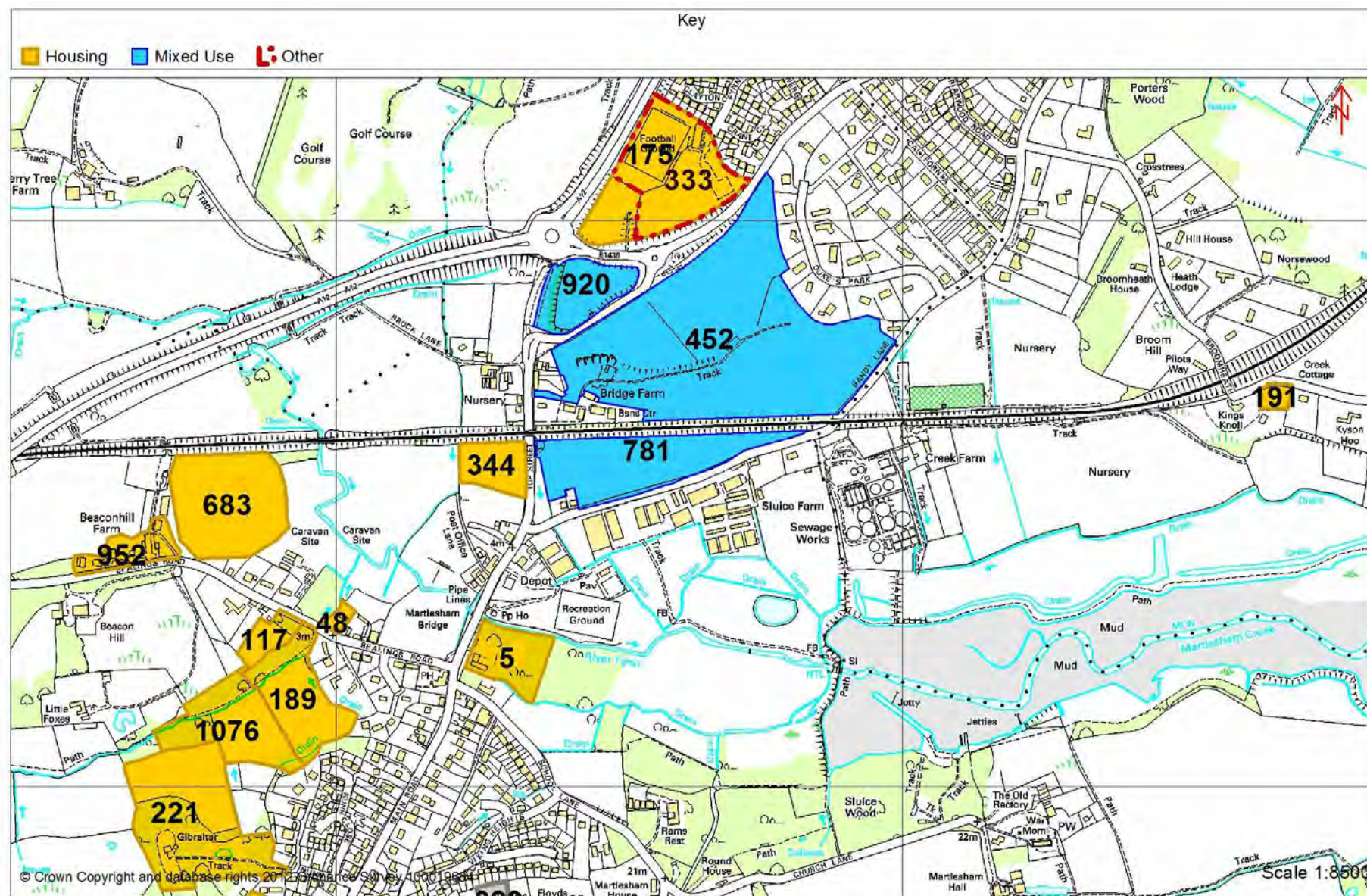
Potential land for development

Leiston



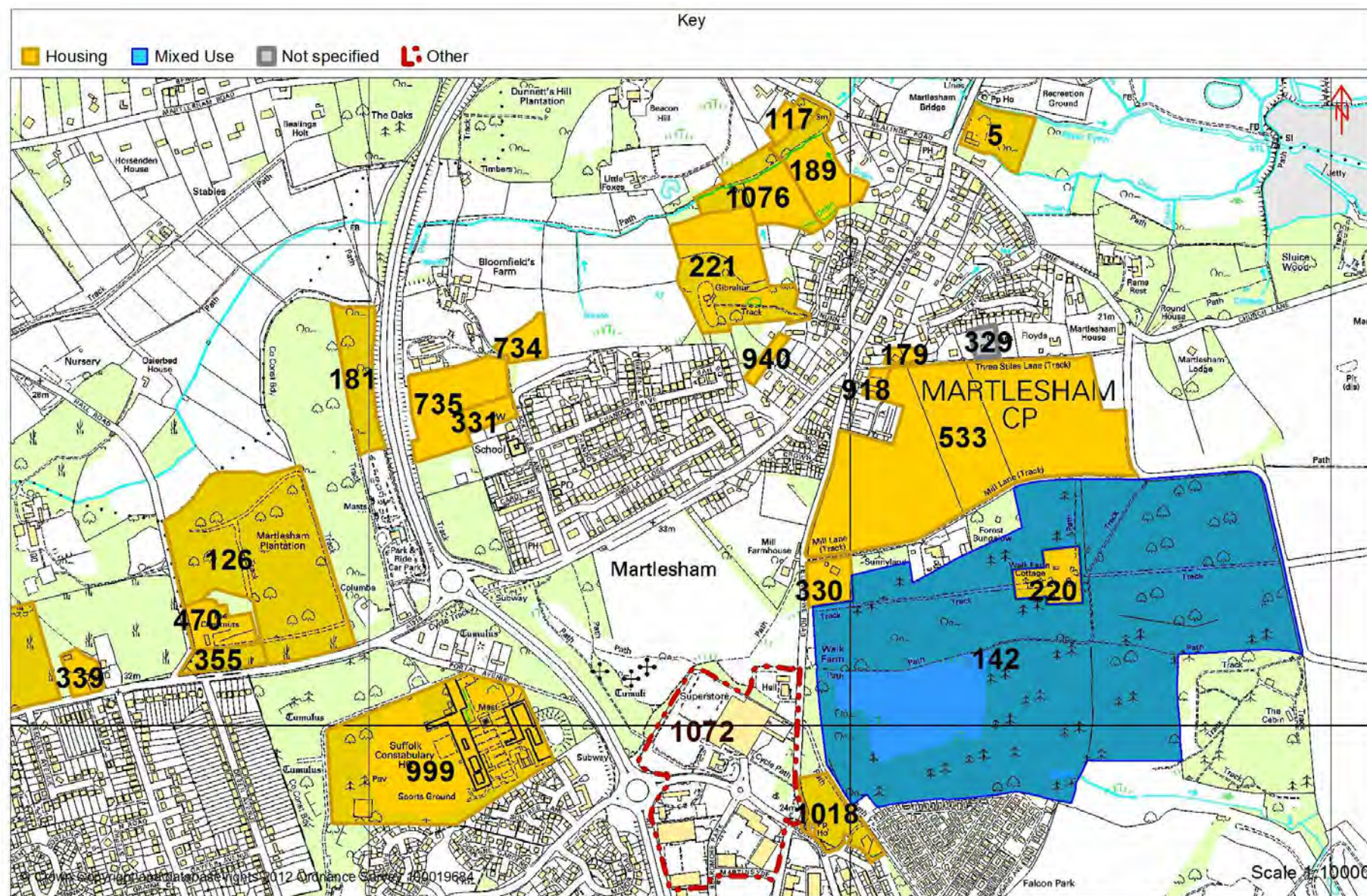
Potential land for development

Martlesham (North) inc. part of Woodbridge



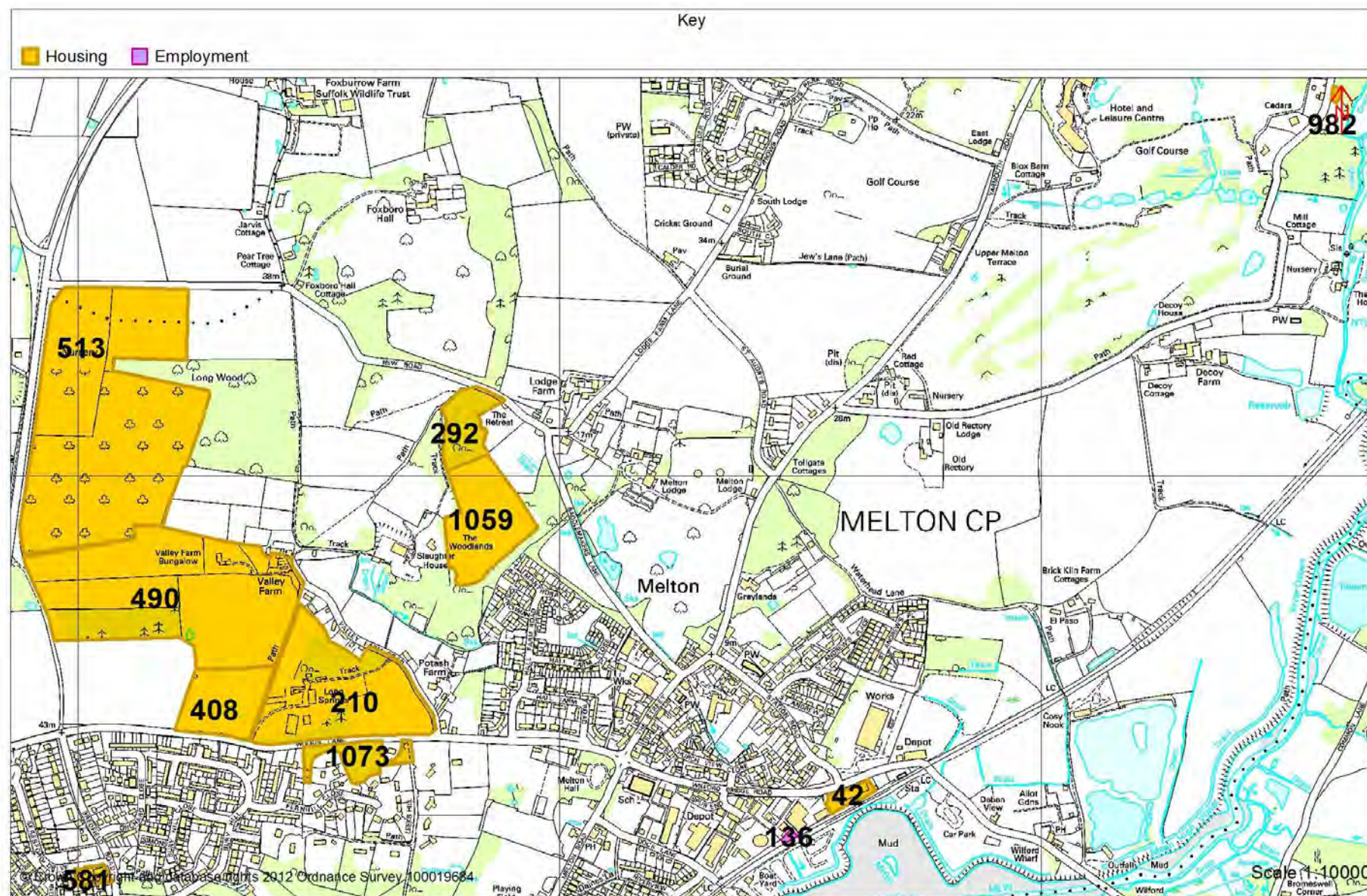
Potential land for development

Martlesham (South) and part of Martlesham Heath



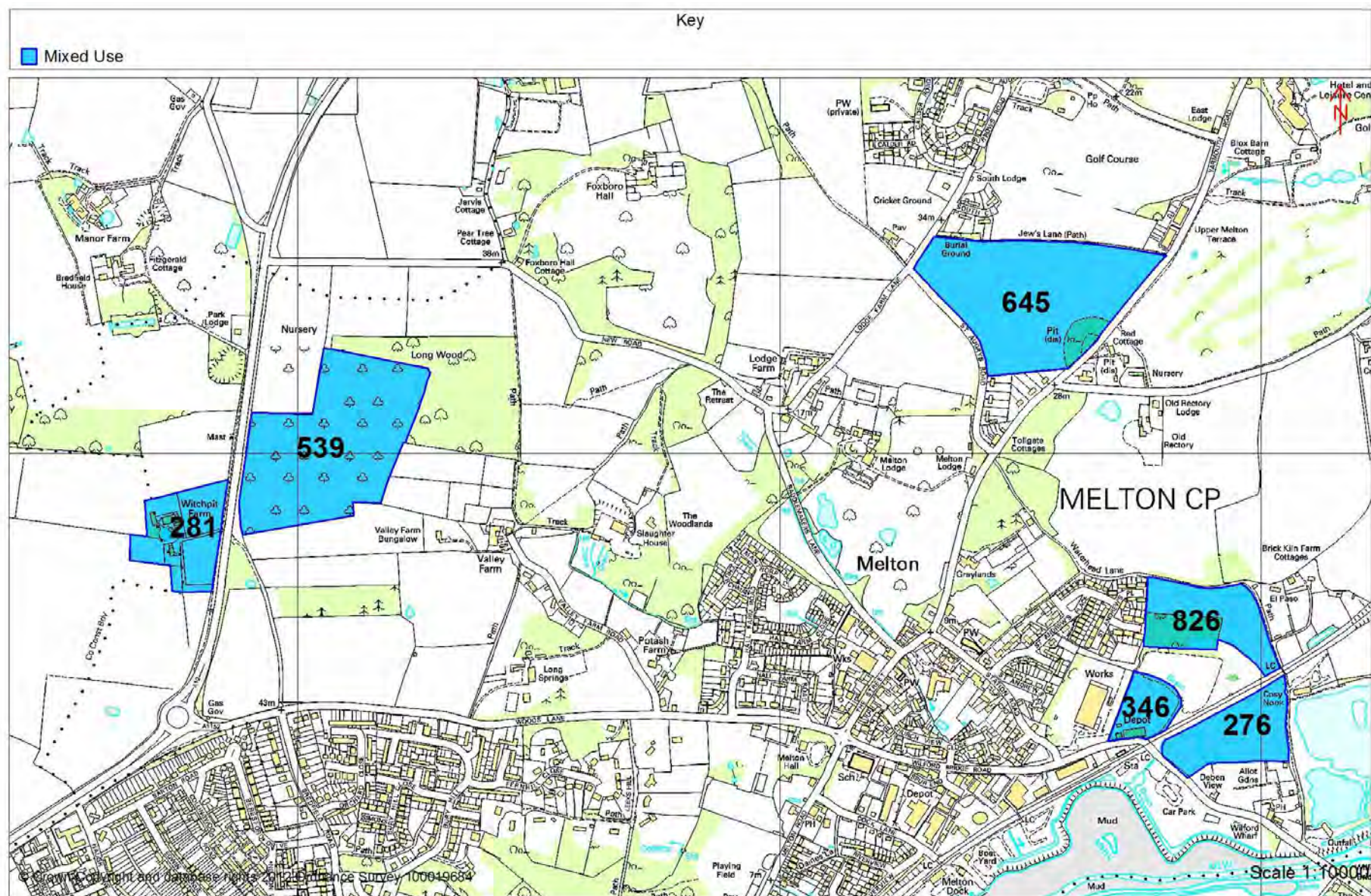
Potential land for development

Melton (Housing and Employment)



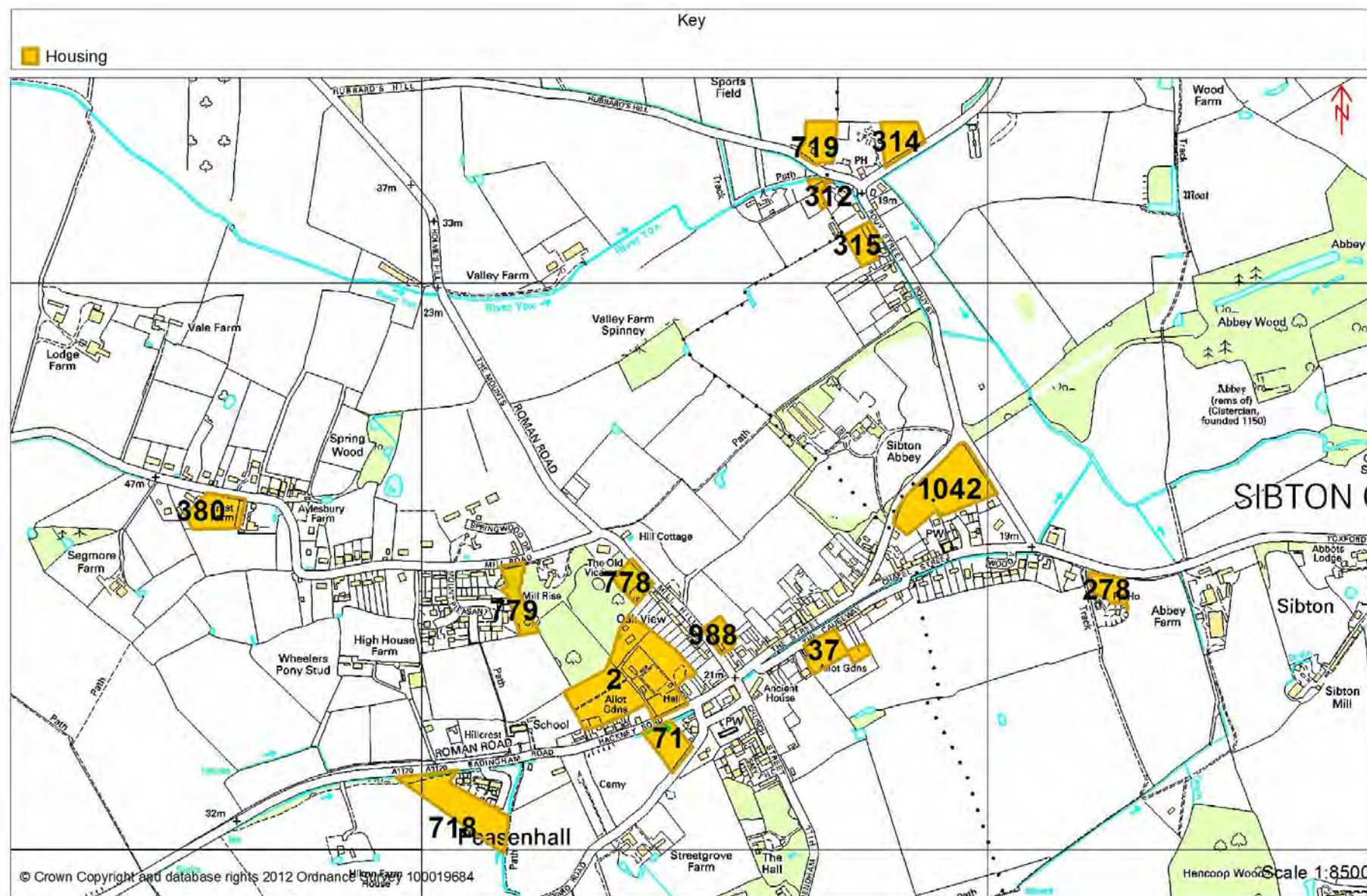
Potential land for development

Melton (Mixed use)



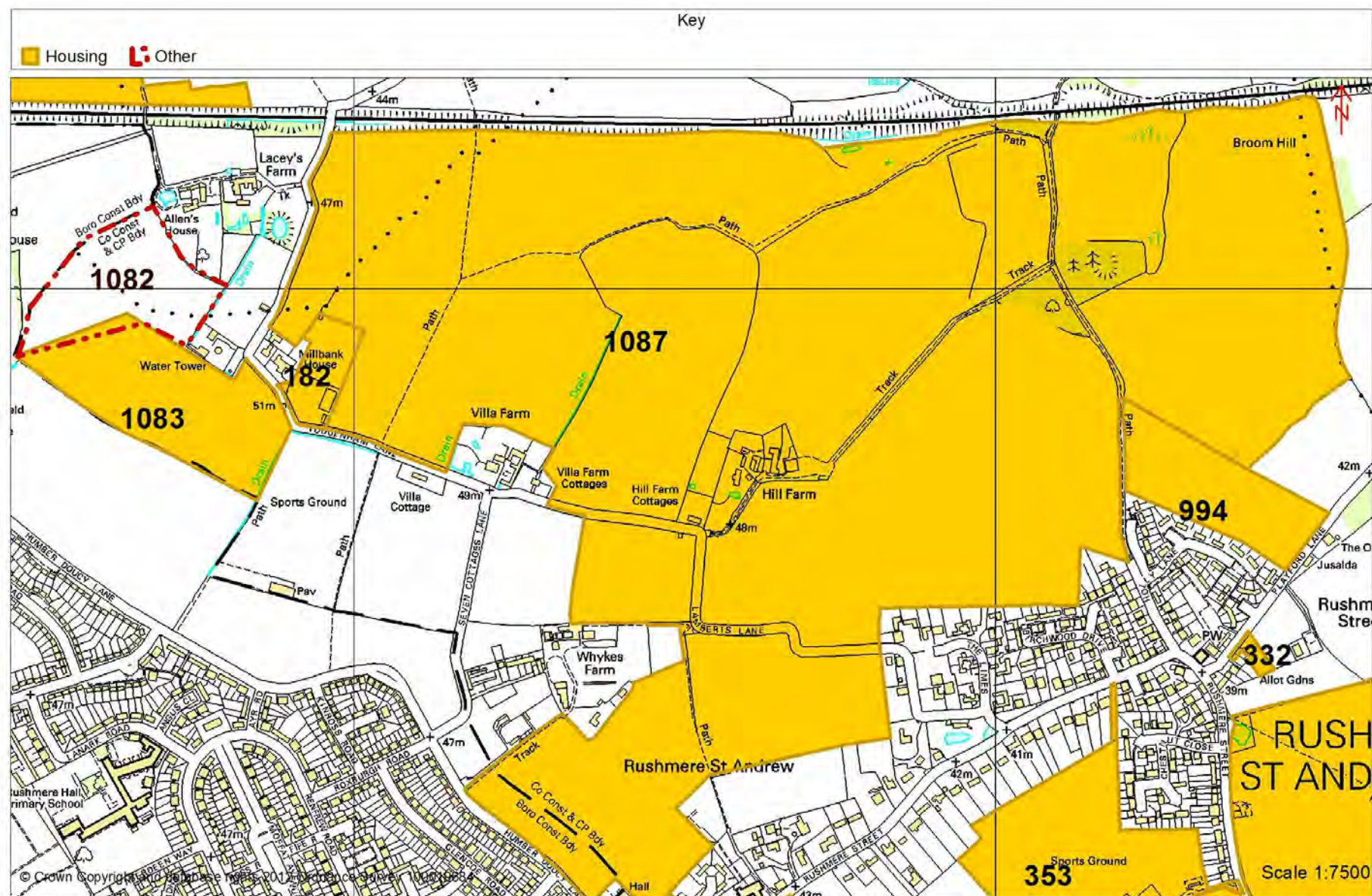
Potential land for development

Peasenhall and Sibton



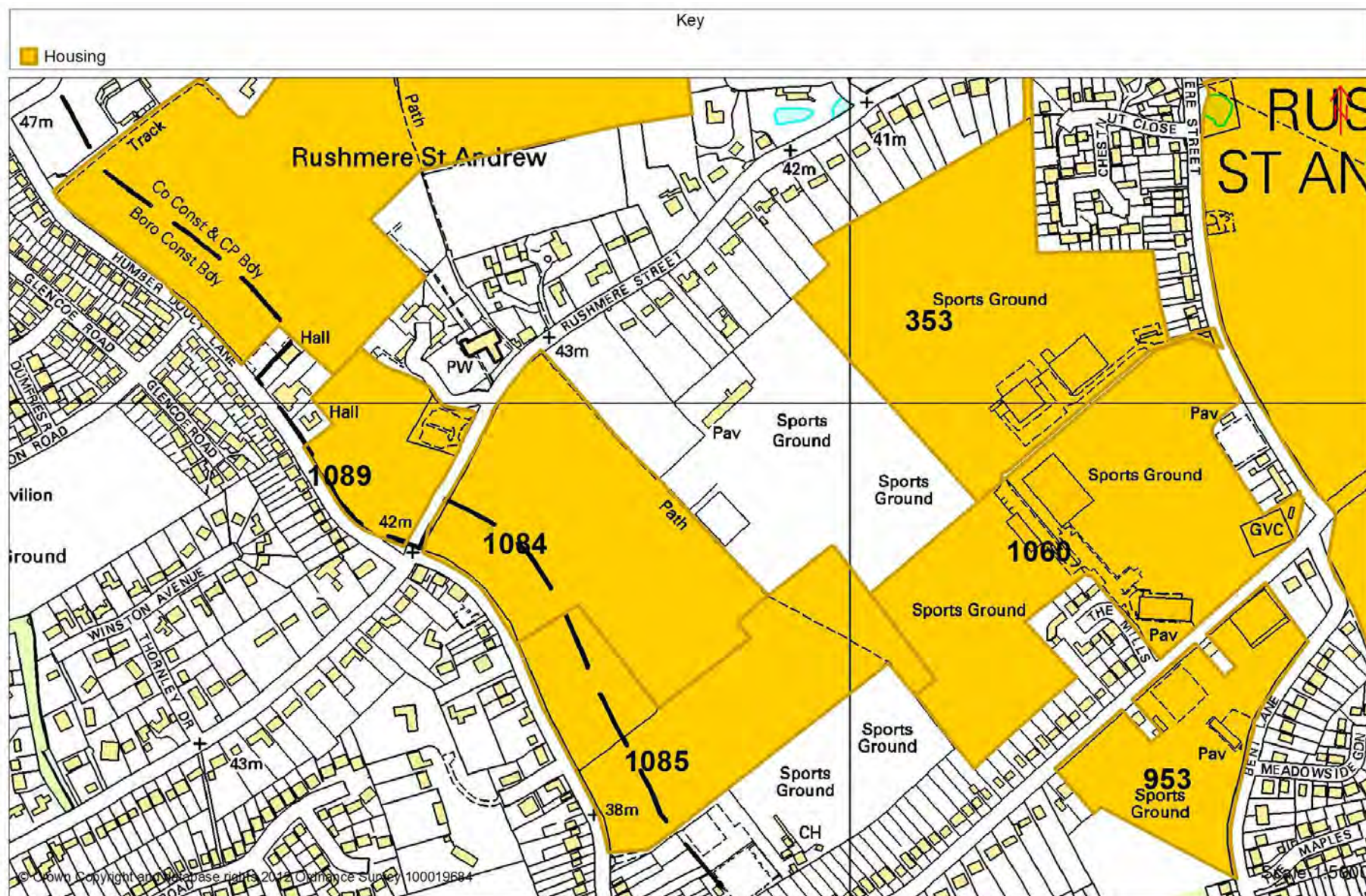
Potential land for development

Rushmere St Andrew (North)



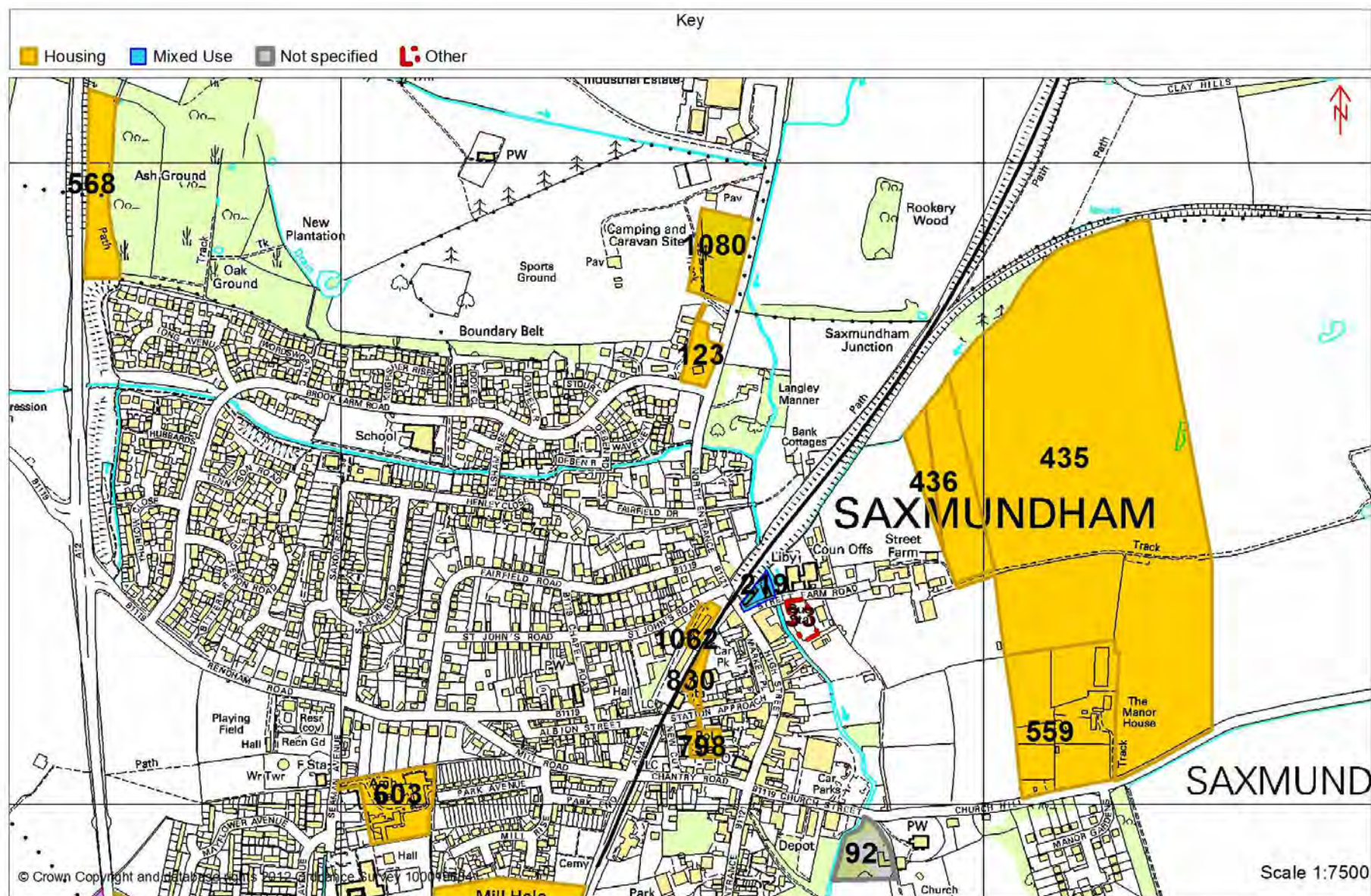
Potential land for development

Rushmere St Andrew (Central)



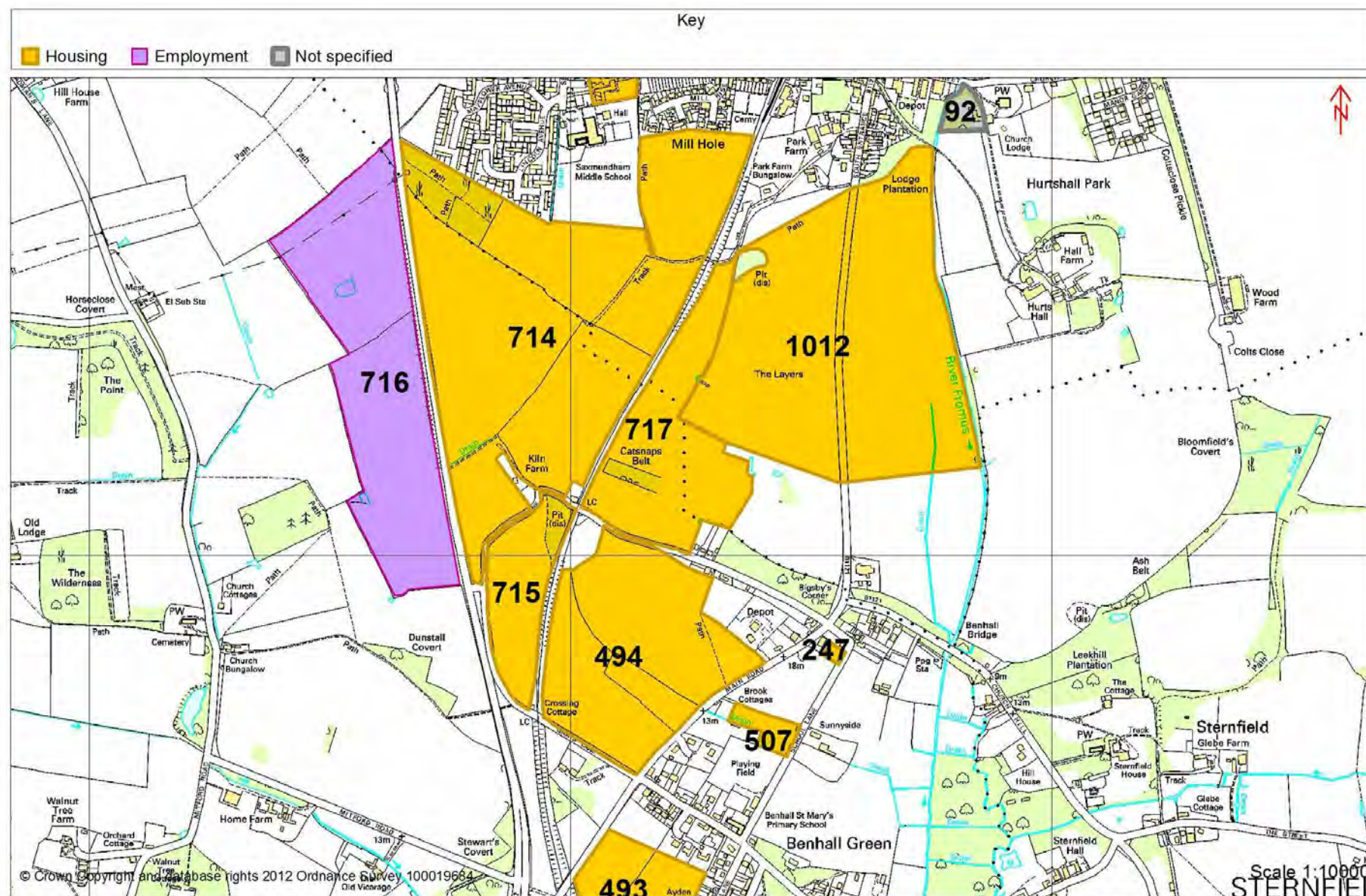
Potential land for development

Saxmundham (Town)



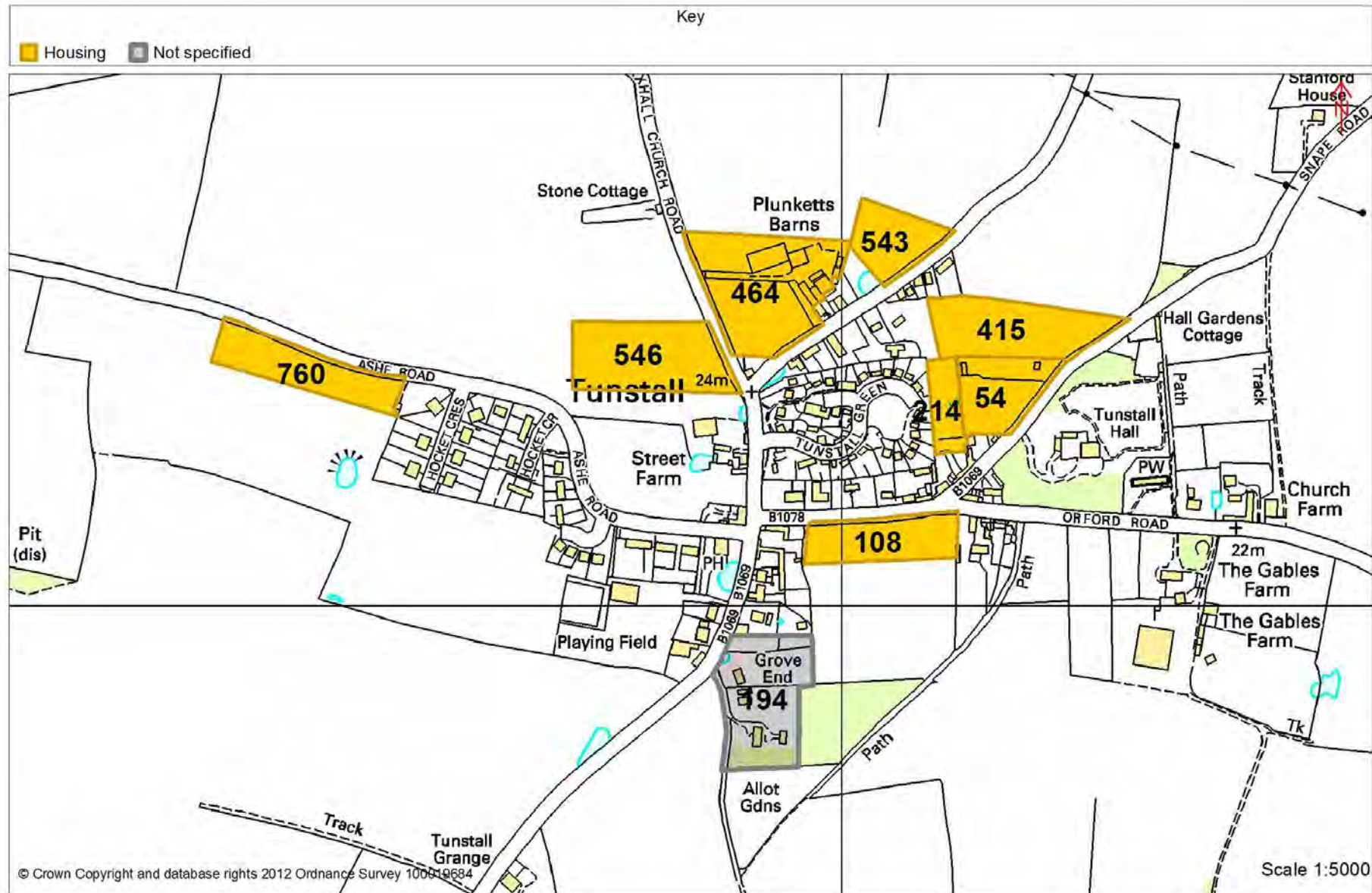
Potential land for development

Saxmundham (South) and Benhall (North)



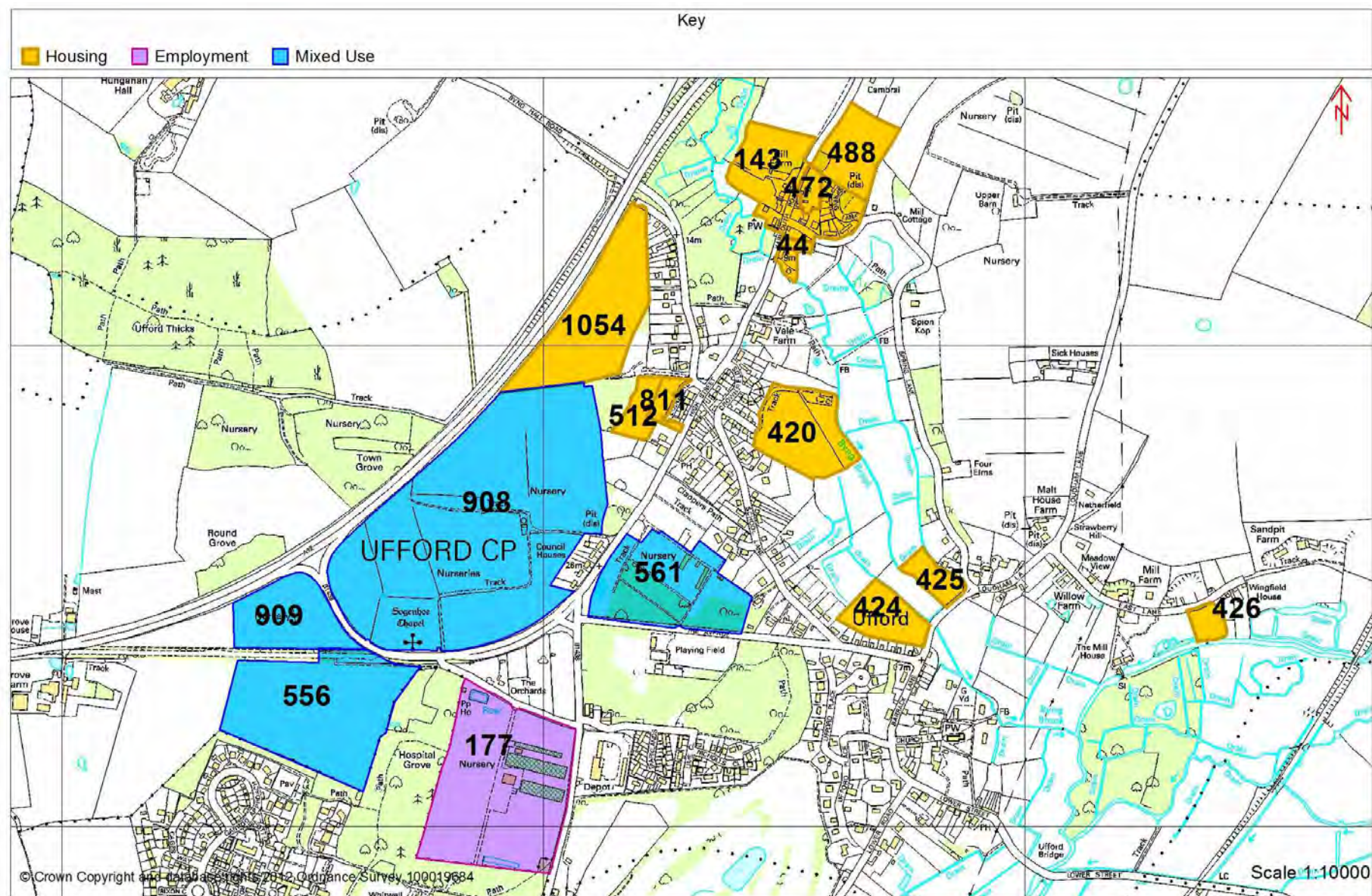
Potential land for development

Tunstall



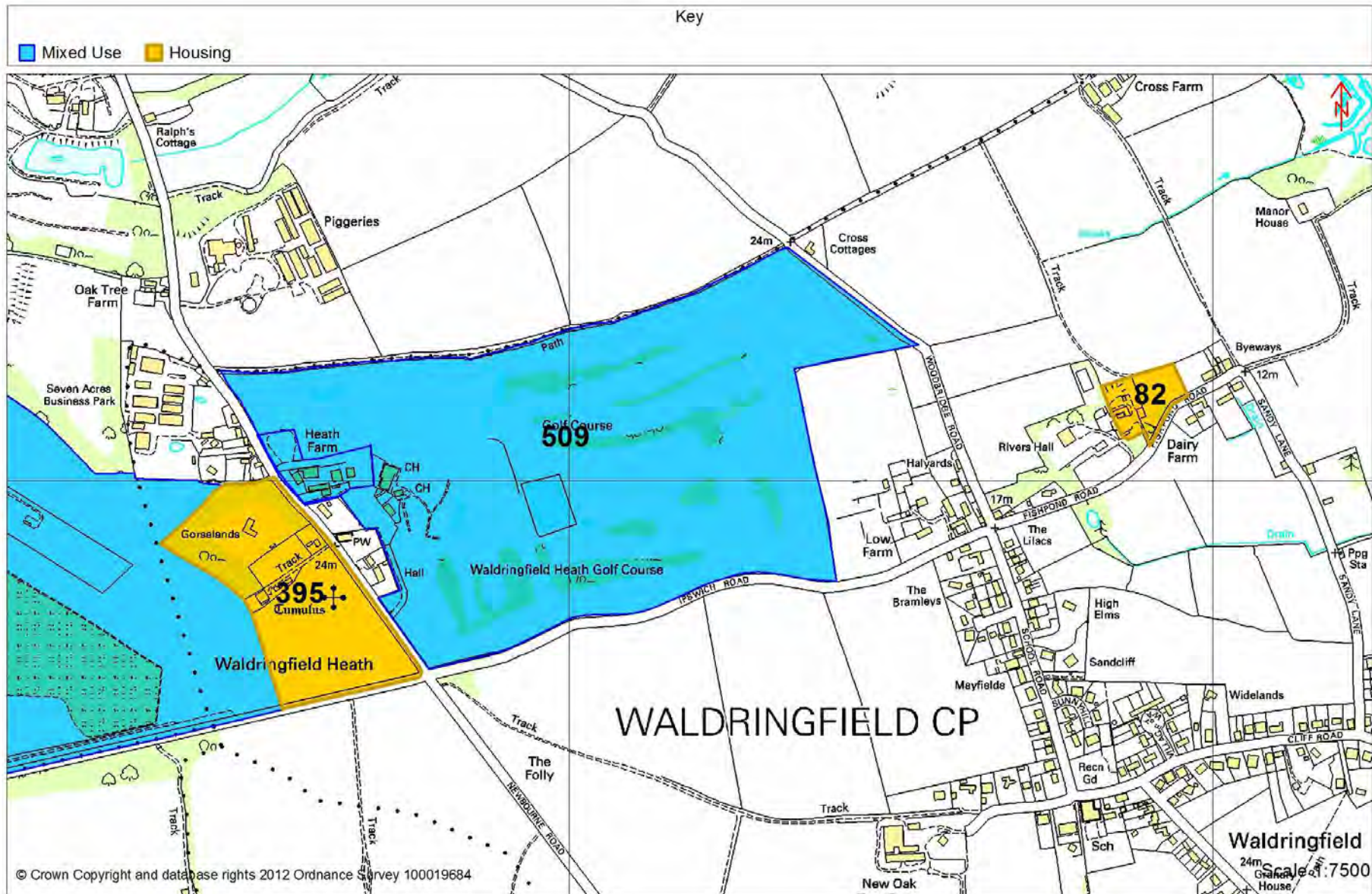
Potential land for development

Ufford

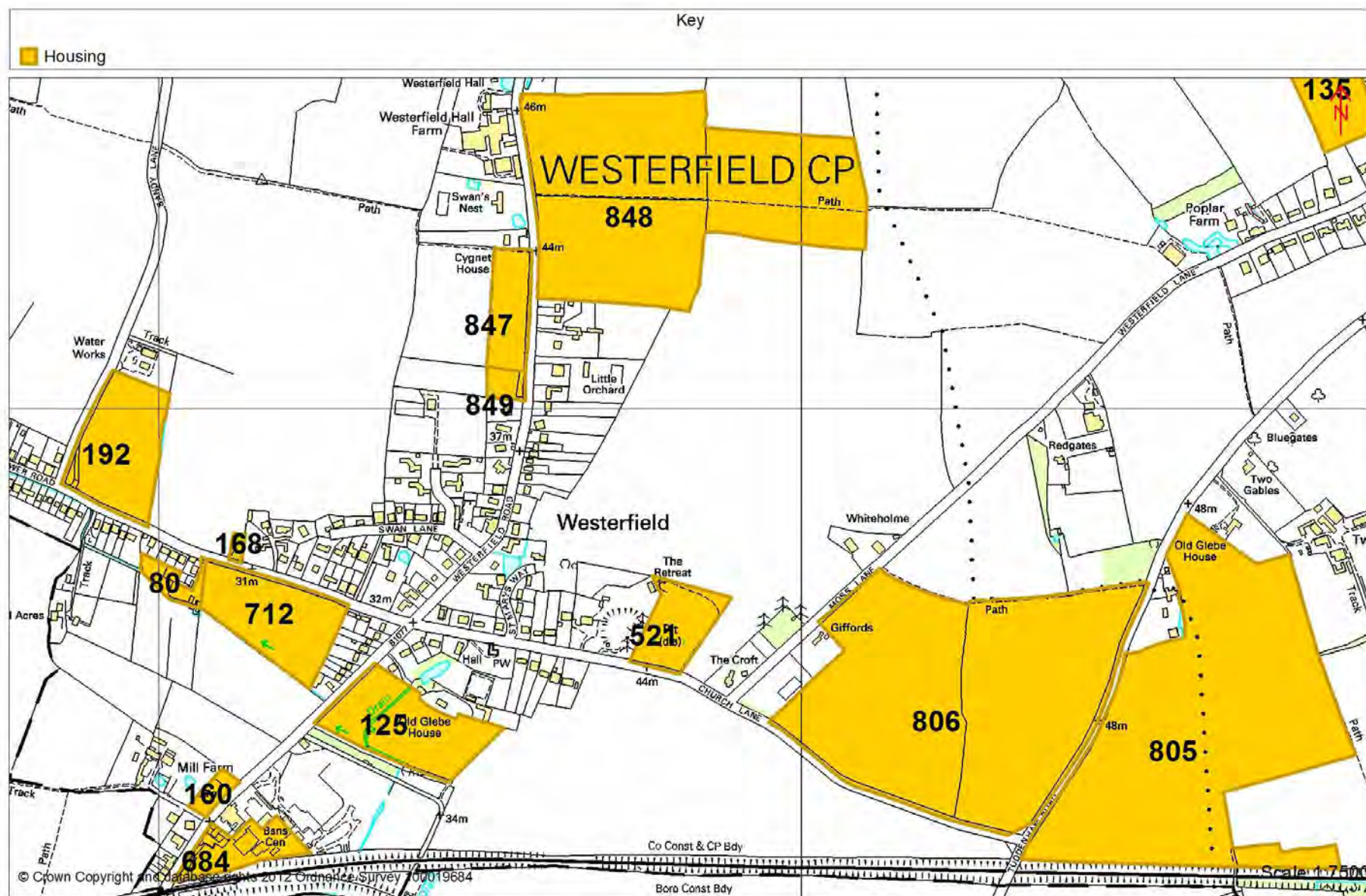


Potential land for development

Waldringfield

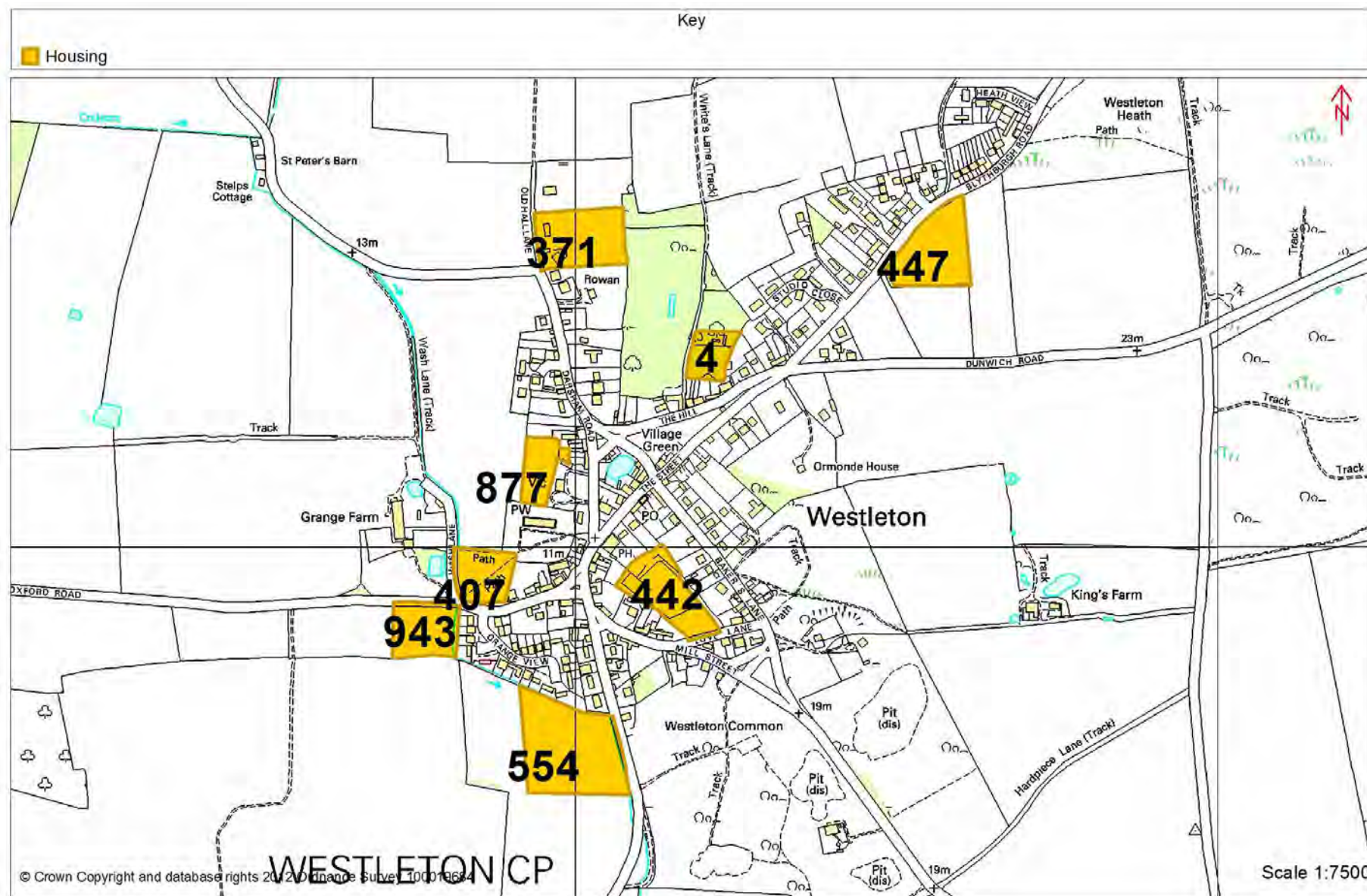


Westerfield



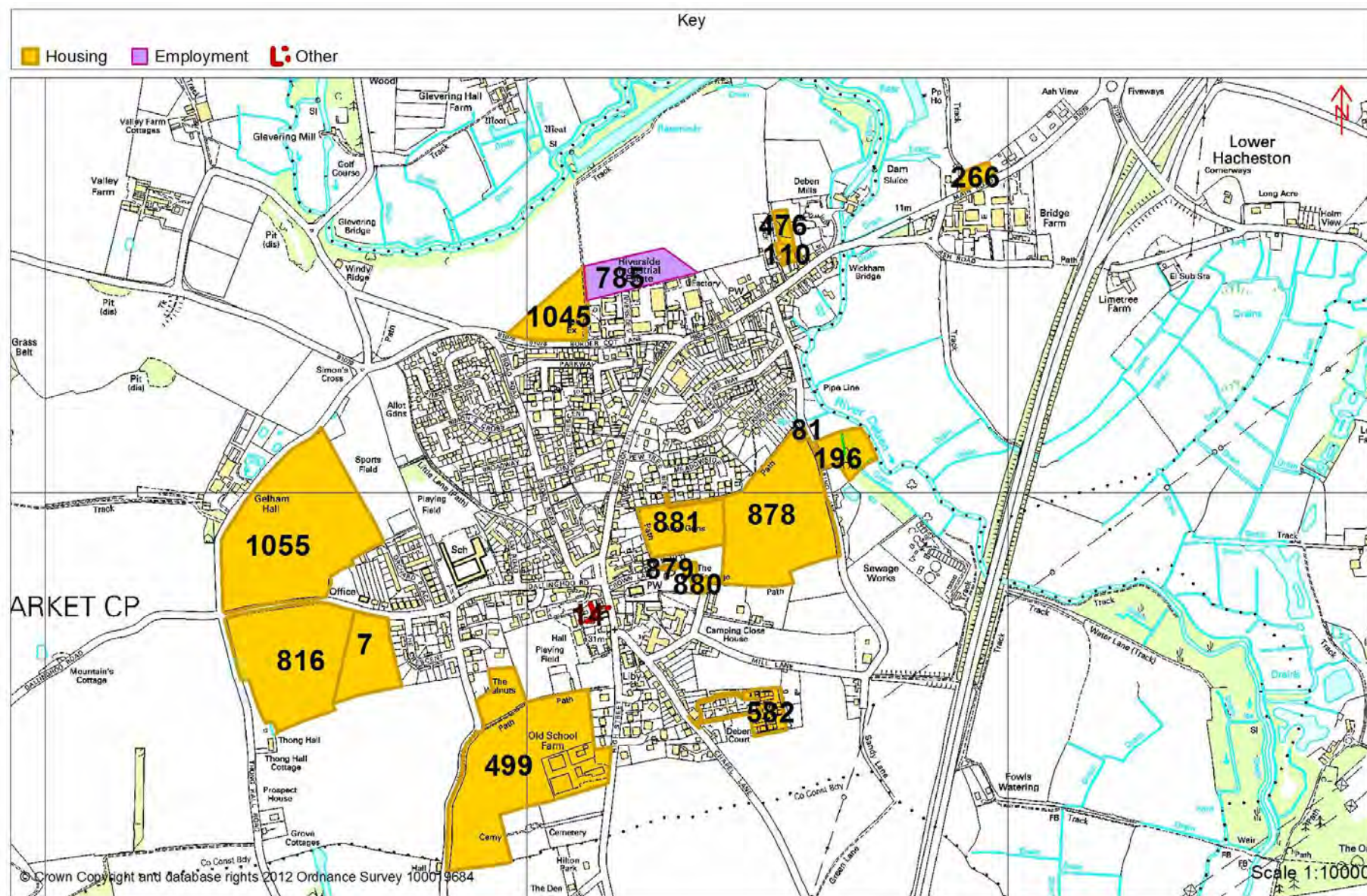
Potential land for development

Westleton



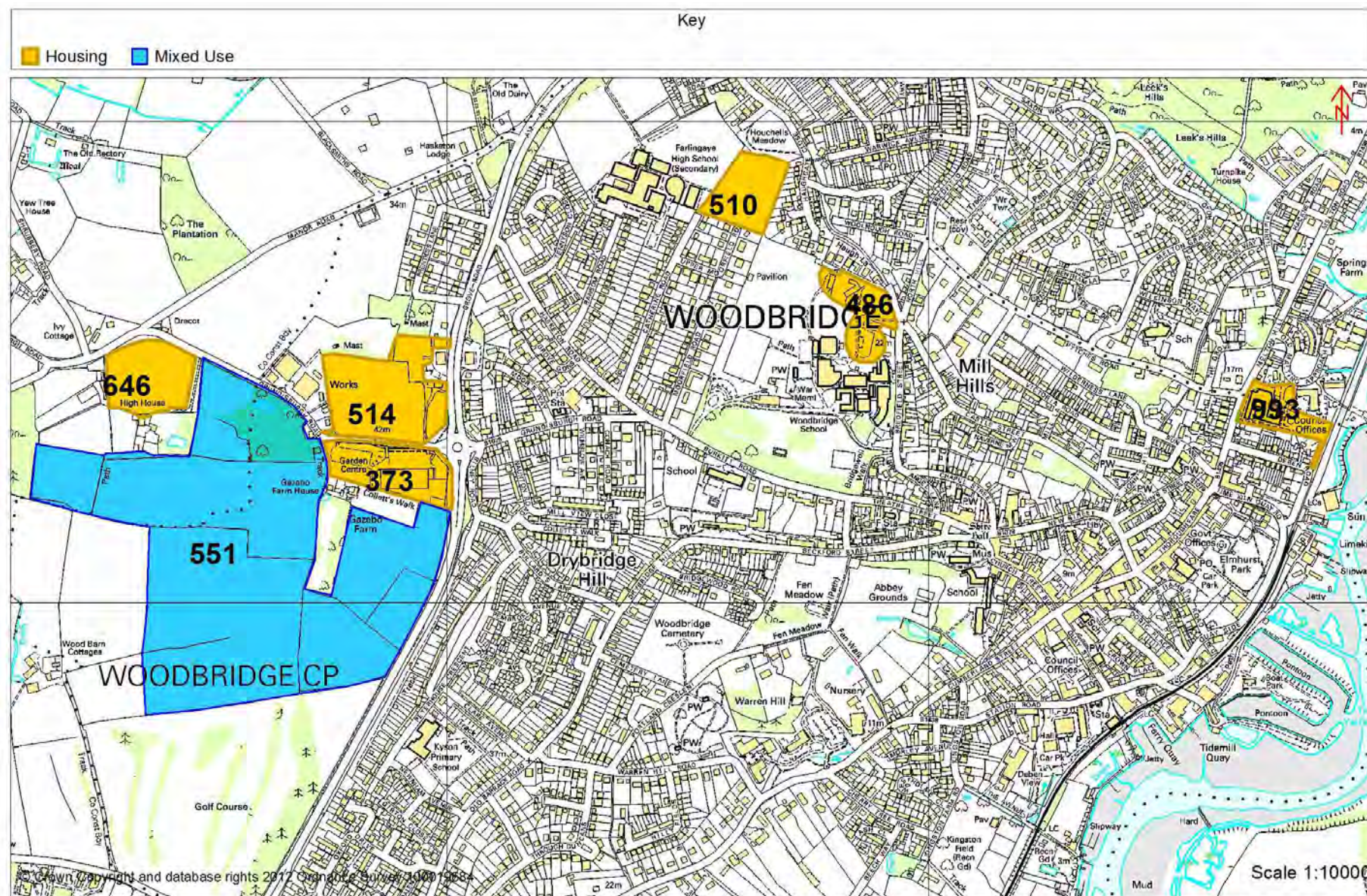
Potential land for development

Wickham Market

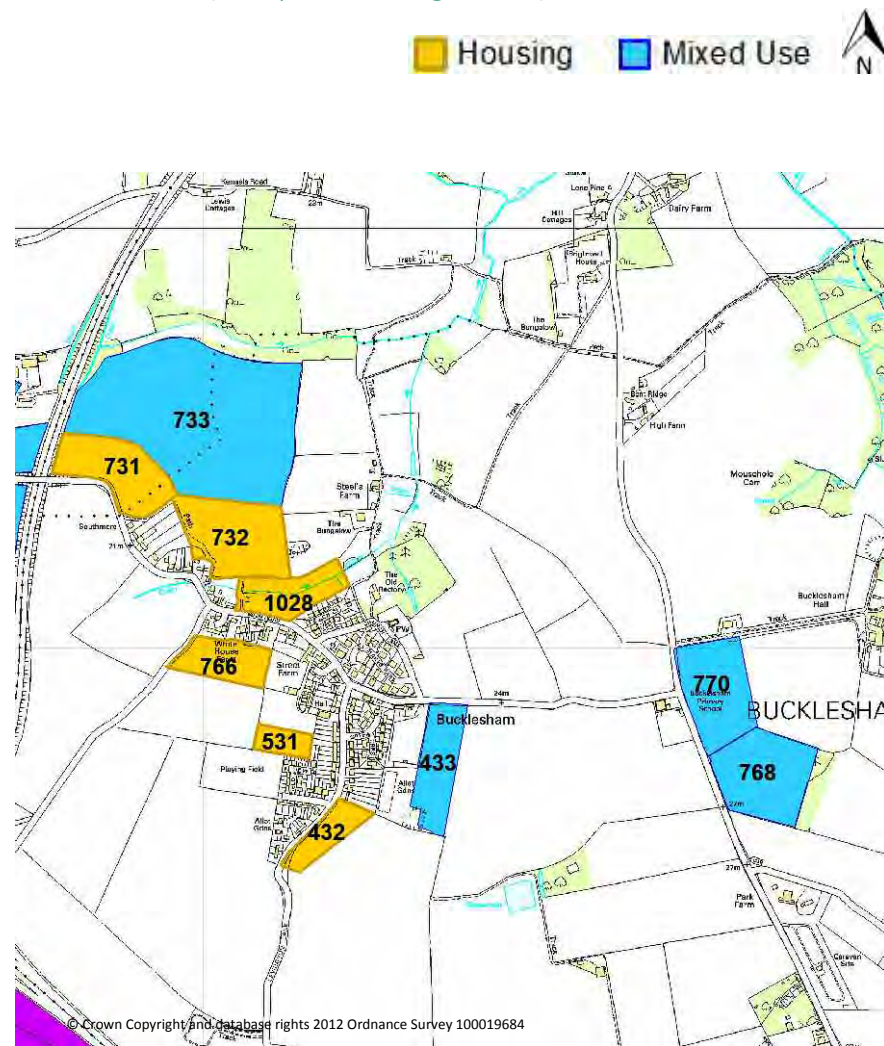


Potential land for development

Woodbridge

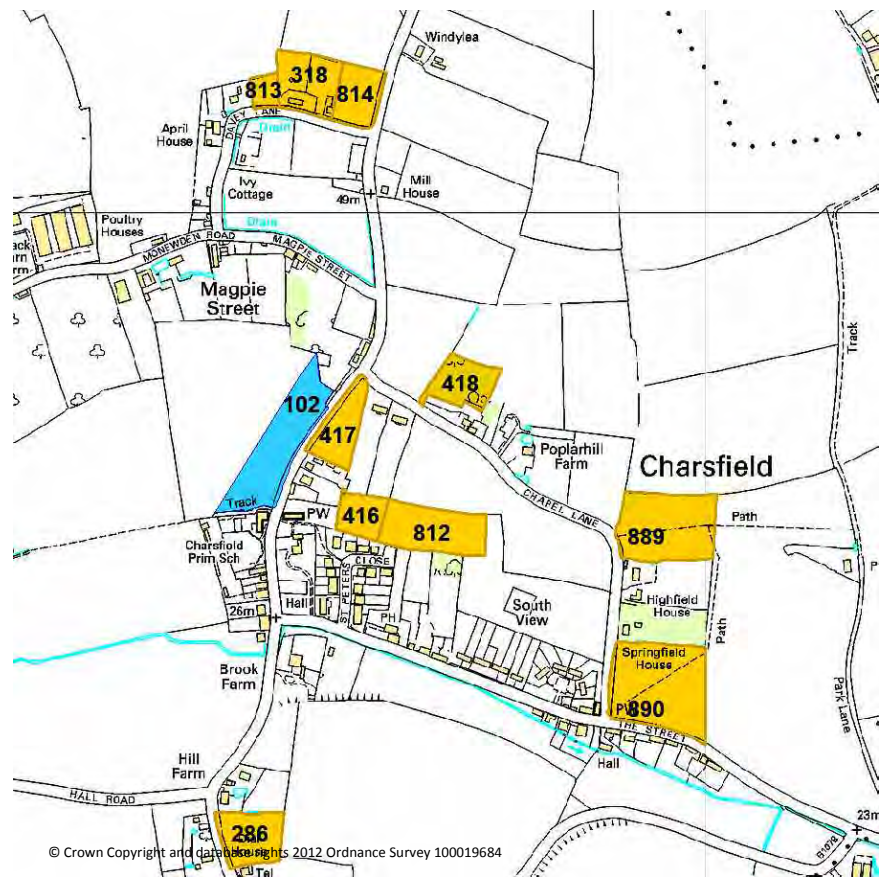


Bucklesham (inc. part of Brightwell)

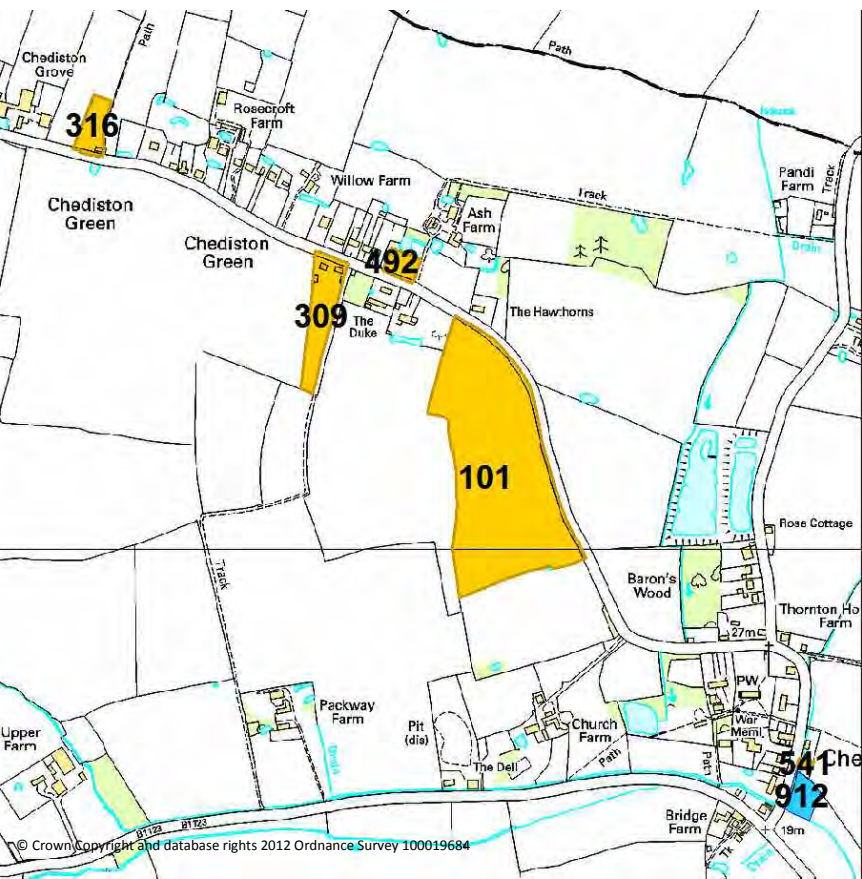


Potential land for development

Charsfield

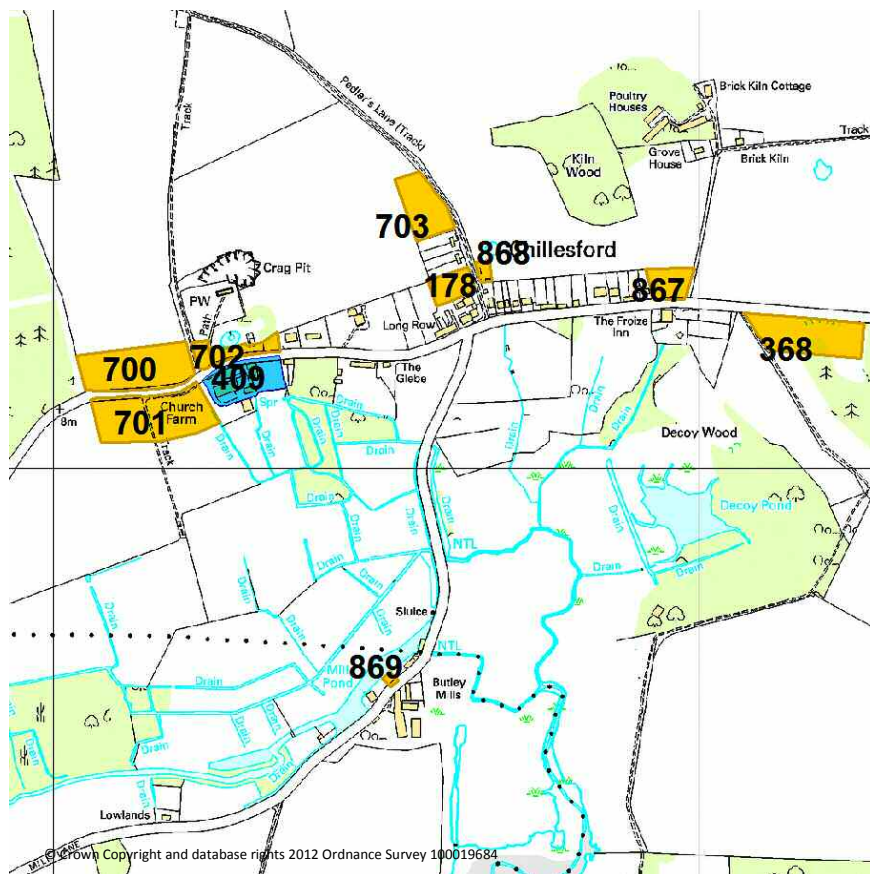


Chediston

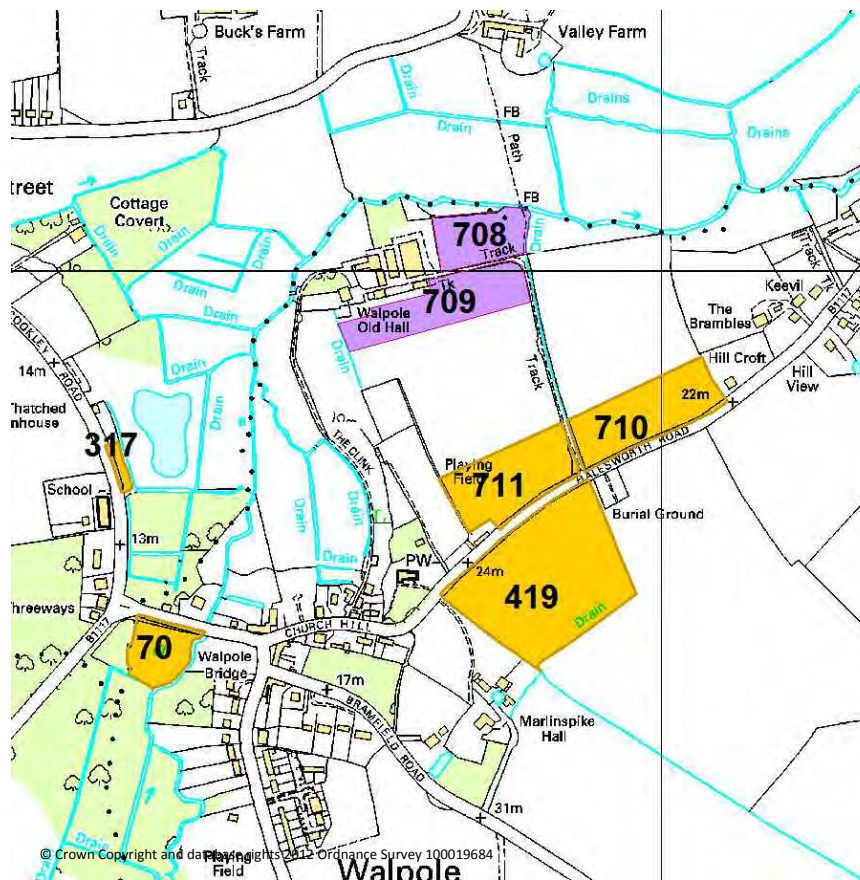


Potential land for development

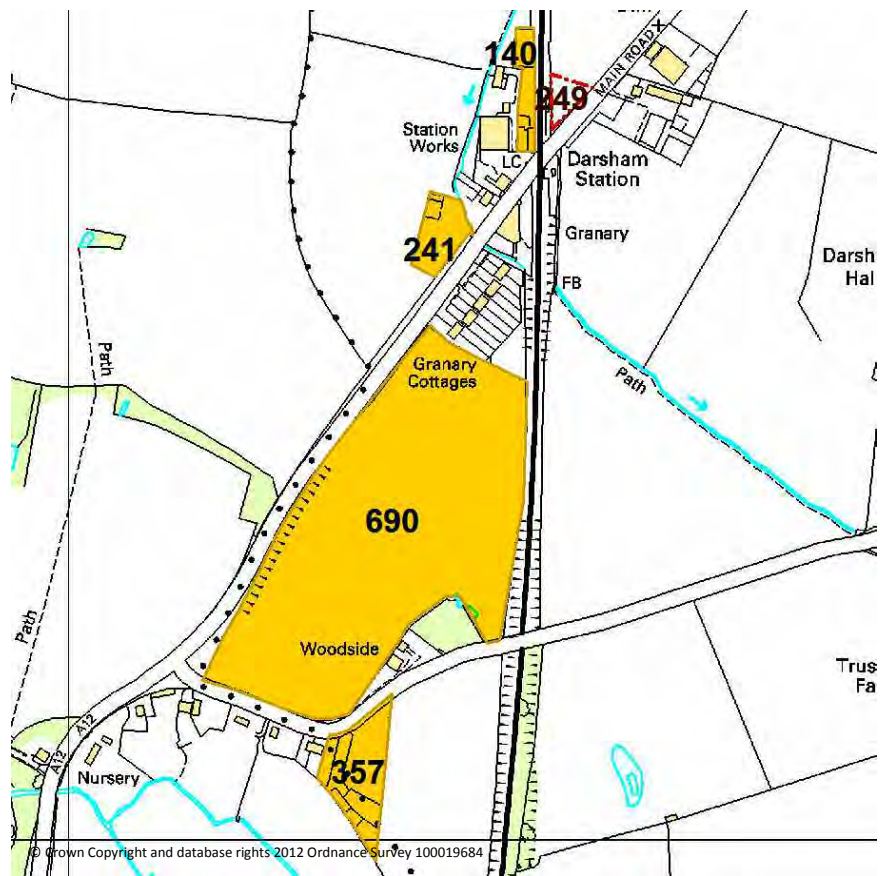
Chillesford



Cookley & Walpole

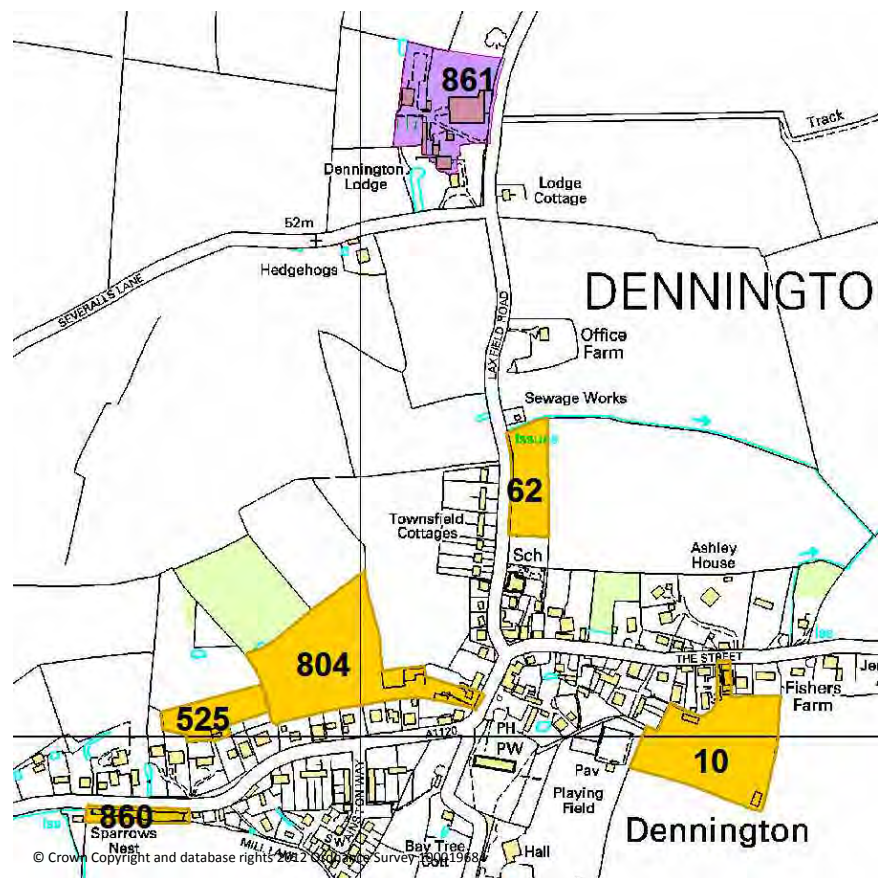


Darsham (Station)

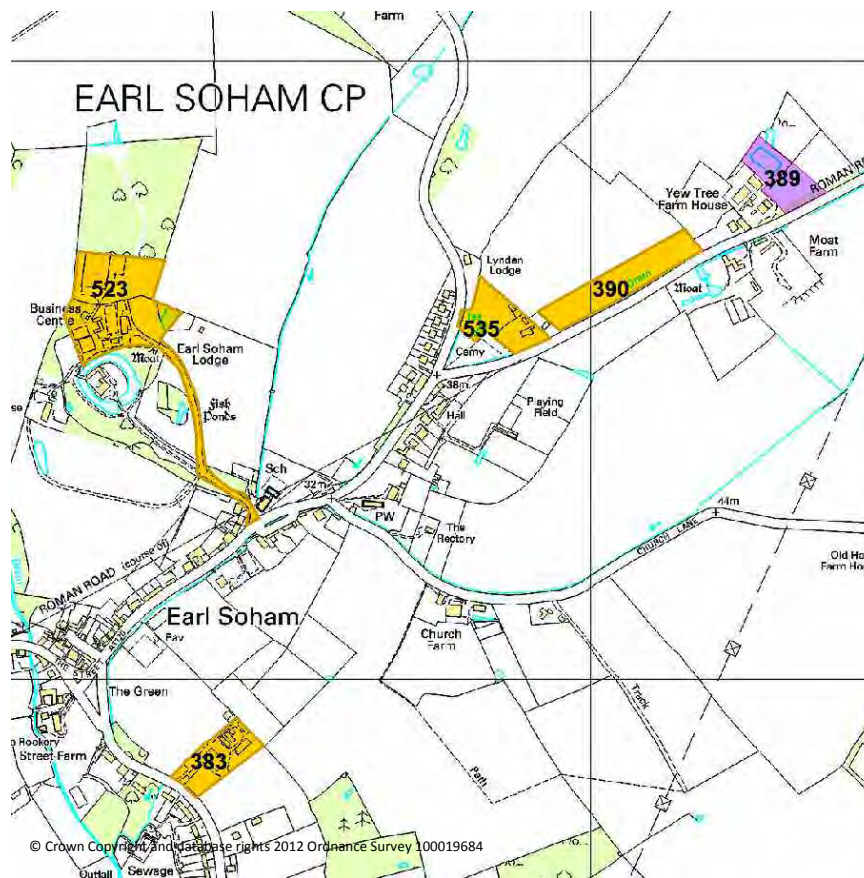


Potential land for development

Dennington

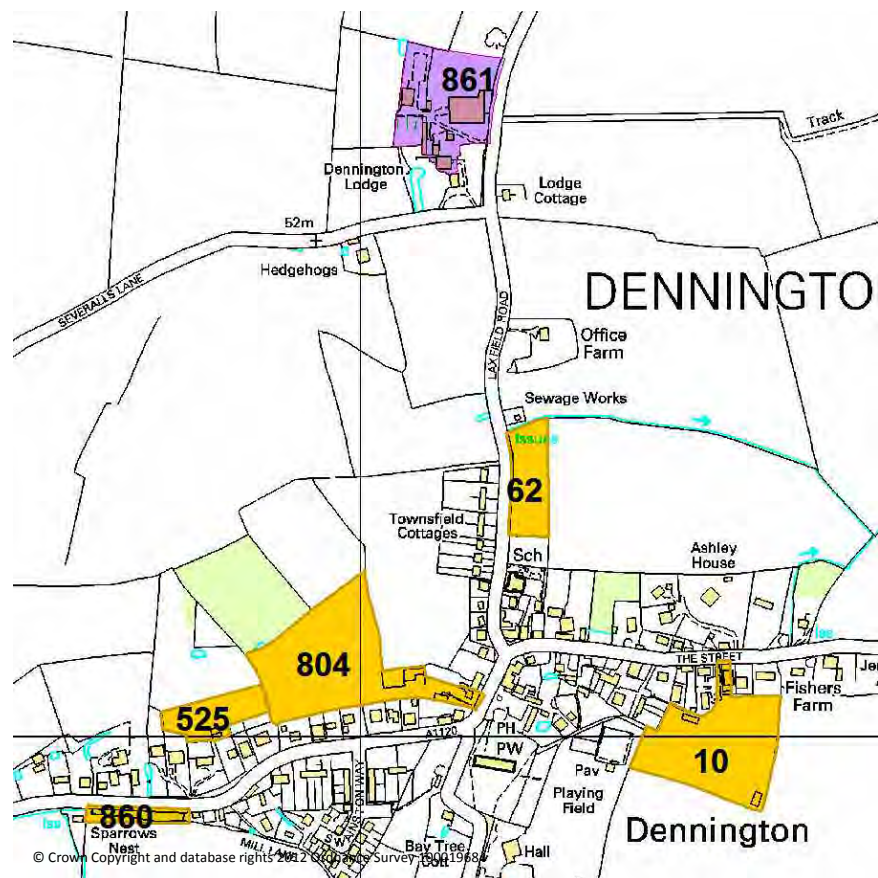


Earl Soham

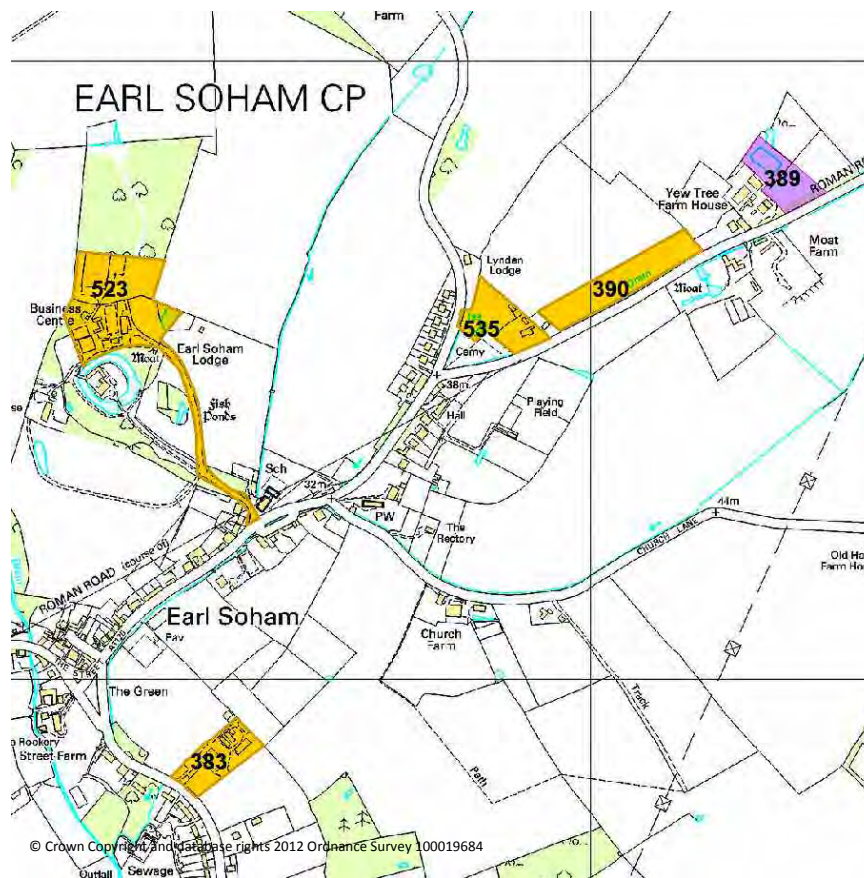


Potential land for development

Dennington

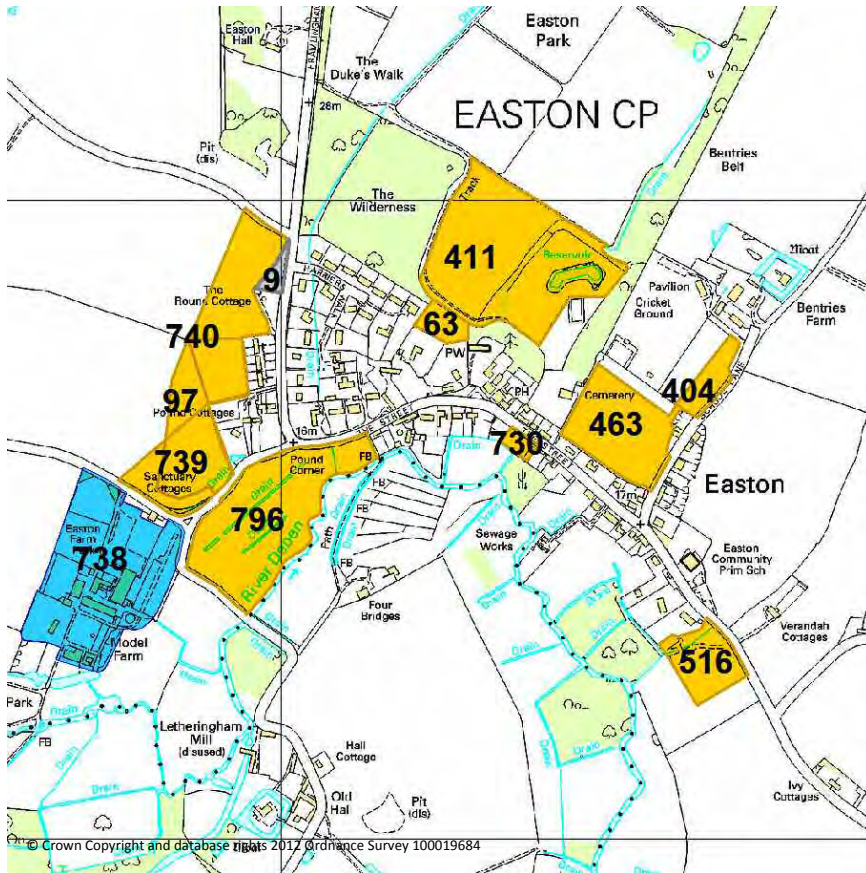


Earl Soham

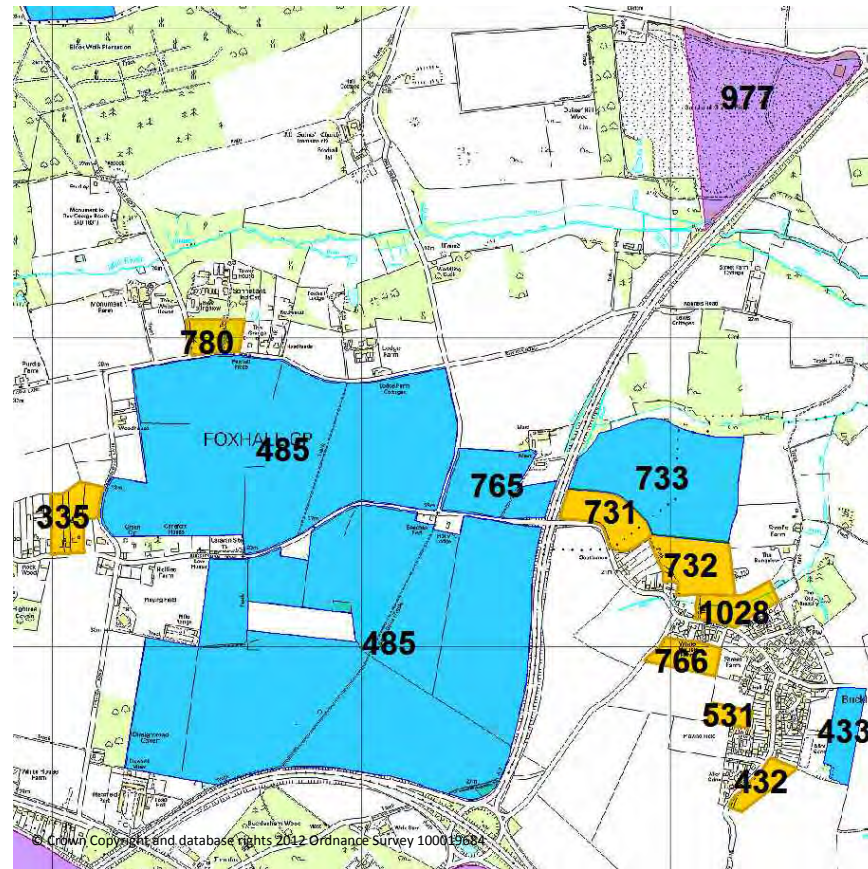


Potential land for development

Easton



Foxhall



The map shows a detailed view of Grundisburgh, Suffolk, with various land parcels highlighted in yellow and orange. The highlighted parcels are numbered: 57, 56, 283, 127, 274, 268, 560, 643, 24, 351, 786, and 283. The map also shows the surrounding area, including Burgh and the River Great Ouse.

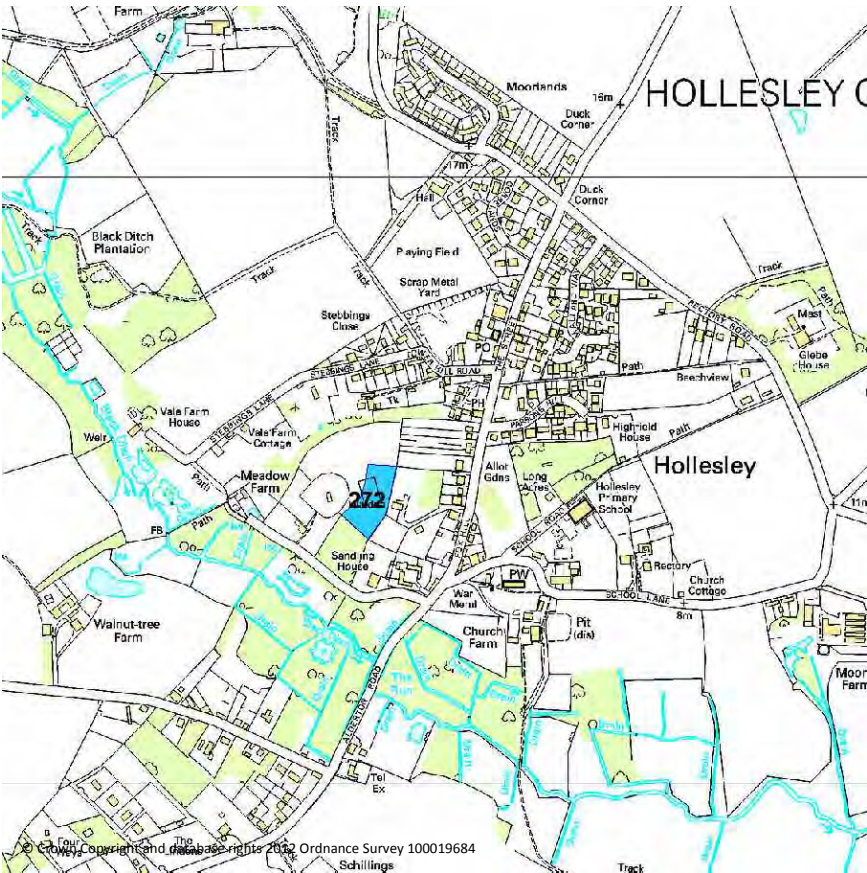
© Crown Copyright and database rights 2012 Ordnance Survey 100019684

[illegible]

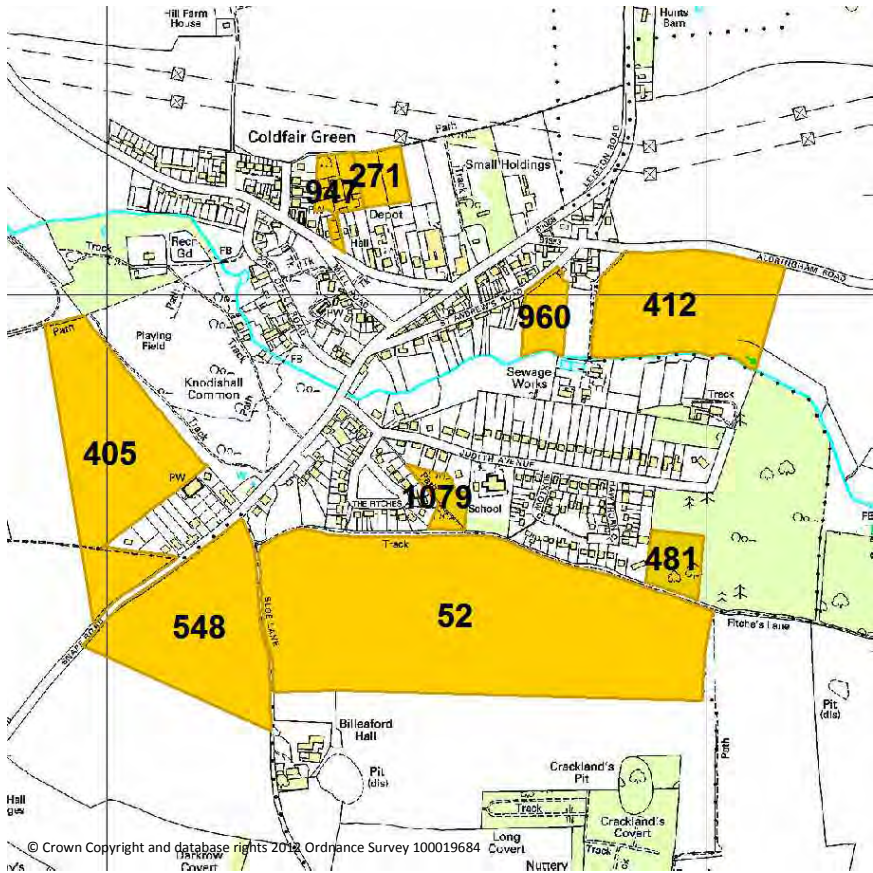
Potential land for development



Hollesley (mixed use site)



Knodishall

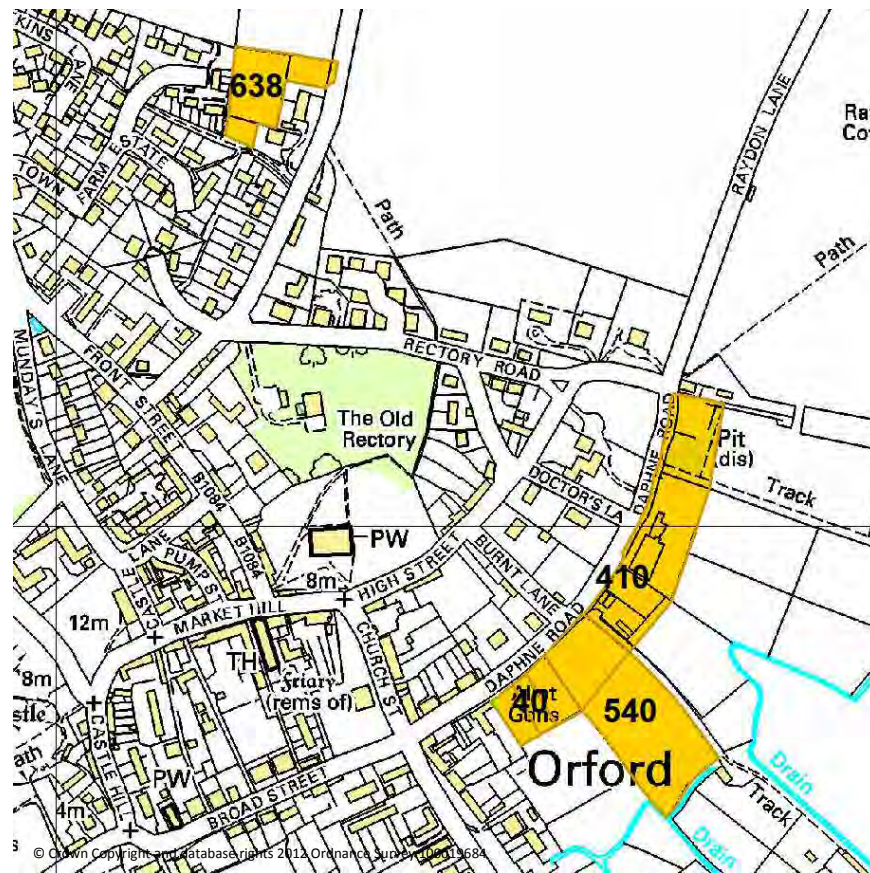


Potential land for development

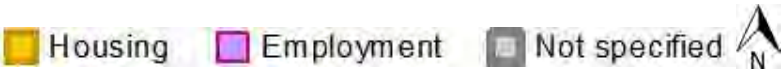
Little Bealings



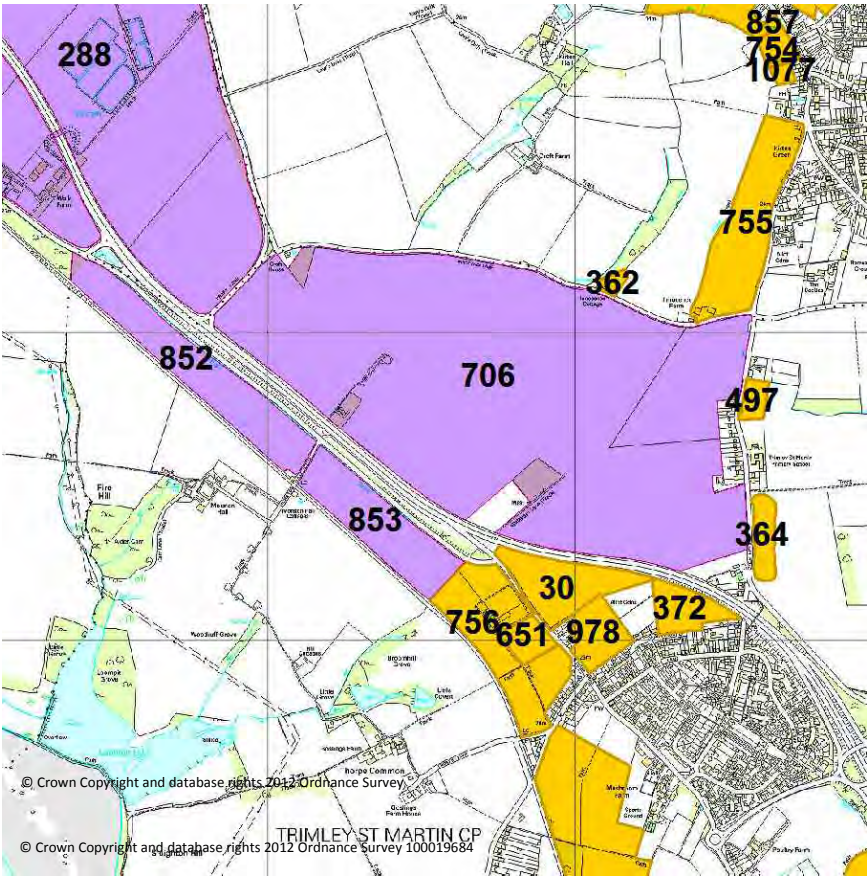
Orford



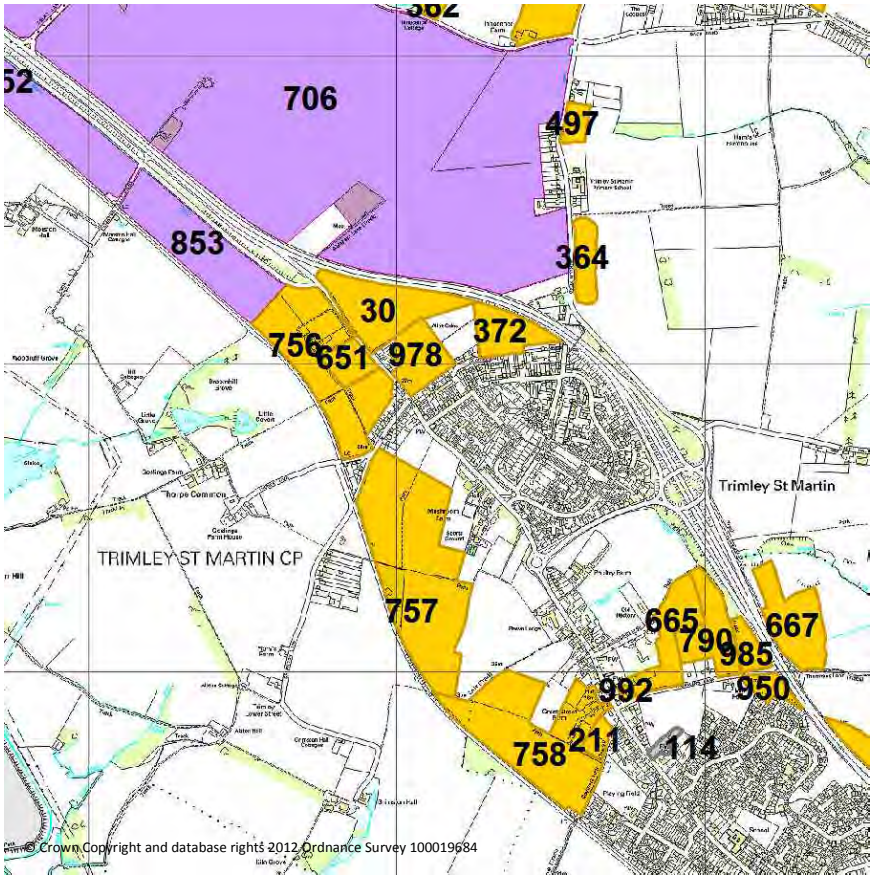
Potential land for development



Trimley St Martin (North- housing & employment)

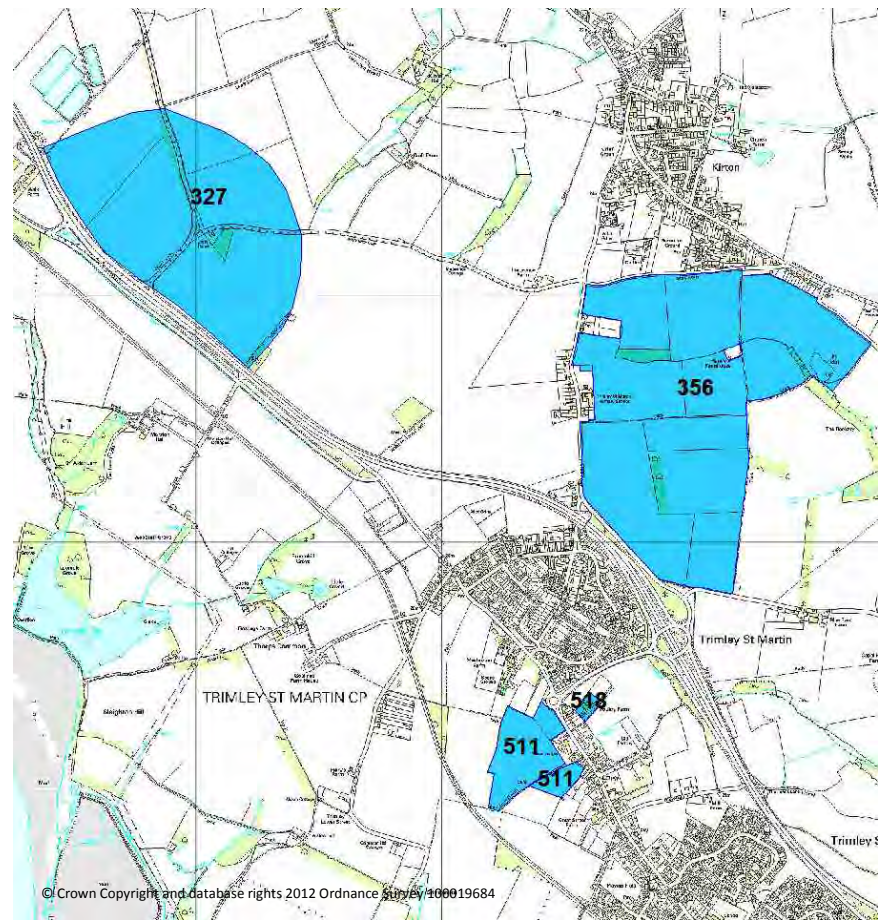


Trimley St Martin (South- housing & employment)

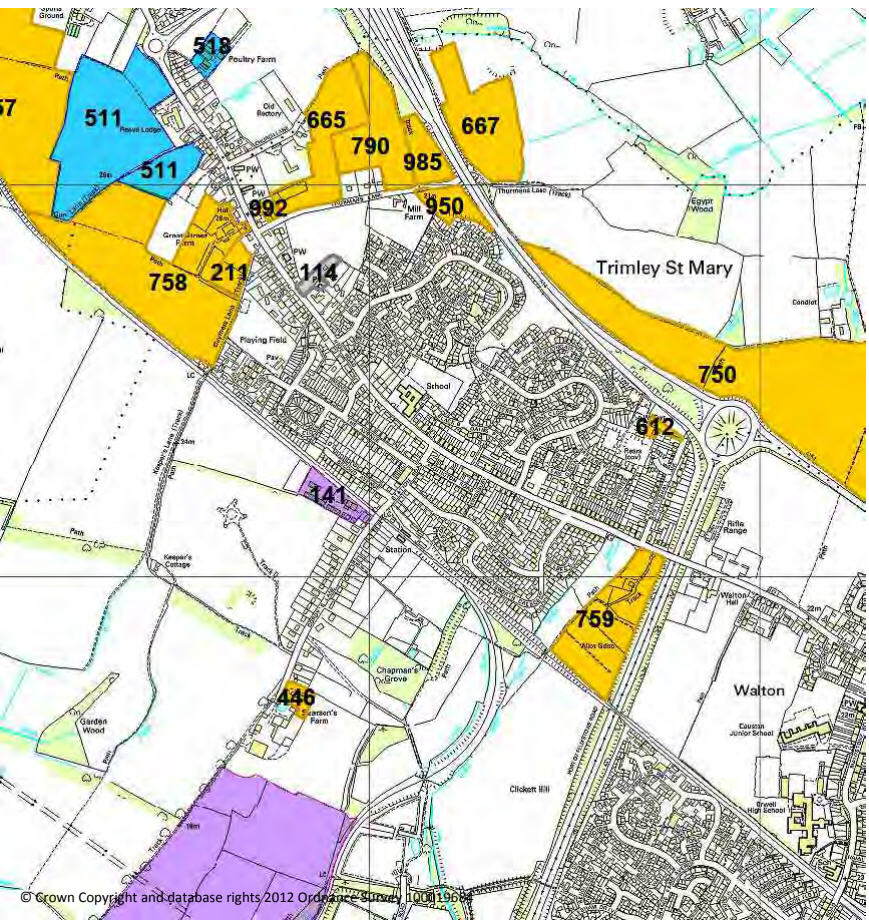


Potential land for development

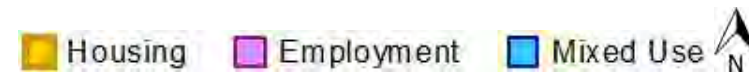
Trimley St Martin (mixed use sites)



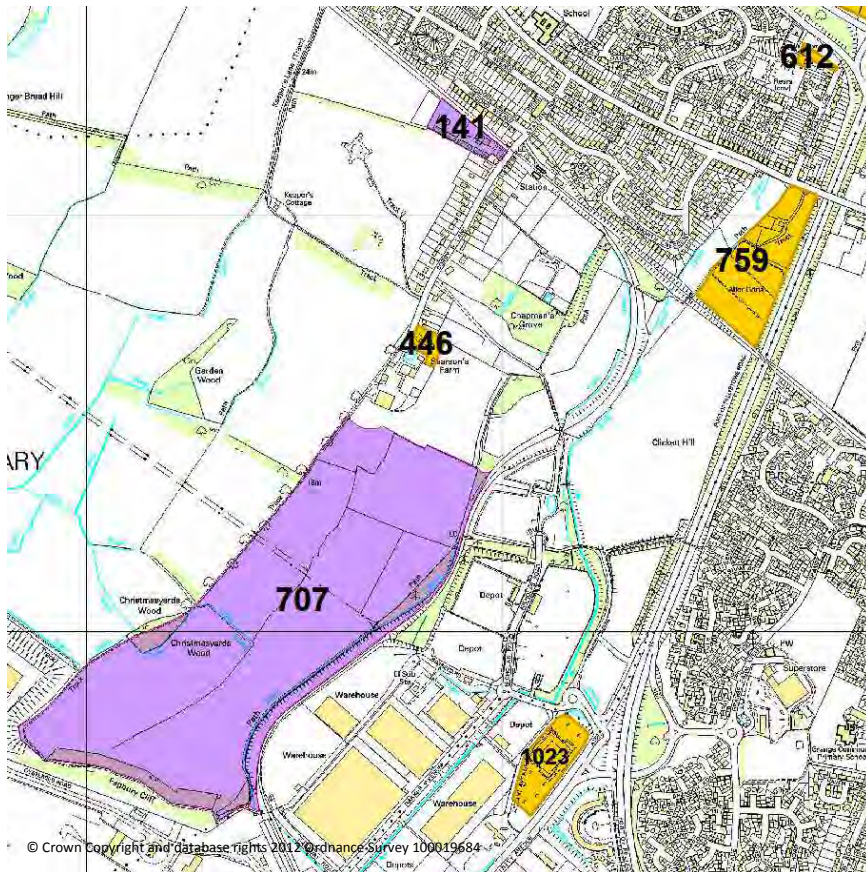
Trimley St Mary (North)



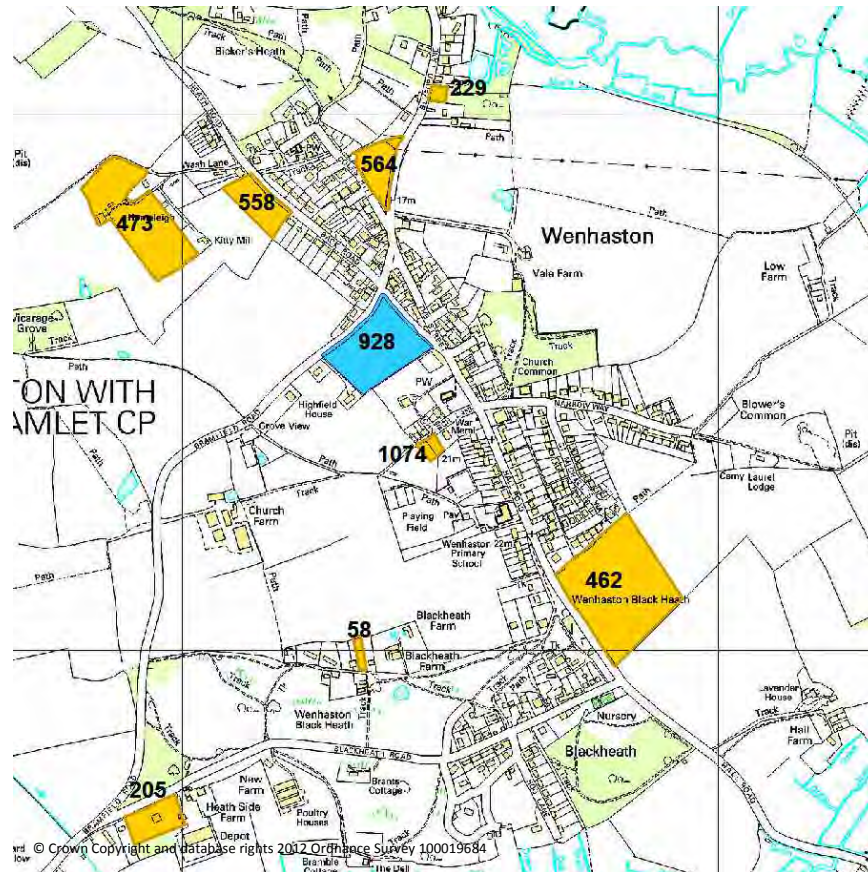
Potential land for development



Trimley St Mary (South)

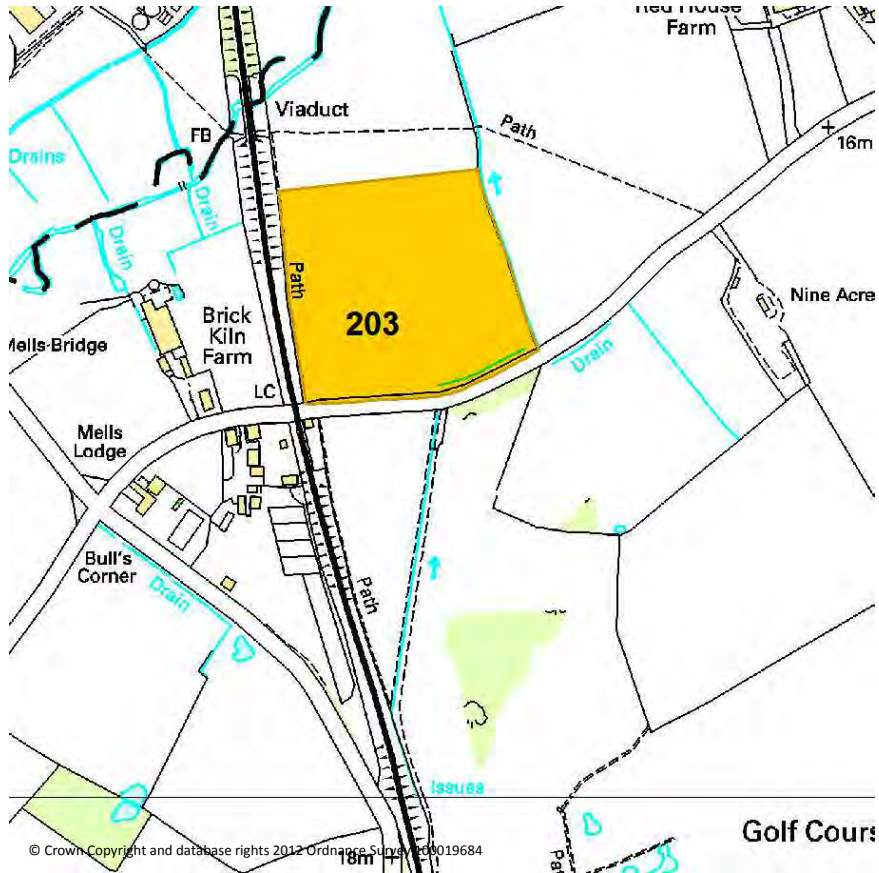


Wenhaston with Mells Hamlet



Potential land for development

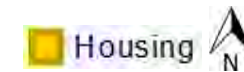
Wenhaston with Mells Hamlet (land to North West)



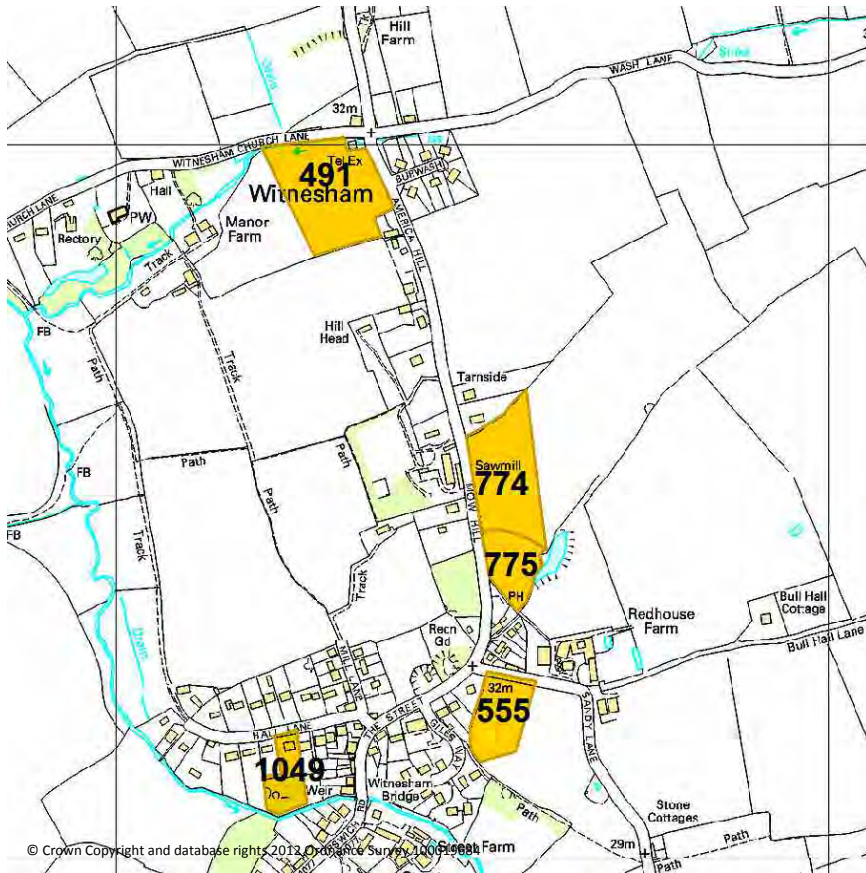
Witnesham (North)



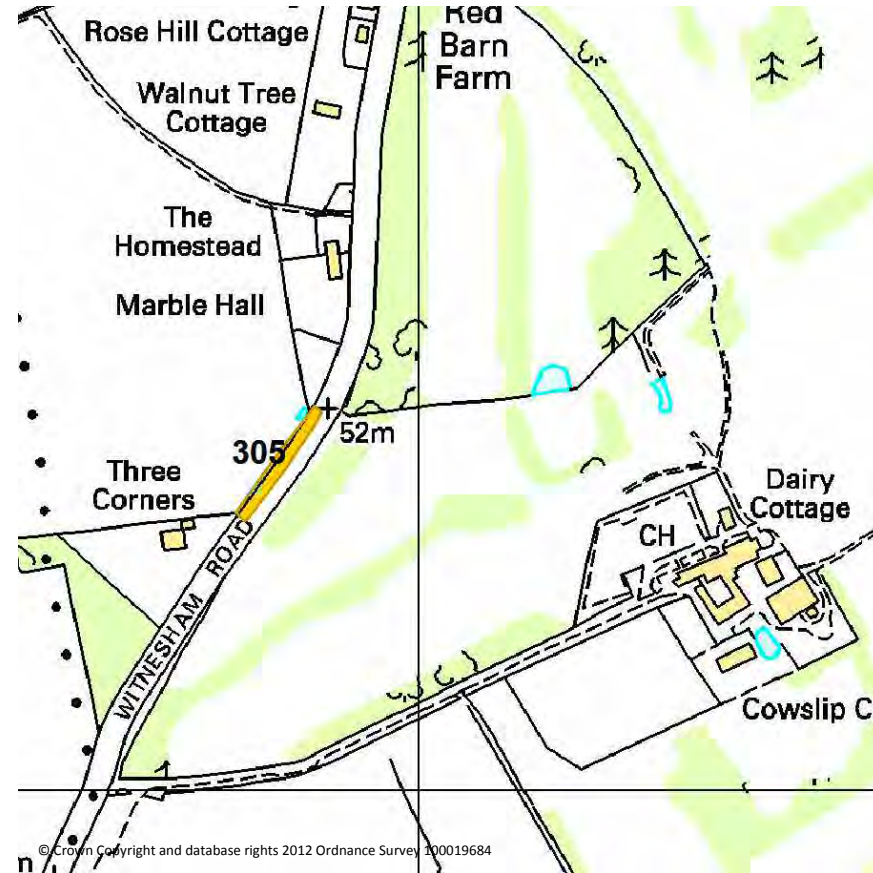
Potential land for development



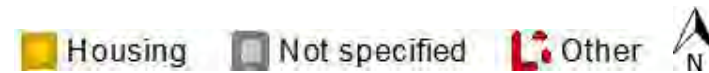
Witnesham (Central)



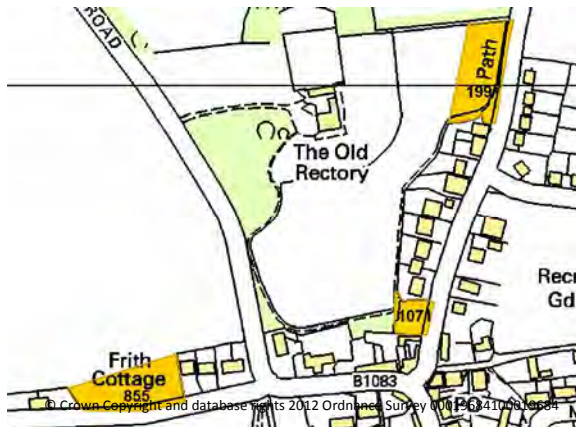
Witnesham (South)



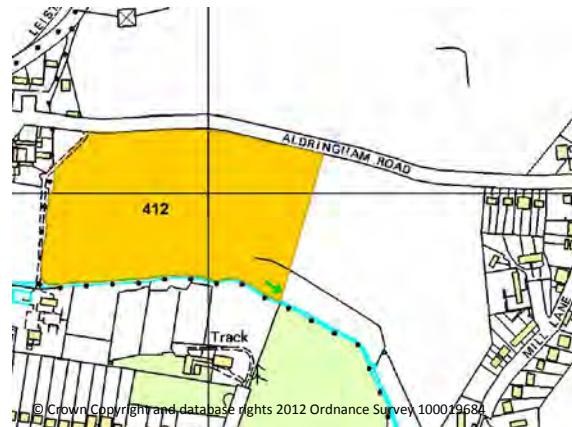
Potential land for development



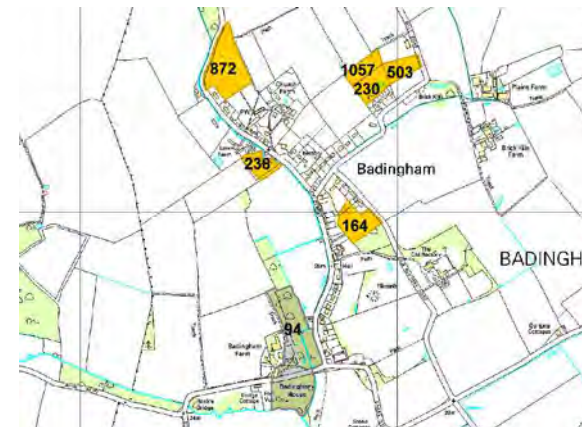
Alderton



Aldringham



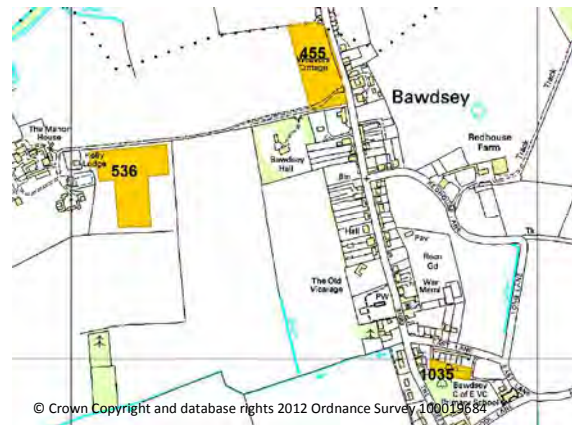
Badingham (village)



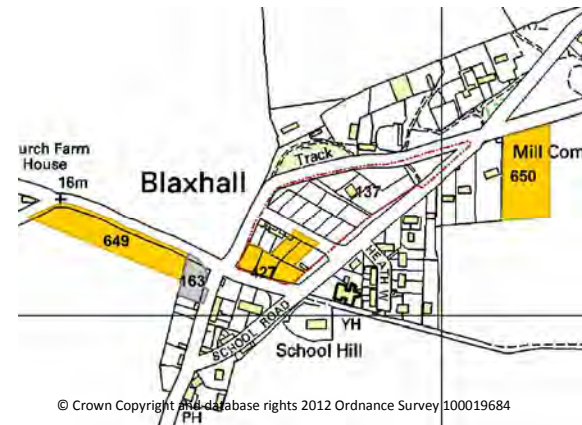
Badingham (outskirts)



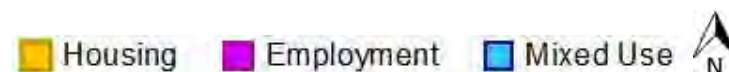
Bawdsey



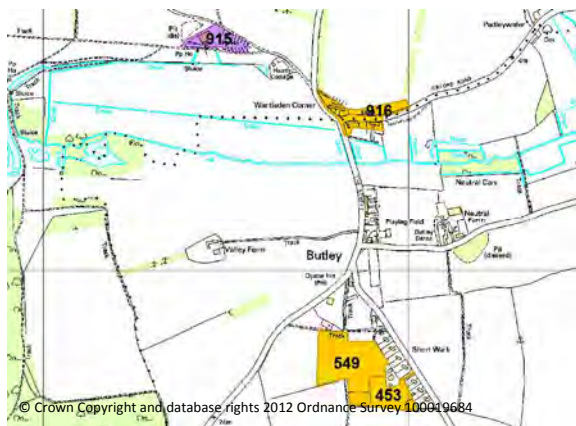
Blaxhall (village)



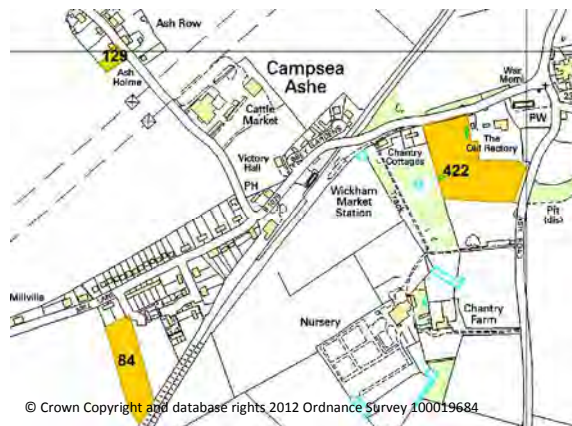
Potential land for development



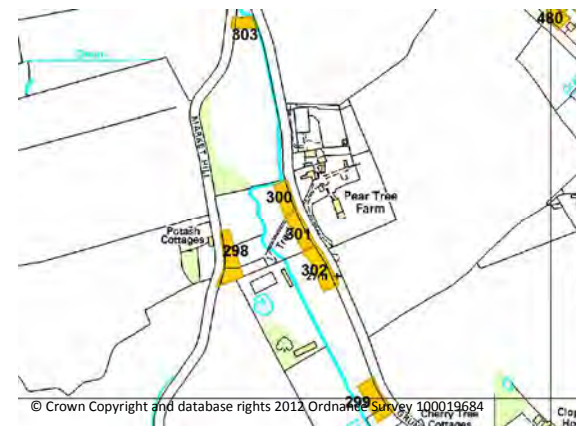
Butley and Wantisden



Campsea Ashe



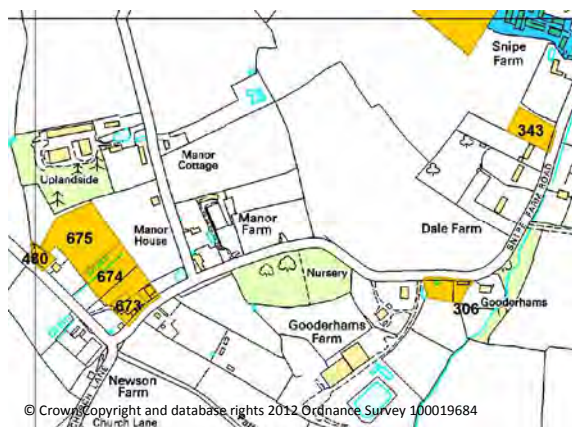
Clopton (West)



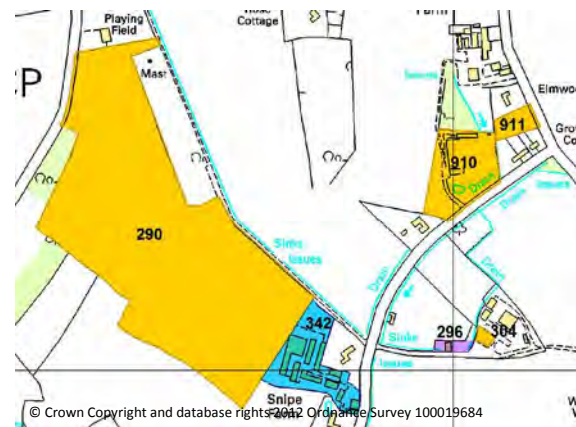
Clopton (South East)



Clopton (South West)



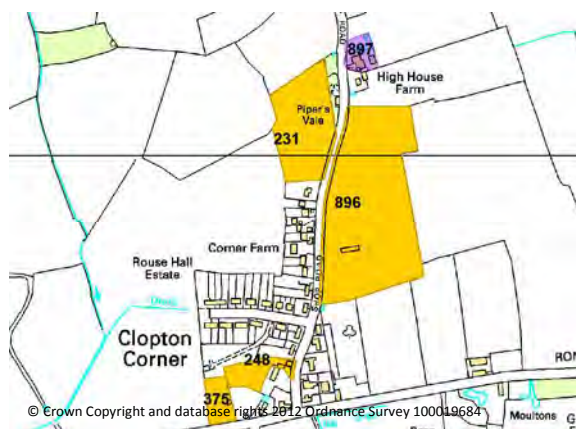
Clopton (South)



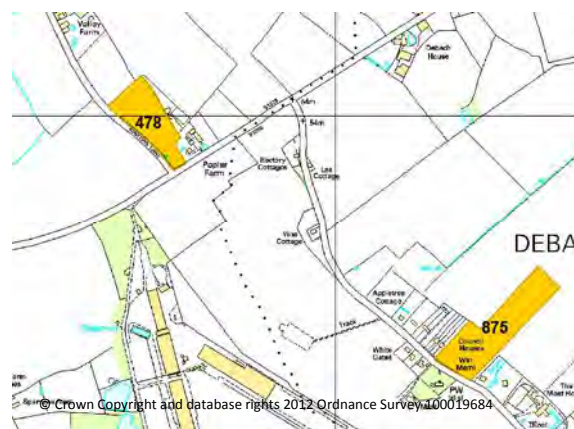
Potential land for development



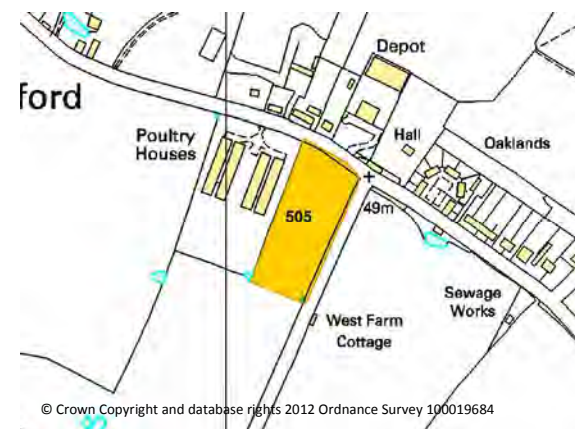
Clopton Corner



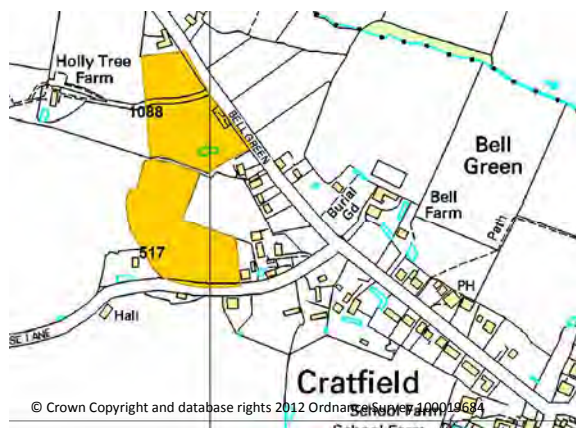
Clopton and Debach



Cransford



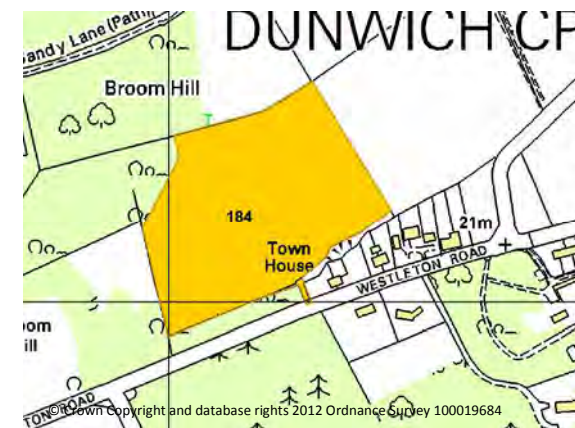
Cratfield



Cretingham



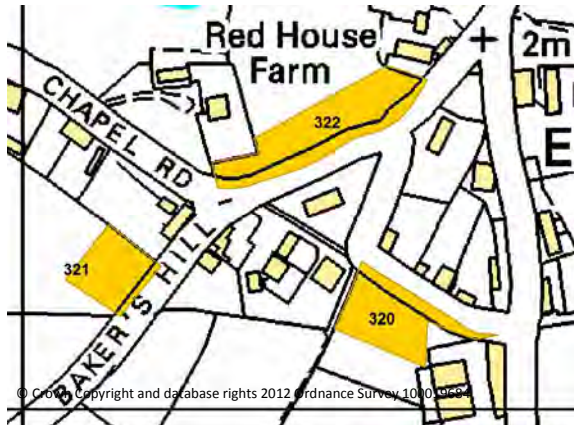
Dunwich



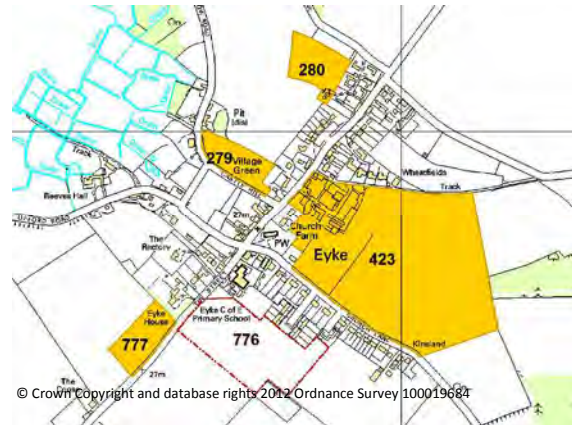
Potential land for development



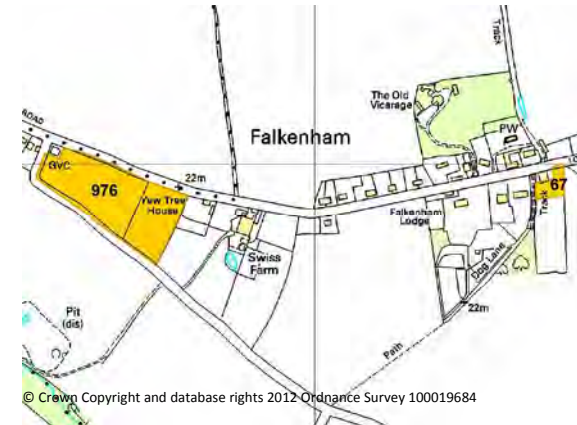
Eastbridge



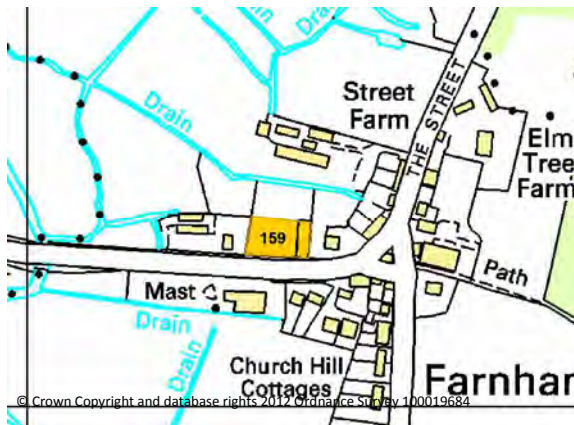
Eyke



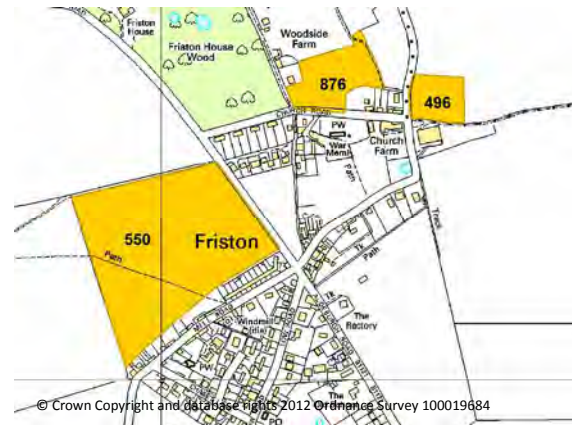
Falkenham



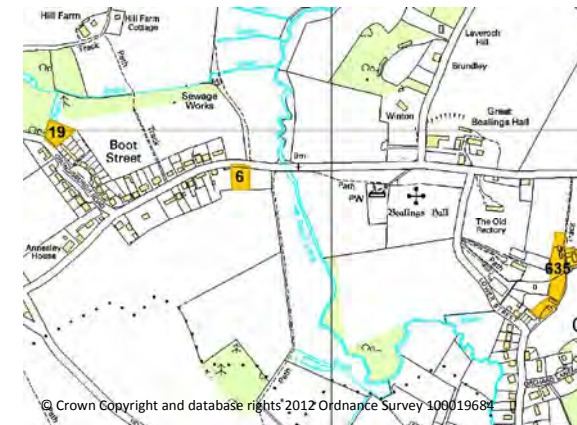
Farnham



Friston



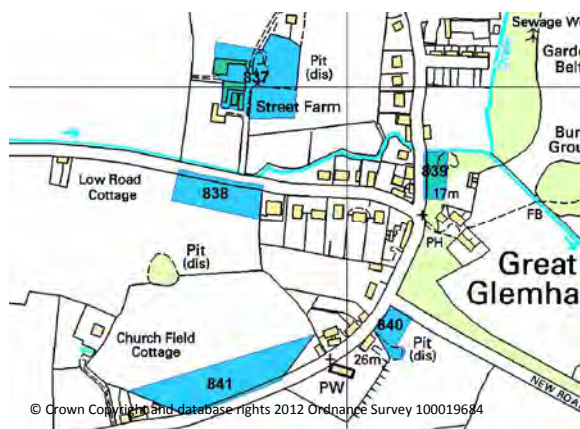
Great Bealings



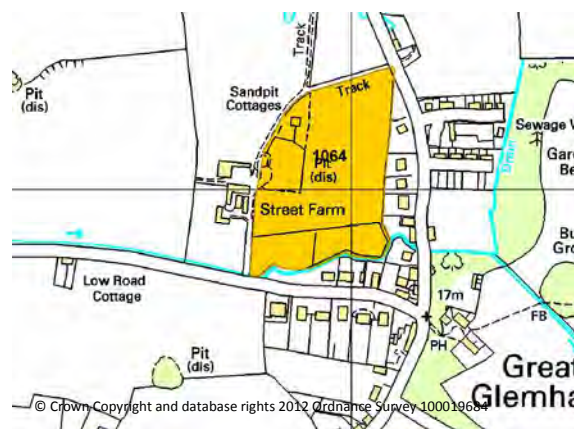
Potential land for development



Great Glemham (mixed use sites)



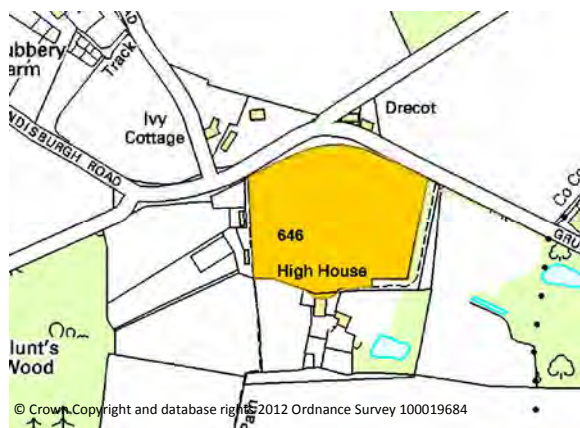
Great Glemham (housing site)



Hacheston



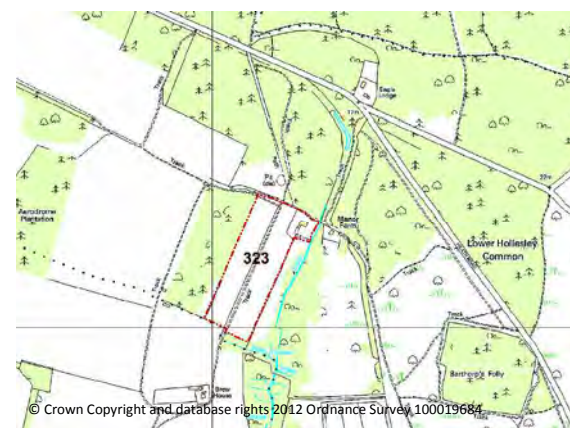
Hasketon



Heveningham



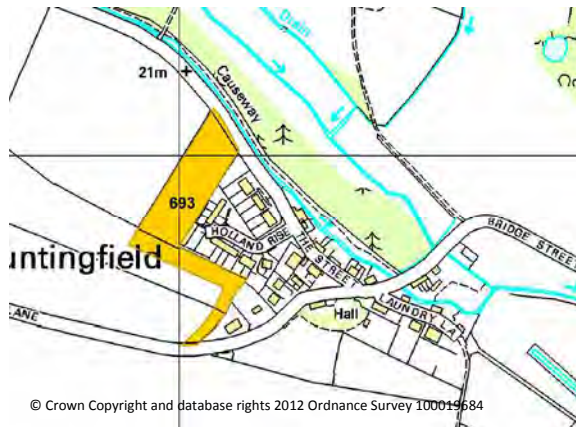
Hollesley (land North West of)



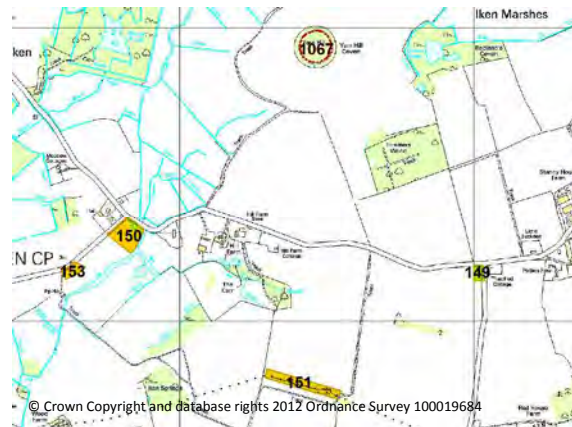
Potential land for development



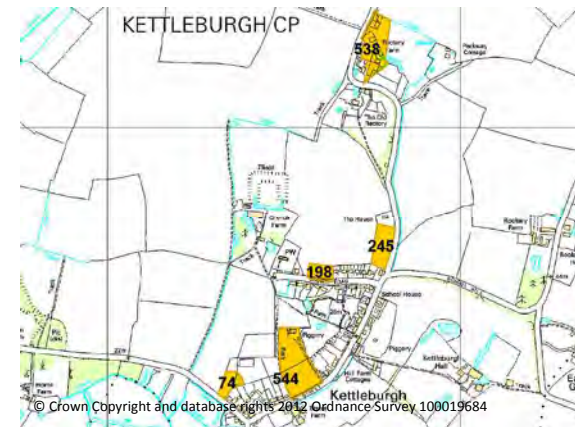
Huntingfield



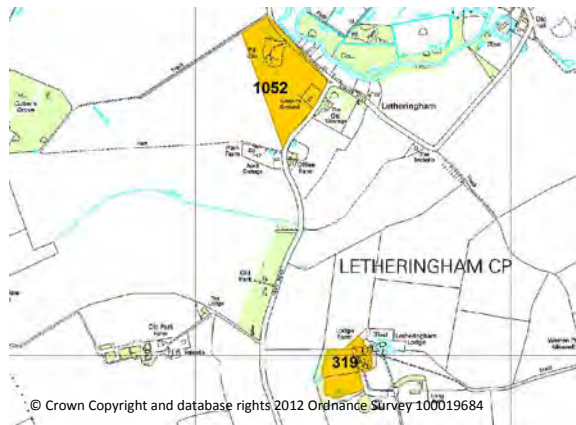
Iken



Kettleburgh



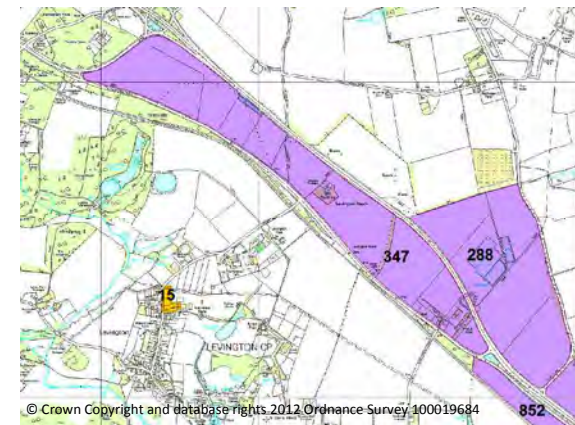
Letheringham



Letheringham (land North of)



Levington & Stratton Hall



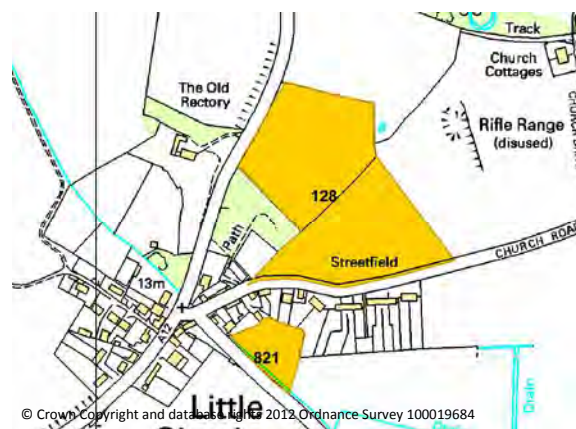
Potential land for development



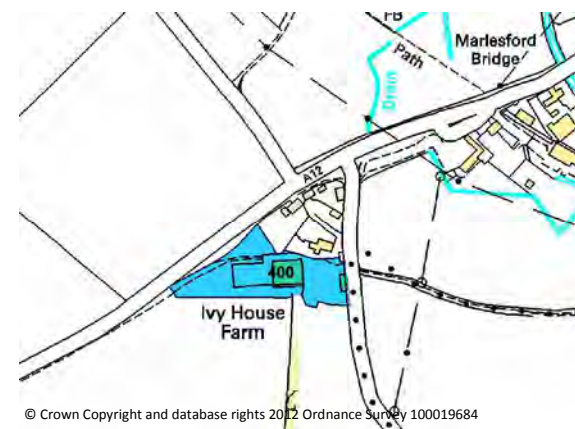
Linstead Parva



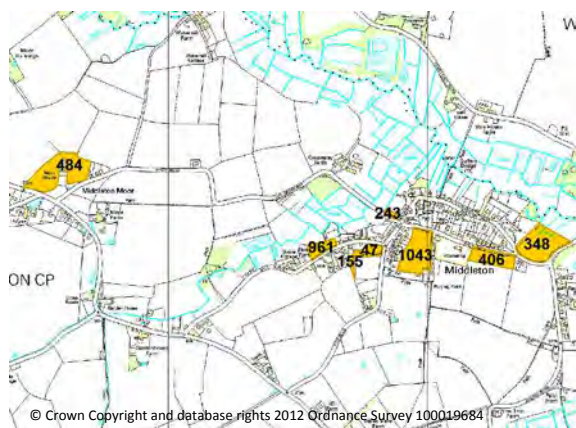
Little Glemham



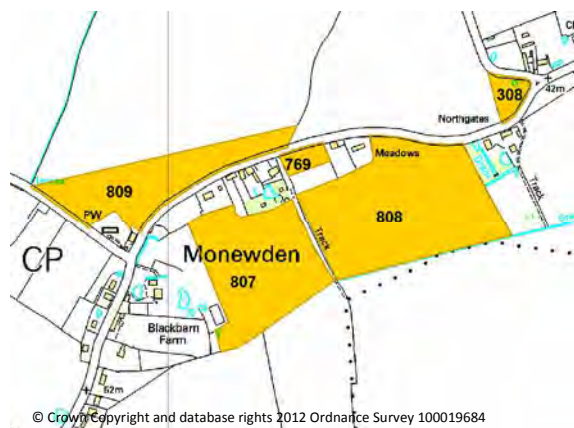
Marlesford



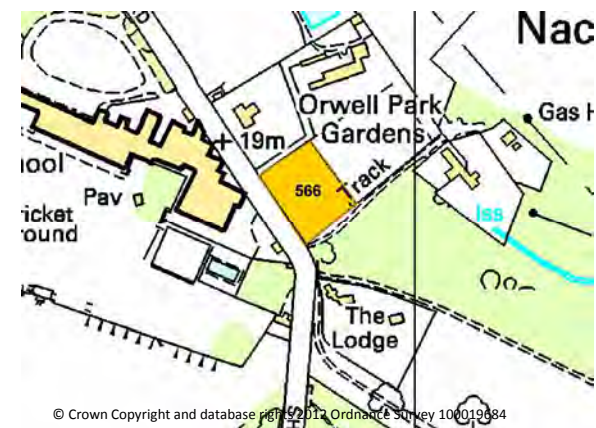
Middleton



Monewden



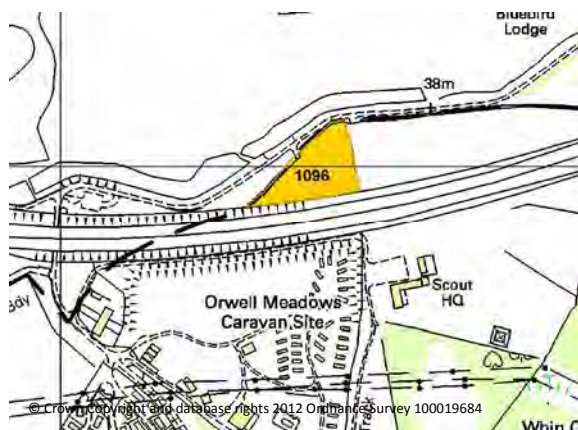
Nacton (village)



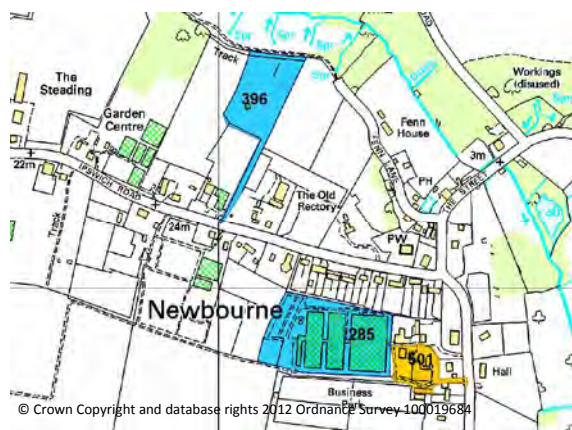
Potential land for development



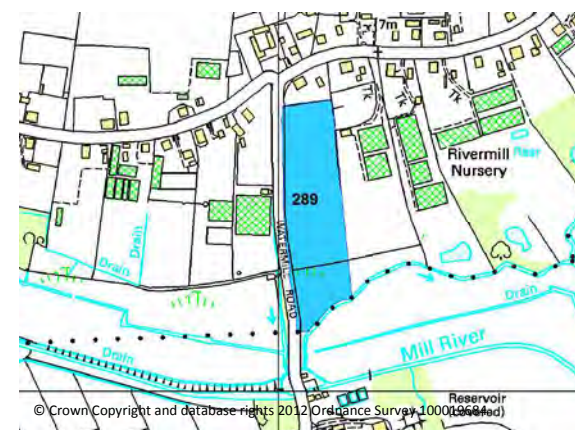
Nacton (North)



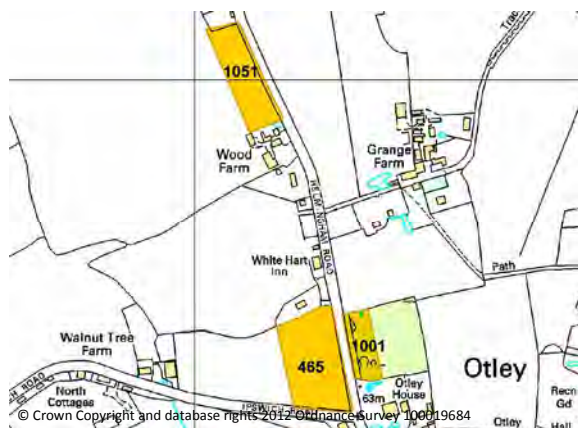
Newbourne (North)



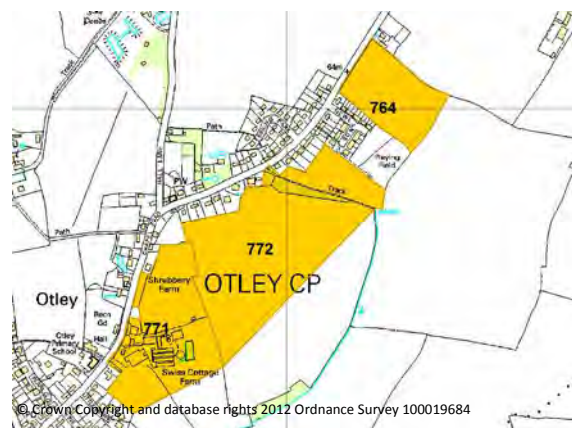
Newbourne (South)



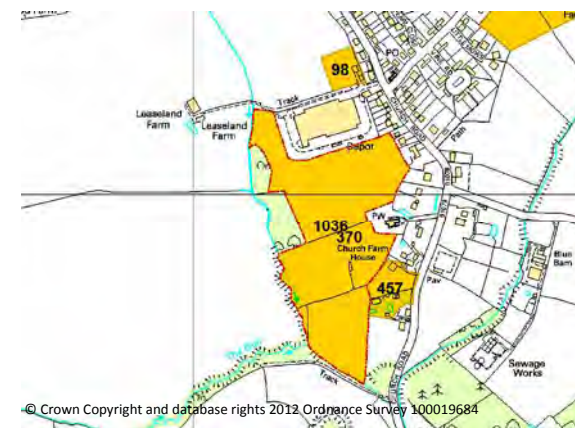
Otley (North West)



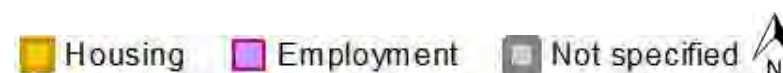
Otley (North East)



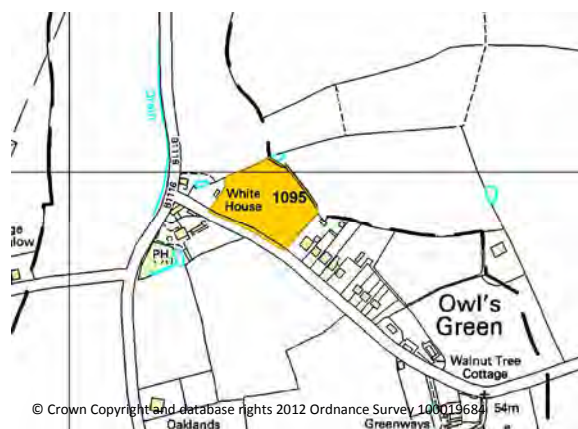
Otley (South)



Potential land for development



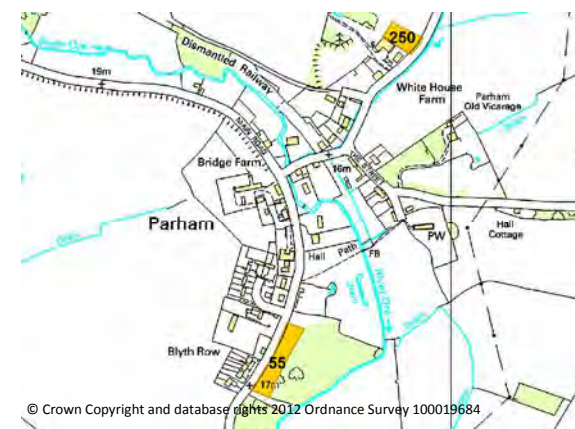
Owls Green (Dennington)



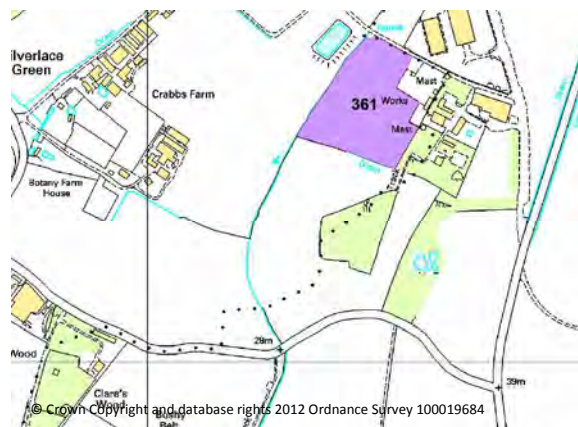
Parham (North)



Parham (South)



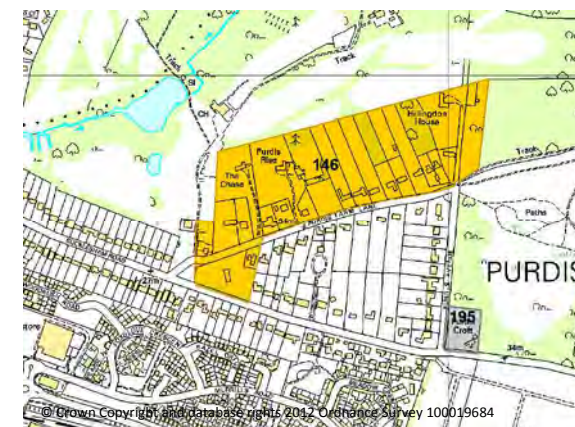
Parham (East)



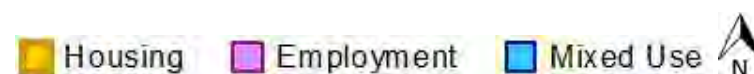
Pettistree



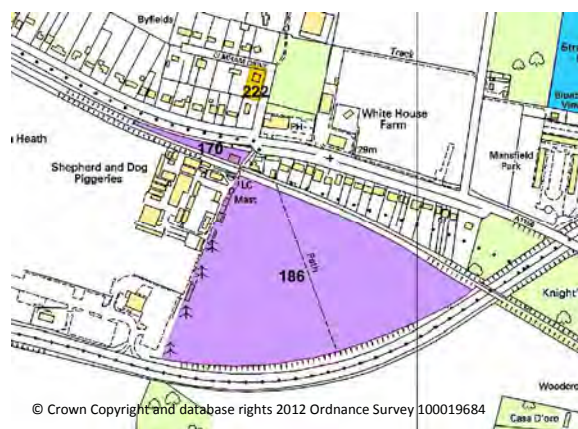
Purdis Farm (North)



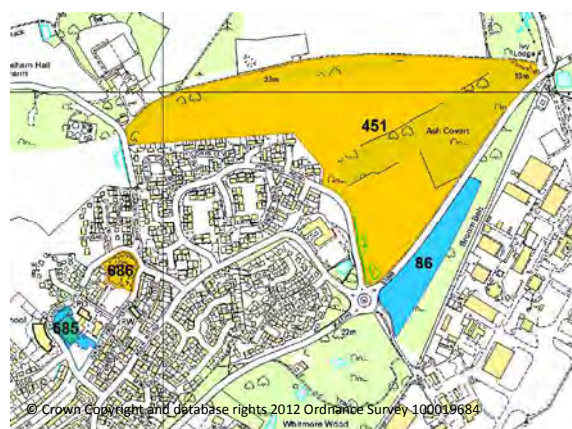
Potential land for development



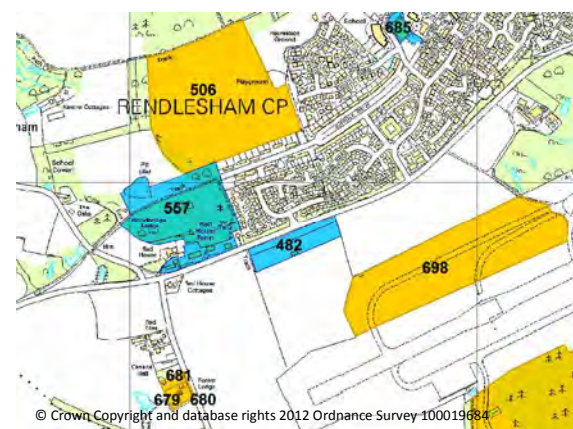
Purdis Farm (South) inc. part of Foxhall



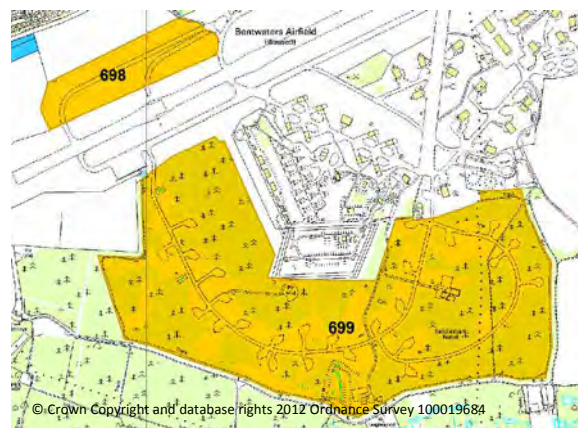
Rendlesham (East)



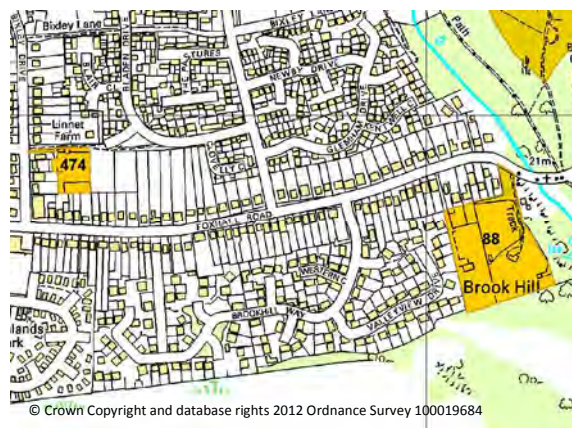
Rendlesham (West)



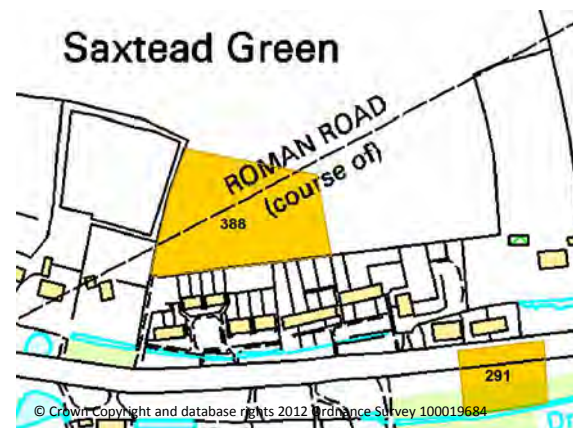
Rendlesham (South)



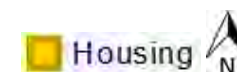
Rushmere St Andrew (South)



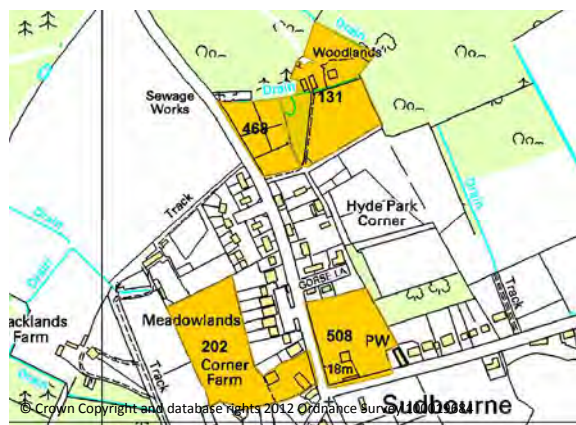
Saxtead



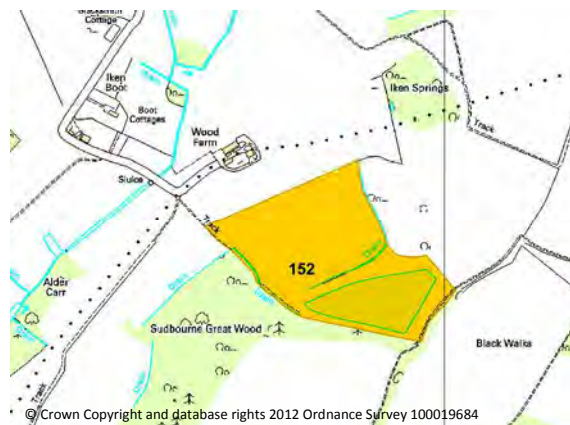
Potential land for development



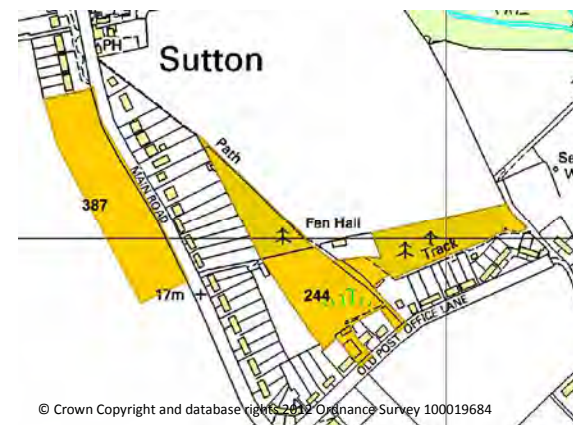
Sudbourne (village)



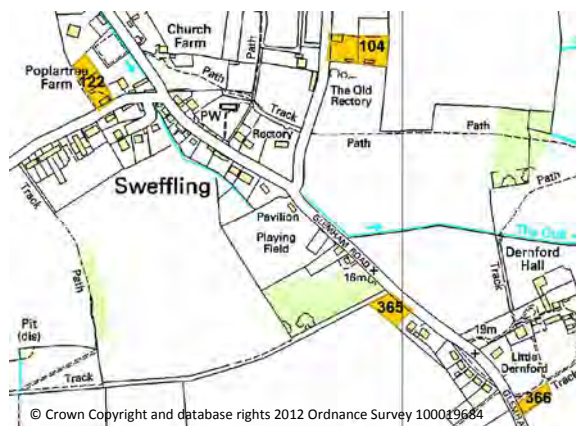
Sudbourne (land North of)



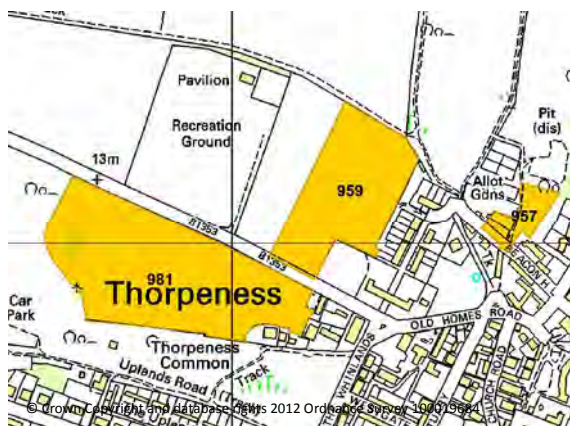
Sutton



Sweffling



Thorpeness



Tuddenham St Martin

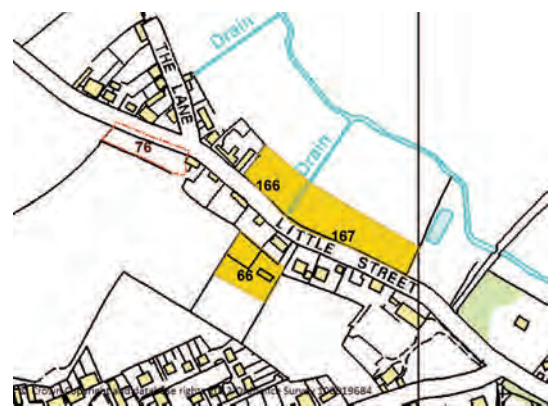


Potential land for development

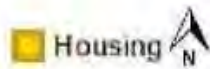
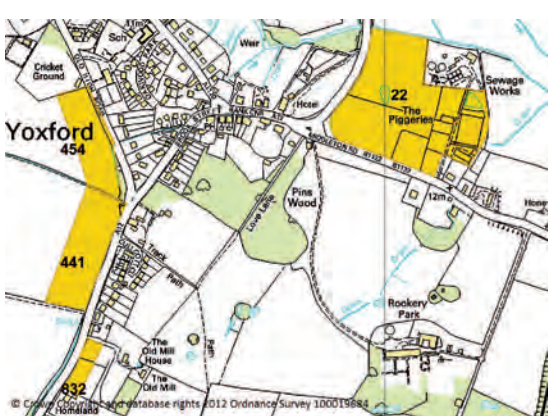
Ubbeston



Yoxford (North)



Yoxford (South)



Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
2	Adjacent to Primary School, Hackney Road, Peasenhall	Peasenhall	2.4	Agent	Housing	48
3	Land adjacent to Sizewell Sports and Social Club, King Georges Avenue	Leiston	8.4	Owner	Housing	251
4	land to the rear of Sunnyside, The Hill, Westleton	Westleton	0.5	Owner	Housing	10
5	land opposite The Red Lion, Main Road, Martlesham	Martlesham	1.3	Owner	Housing	26
6	Land adj to Ivy Cottage, Boot Street, Great Bealings	Great Bealings	0.2	Agent	Housing	4
7	Land adj to 14 and 16 The Crescent, Dallinghoo Road,	Wickham Market	1.7	Owner	Housing	34
9	Land adj to The Round Cottage, Framlingham Road, Easton	Easton	0.2	Owner	Not specified	
10	Land at Spring Farm, The Street	Dennington	1.6	Agent	Housing	33
11	Land adjoining Eva's Place, Sibton Green	Sibton	0.2	Owner	Housing	2
12	Waterloo Farm, Halesworth Road	Bramfield	2.1	Owner	Housing	30
14	Land opposite the Post Office, High Street,	Wickham Market	0.1	N/A	Physical Limits reduction	
15	Land adjacent Levington Park, Bridge Road	Levington	1.1	Owner	Housing	22
16	Land adj to Framlingham Tyres, Woodbridge Road	Framlingham	0.3	Agent	Housing	8
19	Land adj 22 Grundisburgh Road	Great Bealings	0.2	Owner	Housing	4
20	Land adjacent to 1-6 The Street, Shottisham	Shottisham	0.5	Owner	Housing	10
22	The Pig Farm, Middleton Road, Yoxford	Yoxford	5.2	Owner	Housing	104
24	Land at recreation ground South of Post Mill Orchard and Post Mill Close	Grundisburgh	5.4	Owner	Recreation	
30	Land North East of High Road	Trimley St Martin	5.9	Owner	Housing and Open space	118
32	Land adj to Riverside Villa, The Street, Cretingham	Cretingham	0.2	Agent	Housing	5
33	Land adjacent to Fromus House, Street Farm Road	Saxmundham	0.2	Owner	Car Parking	
35	Land adj. to Beechview, Rectory Road	Hollesley	1.4	Owner	Housing	29
37	Land adjacent Bridge Cottages, The Causeway, Peasenhall	Peasenhall	0.4	Owner	Housing	8
40	Land opposite Daphne House, Daphne Road, Orford	Orford	0.1	Owner	Housing	1

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
42	The Coalyard, Wilford Bridge Road	Melton	0.3	Owner	Housing	6
44	Adjacent to Bridge Cottage, Yarmouth Road, Ufford	Ufford	0.1	Owner	Housing (assumed)	3
45	Land at The Slaughter House, Low Road, Bramfield	Bramfield	2.2	Owner	Housing	45
47	Land adjacent to Contrive Cottage, Mill Street, Middleton	Middleton	0.4	Owner	Housing	8
48	Land at Trailor Nursery, Bealings Road, Martlesham	Martlesham	0.2	Owner	Housing	1
50	Manor Farm, Little Bealings	Little Bealings	0.5	Owner	Housing	9
51	Opposite Primary School, Bridge Street, Bramfield	Bramfield	0.5	N/A	site be designated an 'area to be protected from development'	
52	Land opposite Knodishall Primary School, Judith Avenue	Knodishall	17.3	Owner	Affordable Housing	346
54	Land opposite Tunstall Hall, Snape Road	Tunstall	0.7	Owner	Housing	13
55	Land opposite Willoughby Villa, Main Road, Parham	Parham	0.4	Owner	Housing	8
56	Land at and surrounding 22-24 Stoney Road, Grundisburgh	Grundisburgh	0.4	Owner	Housing	9
57	Land at and surrounding 26 Stoney Road, Grundisburgh	Grundisburgh	0.2	Owner	Housing	4
58	Land adjacent to Brakenway, Blackheath, Wenham	Wenham	0.1	Owner	Housing	1
60	Land opposite Little Orchard, Woodbridge Road, Bredfield	Bredfield	0.8	Agent	Housing	16
62	Land off Laxfield Road	Dennington	0.6	Owner	Housing	12
63	Land at rear Four Pheasants, The Street, Easton	Easton	0.3	Owner	Housing	1
64	Bracken Hall, Main Road, Kesgrave	Kesgrave	1.2	Agent	Housing	35
65	Land north of White Gables, Main Road, Kelsale cum Carlton	Kelsale cum Carlton	1.7	Owner	Housing	34
66	Land to the rear of Field End, Little Street, Yoxford	Yoxford	0.2	Owner	Housing	4
67	Land adj The Old Dog, Lower Falkenham Road, Falkenham	Falkenham	0.2	Agent	Housing	1
69	Land at and surrounding Walden. Fox Hill, Hollesley	Hollesley	0.9	Owner	Housing	1
70	Land at Walpole Bridge, opposite Bridge House, Walpole	Walpole	0.5	Owner	Housing	11
71	Land adjacent to The Glen, Bruisyard Road, Peasenhall	Peasenhall	0.4	Owner	Housing	8

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
73	Land adjacent to Three Tuns PH, The Street, Pettistree	Pettistree	0.2	Owner	Housing	4
74	Land adj to Moyses Cottage and north of Lings Field, Kettleburgh	Kettleburgh	0.3	Owner	Housing	1
75	Land to the rear of Leaside Lodge, B1077, Witnesham	Witnesham	0.7	Owner	Physical Limits Extension	
76	Land adj to Toad End, Little Street, Yoxford	Yoxford	0.2	Agent	Physical Limits extension	
80	Land adj Linden House, Lower Road, Westerfield	Westerfield	0.4	Owner	Housing	8
81	Land at 31 Spring Lane, Wickham Market	Wickham Market	0.0	Owner	Housing	1
82	Land adj Rose Cottage, Fishpond Road	Waldringfield	1.0	Agent	Housing	19
83	Land adjacent to 15 The Terrace, Aldeburgh	Aldeburgh	0.2	N/A	Area to be Protected from Development	
84	Land adjacent to 35 Mill Lane, Campsea Ashe	Campsea Ashe	0.8	Agent	Housing	17
86	Land to the south of B1069 and opposite Bentwaters Business Park	Rendlesham	2.3	Owner	Mixed use	
88	Land at 868A and 876 Foxhall Road, Rushmere St Andrew	Rushmere St Andrew	2.1	Owner	Housing	64
92	Land at The Chestnuts, Church Road, Saxmundham	Saxmundham	0.6	Owner	Not specified	
94	Land at The White Horse and Badingham House, Low Road	Badingham	4.0	N/A	Not specified	
96	Land adjacent to 8 Carlton Road, Kelsale cum Carlton	Kelsale cum Carlton	0.8	Owner	Housing	17
97	Land adj to The Round House, Pound Corner, Easton	Easton	2.3	Owner	Housing	47
98	Land north of the Depot, Church Road, Otley	Otley	0.5	Owner	Housing	10
100	Land adj to The Old Slaughterhouse, Park Road, Aldeburgh	Aldeburgh	0.3	Owner	Housing	1
101	Land opposite The Hawthorns, Chediston Green	Chediston	5.1	Owner	Affordable Housing	103
102	Land adjacent to Charsfield Primary School, Charsfield	Charsfield	1.2	Owner	Housing, open space, parking	
104	land to the rear of Lodge Bungalow, Sweffling	Sweffling	0.4	Owner	Housing	1
105	Land adj to The Oaks, Carlton Road, Kelsale cum Carlton	Kelsale cum Carlton	0.4	Owner	Housing	8
108	Land adjacent to The Red House, Orford Road	Tunstall	0.7	Owner	Housing or retail	14
110	Land east of The Drift and north of 224-238 High Street	Wickham Market	0.1	Owner	Housing	3

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
114	Land at 182 High Road, Trimley St Mary	Trimley St Mary	0.4	Owner	Not specified	
116	Land adj to Alderlee, Main Road, Kelsale cum Carlton	Kelsale cum Carlton	0.5	Owner	Housing	1
117	Land adjacent Brook House, Bealings Road	Martlesham	0.6	Owner	Housing	11
119	North West corner of The Street & Framsdan Road	Cretingham	0.8	Agent	Housing	17
120	Main Road	Kelsale cum Carlton	1.2	Owner	Housing	25
122	Land at Poplartree Farm, Holdans Lane, Sweffling	Sweffling	0.2	Agent	Housing	5
123	Land at Carlton Gate, Brook Farm Road	Saxmundham	0.4	Owner	Housing	12
125	Westerfield Road, adjacent to Cubitt's site	Westerfield	2.5	Owner	Housing	51
126	Land off Hall Road, Rear of The Chestnuts	Martlesham	9.9	Agent	Housing	198
127	Land between the Street and Meeting Lane	Grundisburgh	0.9	Agent	Housing	18
128	Land opposite 1-12 Streetfield	Little Glemham	4.0	Agent	Housing	79
129	Land at 239 Ashe Row, B1078, Campsea Ashe	Campsea Ashe	0.1	Owner	Housing	2
131	Land at Woodlands Farm, Hyde Park Corner, Sudbourne	Sudbourne	1.6	Owner	Housing	31
132	Land adj to Westward, Summer Lane	Bromeswell	0.4	Agent	Housing	8
135	Off Keightley Way, Tuddenham St Martin, IP6 9BJ	Tuddenham St Martin	1.5	Owner	Housing	31
136	Land adjacent to 6 Deben Way	Melton	0.0	Owner	Employment	
137	Land surrounding area of the Old Post Office, Old Post Office Lane	Blaxhall	1.7	N/A	Proposed Area to be Protected from Development	
140	Land at Darsham Station	Darsham	0.2	Owner	Housing	4
141	Land at Station Nursery, Cordys Lane	Trimley St Mary	1.1	Owner	employment	
142	Land North of 1-30 Woodside, Waldringfield Road,	Martlesham	48.2	Owner	Mixed use	
143	Land at Spring Lane and Yarmouth Road, Ufford	Ufford	4.5	Agent	Housing	91
144	Haven Exchange Site, Walton Avenue	Felixstowe	2.3	Owner	Housing	68
146	Land at and surrounding Purdis Rise, Purdis Farm Lane	Purdis Farm	12.9	Agent	Housing	388

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
147	Adair Lodge Gardens, off High Street, Aldeburgh	Aldeburgh	0.1	N/A	Area to be Protected from Development	
149	East of hill farm, Iken	Iken	0.2	Owner	Housing	2
150	Swallows Corner, Blacksmiths Lane	Iken	0.8	Owner	Affordable Housing	16
151	Land South East of Hill Farm	Iken	0.8	Owner	holiday units	16
152	Land to the East of Wood Farm	Sudbourne	9.1	Owner	Housing	182
153	Land at Sandy Lane, East of 10 Sandy Lane	Iken	0.2	Owner	Housing	5
155	Land to the rear of Bank House, Mill Street, Middleton	Middleton	0.1	Owner	Housing (assumed)	2
159	Land adj to The Limes The Street, Farnham	Farnham	0.1	Owner	Housing	3
160	Land at Mill Farm, Westerfield Road	Westerfield	0.2	Owner	Housing or employment	5
161	Land at Green Farm, The Green	Ubbeston	0.1	Owner	Housing	1
163	Land north of Ship Corner, opposite Rose Cottage, Blaxhall	Blaxhall	0.1	Owner	Not specified	
164	Land to the rear of 1 - 2 Old Rectory Road, Badingham	Badingham	1.0	Owner	Housing	21
166	Land adj Clematis Cottage, Little Street	Yoxford	0.2	Agent	Housing	4
167	Land opposite The Hollies, Little Street	Yoxford	0.4	Agent	Housing	8
168	Land at Lower House Farm, Lower Road, Westerfield	Westerfield	0.1	Agent	Housing	2
170	Land opposite the Sheppherd & Dog pub, Felixstowe Road	Nacton	0.3	Owner	Employment	
174	Land off Main Road, opposite Bracken Avenue	Kesgrave	8.4	Owner	Housing	252
175	Land at and surrounding Woodbridge Football club	Martlesham	4.2	Developer	Housing	125
177	Land opposite the depot Yarmouth Road, Ufford	Ufford	9.1	Owner	Employment	
178	Land off Pedlars Lane, adjacent to Hertfords Place	Chillesford	0.3	Owner	Housing	5
179	Hill House, Three Stiles Lane, Martlesham	Martlesham	0.2	Owner	Housing	4
181	Land to the north of the Park & Ride site	Martlesham	1.9	Owner	Holiday accommodation	
182	Land off Tuddenham Lane, Adjacent to Millbank House	Rushmere St Andrew	1.3	Owner	Housing	25
184	Land opposite the Town House Cottages, Westleton Road	Dunwich	3.9	Agent	Housing	79

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
185	Land to the rear of 28 - 84 Westward Ho	Leiston	0.9	Agent	Housing	28
186	Land adjacent to the Sheperd and Dog Piggeries, Felixstowe Road	Nacton	11.2	Owner	Employment	
188	Land adj to Sandpit Cottage, Low Road, Kelsale cum Carlton	Kelsale cum Carlton	0.3	Owner	Housing	5
189	Land adjacent to Bealings House, Bealings Road	Martlesham	2.2	Owner	Housing	44
190	Phoenix Bungalow, Westward Ho, Leiston	Leiston	0.1	Owner	Housing	1
191	Land adjacent Kings Knoll, Broomheath	Woodbridge	0.2	Owner	Housing	1
192	Land opposite Corner Croft, Sandy Lane	Westerfield	2.5	Agent	Housing	51
194	Land at and South of Grove End, Woodbridge Road	Tunstall	1.2	Owner	Not specified	
195	Purdis Croft, Bucklesham Road, Purdis Farm	Purdis Farm	0.7	Owner	Not specified	
196	Land adjacent to 22 Spring Lane	Wickham Market	0.8	Agent	Affordable Housing	17
198	Land adj. Churchside, Church Road	Kettleburgh	0.3	Owner	Affordable Housing	6
199	Land north of 33 Hollesley Road	Alderton	0.3	Parish Council	Housing	6
202	Land at Corner Farm, Snape Road	Sudbourne	1.6	Owner	Housing	33
203	Land adjacent to Brick Kiln Farm, Mells	Wenhaston with Mells Hamlet	4.1	Owner	Housing	83
205	Land at Glenholme, Blackheath Road	Wenhaston	0.6	Owner	Housing	1
207	Land opposite Hacheston Lodge, The Street	Hacheston	0.8	Owner	Housing	17
210	Land at Long Springs, Woods Lane	Melton	6.3	Agent	Housing	125
211	Land off Gaymers Lane and adjacent to 179 High Road	Trimley St Mary	0.8	Agent	Housing	17
214	Land at site of former allotments, off Tunstall Green	Tunstall	0.3	Owner	Housing	6
215	Land to the south of Priory Road, Snape	Snape	0.8	Owner	Housing	1
216	Land adjacent to Hilltop, Westerfield Lane	Tuddenham St Martin	0.3	Owner	Housing	6
219	Land at former Bus Depot, Street Farm Road,	Saxmundham	0.2	Agent	Mixed use	
220	Land at Walk Farm Cottage	Martlesham	1.3	Owner	Housing	25

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
221	Gibraltar Farm, Private Road,	Martlesham	4.5	Owner	Housing	90
222	Land at Redcot, Elmham Drive	Foxhall	0.2	Owner	Housing	1 to 4
223	Land at Crag Pitt Nurseries, Leiston Road	Aldeburgh	9.2	Owner	Housing	277
225	Little Acre, Church Lane, Kirton	Kirton	0.3	Owner	Housing	6
229	Land between Hill Farm and Braeside, Blyford Lane	Wenhaston with Mells Hamlet	0.1	Owner	Housing	2
230	Land at and north of New Lea, Badingham	Badingham	0.8	Parish Council	Housing	15
231	Land north Lyndell, Shop Road	Clopton	1.6	Owner	Housing	31
235	Land adjacent to 1 Holly Cottages, Holly Lane	Little Bealings	0.0	Owner	Housing	1
237	Land north of Fenners, Mill Lane	Brandeston	1.3	Owner	Housing	27
238	Land south of Lapwing Barn, Low Street	Badingham	0.6	Owner	Housing (assumed)	12
239	Land north of Belvedere Close	Kelsale cum Carlton	2.0	Owner	Housing	40
240	Land at Trust Hall, The Street, Shottisham	Shottisham	0.2	Owner	Housing	3
241	Land south of 13 Granary Cottages	Darsham	0.3	Owner	Housing	7
242	Land east Mill Farm, Rosemary Lane,	Kelsale cum Carlton	0.7	Owner	Leisure	
243	Land adjacent to Vine Cottage	Middleton	0.1	Owner	Housing	2
244	Land north Old Post Office Lane	Sutton	2.4	Owner	Housing	47
245	Land west of Rectory Road	Kettleburgh	0.6	Owner	Affordable Housing	12
247	Land rear of The Limes, Main Road	Benhall	0.1	Owner	Housing	1
248	Land at Oak Cottage, Shop Road	Clopton	0.4	Owner	Housing	1
249	Land east of Darsham Station	Darsham	0.1	Owner	Car park	
250	Land north of White House Farm	Parham	0.2	Owner	Housing	4
251	Land north of Ufford Road, Bredfield	Bredfield	2.9	Owner	Tourism	
252	Land between 89 and 103 High Street, Leiston	Leiston	0.5	Town Council	Community Use	
253	Land including 26-40 Fairfield Road	Framlingham	0.4	Owner	Housing	12

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
254	Land rear 43-67 Abbey Road	Leiston	1.9	Owner	Housing	56
255	132-136 Haylings Road	Leiston	2.9	Town Council	Housing/Holiday Homes	86
256	Land rear of 16 - 22a Sizewell Road, Leiston	Leiston	0.2	Town Council	Community use/commercial use	
257	Middle School, Waterloo Avenue, Leiston	Leiston	2.6	Town Council	community use, playing field, recreation	
261	Land North of Kings Avenue, Framlingham	Framlingham	2.4	Owner	Housing/expansion of school grounds	
263	Land surrounding 70 Abbey Road	Leiston	0.4	Owner	Housing (assumed)	12
264	Land at Lyndhurst, Rectory Road	Hollesley	0.3	Owner	Housing	6
266	Land in between 12 and 14 Main Road	Hacheston	0.2	Agent	Housing	5
268	Land south of Half Moon Lane	Grundisburgh	10.6	Owner	Housing	213
271	Land rear of Little Barton and Bruins Loke, School Road	Knodishall	0.7	Owner	Housing development	14
272	Land surrounding Meadow Park Livery, Alderton Road	Hollesley	0.6	Owner	Affordable Housing, employment, tourism	
274	Land adjacent to The Cottage, Woodbridge Road	Burgh	0.5	Owner	Housing	9
276	Land West of Brick Lane, Melton	Melton	3.0	Owner	Mixed use	
278	Land north of The Pump House, off A1120	Sibton	0.3	Parish Council	Housing	5
279	Land South of Manor Cottages, Castle Hill	Eyke	1.0	Owner	Housing	21
280	Land rear of The Old Mill House, The Street	Eyke	1.1	Owner	Housing	23
281	Land at and surrounding Witchpit Farm, Melton	Melton	3.1	Owner	Housing, employment	
283	Land rear of The Gables, The Green,	Grundisburgh	0.3	Owner	Housing	6
284	Land south Hall Farm House, Loudham Hall Road	Pettistree	7.2	Owner	Employment	
285	Land rear of The Old Piggery, Mill Road	Newbourne	2.2	Owner	Mixed use	
286	Land south of Hill Farm	Charsfield	0.6	Owner	Housing	12
287	Land east of Benstead, Main Road	Kelsale cum Carlton	0.4	Owner	Housing or Holiday lets	8
288	Land north and west of Walk Farm, Stratton Hall	Stratton Hall	108.3	Owner	Freight handling area	

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
289	Land rear 28 Mill Road, Newbourne	Newbourne	2.2	Owner	Housing/commercial	
290	Land south Village Hall, Manor Road	Clopton	10.3	Owner	Housing	205
291	Land opposite Old Post Office Cottages, The Green	Saxtead	0.2	Owner	Housing	5
292	Land South of Saddlemaker's Lane, Melton	Melton	1.3	Owner	Housing and Open Space	27
294	Land at and surrounding Gothic Farm new House, Halesworth Road	Heveningham	1.6	Owner	Housing	31
295	Land north west of Fir Cottage, Otley Road	Clopton	6.2	Owner	Housing	1
296	Land west of The Oaks, off Snipe Farm Road, Clopton	Clopton	0.1	Owner	Light industrial	
298	Land opposite Potash Cottages, Market Hill	Clopton	0.2	Owner	Housing	1 or 2
299	Land north 1 Cherry tree Cottages, Grundisburgh Road	Clopton	0.2	Owner	Housing	1 to 3
300	Land opposite Peartree Farm, Grundisburgh Road	Clopton	0.1	Owner	Housing	3
301	Land opposite Peartree Farm, Grundisburgh Road	Clopton	0.2	Owner	Housing	3
302	Land south Peartree Farm, Grundisburgh Road	Clopton	0.2	Owner	Housing	4
303	Land south 2 Rose Cottages, Market Hill	Clopton	0.1	Owner	Housing	1
304	Land at The Oaks, off Snipe Farm Road	Clopton	0.0	Owner	Housing	1
305	Land north of Three Corners, B1077	Witnesham	0.1	Owner	Housing	1
306	Land west of Gooderhams, Snipe Farm Road	Clopton	0.2	Owner	Housing	1
308	Land opposite The Chestnuts	Monewden	0.4	Owner	Housing	8
309	Land at New Dawn and Shenandoah, Chediston Green	Chediston	0.7	Owner	Housing	13
310	Land at Ibstock Farm, Walpole Road, Bramfield	Bramfield	0.2	Owner	Housing, leisure	
312	Land at The Club, Pouy Street	Peasenhall	0.1	Owner	Housing	2
314	Land east of the White Horse Inn, Halesworth Road	Sibton	0.4	Parish Council	Housing	8
315	Land north of The Boltons, Pouy Street	Sibton	0.3	Parish Council	Housing	6
316	Land at The Brambles, Chediston Green	Chediston	0.3	Owner	Housing	1
317	Land south of The Thatched Farmhouse, School Lane	Cookley	0.1	Owner	Housing	1

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
318	Land at and surrounding Highfields, Davey Lane	Charsfield	0.7	Owner	Housing	14
319	Land at and west of Letheringham Lodge	Letheringham	2.1	Owner	Housing	1 to 3
320	Land north west of Eastbridge Farm	Theberton	0.2	Owner	Housing	3
321	Land south of Lyndon Cottages, Bakers Hill	Eastbridge	0.1	Owner	Housing	2
322	Land south west of Red House Farm, Cemetery Road	Theberton	0.2	Owner	Housing	5
323	Land west of Manor Farm	Hollesley	5.9	Owner	Camp site	
326	Land south of Bankside, Dorleys Corner	Kelsale cum Carlton	0.3	Owner	Housing	3 to 4
327	Land North of A14, East of Walk Farm, Innocence Lane	Kirton	65.0	N/A	Housing, employment	
329	Land at Collies, 3 Stiles Lane, Martlesham	Martlesham	0.3	Owner	Not specified	
330	Land at Little Thrift, Felixstowe Road	Martlesham	0.9	Owner	Housing	17
331	Land south Bloomfield's Farm, Black Tiles Lane	Martlesham	0.5	Owner	Housing	10
332	Land at and south of 4 Playford Road	Rushmere St Andrew	0.2	Owner	Housing	1
333	Land at and surrounding Woodbridge Town FC, A12,	Martlesham	3.3	N/A	Recreation Facility	
335	Land at and to rear of High Trees, Oakhurst and Molen, Bucklesham Road	Foxhall	2.8	Owner	Housing	55
338	Land at Routemaster Motel, Walton Avenue	Felixstowe	0.5	Agent	Hotel/restaurant/catering	
339	Land at and surrounding 306 Main Road	Kesgrave	0.6	Owner	Housing	17
340	Land adjacent to Hill Farm House, Drabbs Lane	Clopton	0.4	Owner	Housing	8
341	Land at and surrounding Hill Farm, Drabbs Lane, Clopton	Clopton	1.0	Owner	Mixed use	
342	Land at Snipe Farm, Snipe Farm Road, Clopton	Clopton	1.1	Owner	Housing & employment	
343	Land adjacent to High house, Snipe Farm Road	Clopton	0.3	Owner	Housing	6
344	Land immediately south of railway line, Top Street	Martlesham	1.0	Owner	Housing (assumed)	19
346	Carter/CEL Haulage Depot, Wilford Bridge Road	Melton	1.4	Parish Council	Housing, employment	
347	Land north west of Walk Farm, Levington	Levington	90.2	Agent	Off-port distribution facilities	
348	Land east of The Old Rectory, Back Road	Middleton	1.8	Owner	Housing	36

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
351	Land west of Chapel Road	Grundisburgh	5.2	Owner	Housing	103
353	Land at Rushmere St Andrew Sports Club	Rushmere St Andrew	8.0	Agent	Housing	159
355	Land south of The Chestnuts, Hall Road	Martlesham	0.7	Owner	Housing	15
356	Land surrounding Ham's Farmhouse, east of Kirton Road,	Trimley St Martin	92.0	Agent	Mixed use	
357	Land east of Boundry House, Westleton Road	Darsham/Yoxford	0.7	Owner	Housing (assumed)	13
359	Land north of Park Farm Cottages	Parham	0.02	Owner	Housing	1
360	Land south and east of Green Farm Cottage, North Green	Parham	1.2	Owner	Affordable Housing	24
361	Land at Parham Airfield,	Marlesford	3.4	Owner	Light Industrial	
362	Land at Innocence Cottage, Innocence Lane	Kirton	0.5	Owner	Housing (assumed)	10
363	Land north of Park Farm House	Kelsale cum Carlton	0.6	Owner	Housing	12
364	Land south 146 Kirton Road	Trimley St Martin	1.9	Parish Council	Housing (assumed)	37
365	Land north of Glenavon, Glemham Road	Swefling	0.2	Owner	Housing	2
366	Land south of Little Dernford, Glemham Road	Swefling	0.1	Owner	Housing	2
367	Land south of Chapel Farm, Woodbridge Road	Bredfield	0.6	Owner	Housing	12
368	Land east of The Froize Inn, The Street	Chillesford	0.9	Owner	Housing	18
370	Land rear of St. Mary's Church, Church Road, Otley	Otley	8.6	Parish Council	Area to be Protected from Development	
371	Land at Cherry Lee, Darsham Road	Westleton	1.2	Owner	Housing	24
372	Land to the north of Heathfields	Trimley St Martin	2.9	Owner	Housing	58
373	Land at Wyvale Garden Centre, Grundisburgh Road	Woodbridge	2.5	Owner	Housing development	76
375	land west of Nightingale Cottage, Pond Road	Clopton	0.3	Owner	Housing	6
376	land west of Pinehurst, Leiston Road	Aldeburgh	1.3	Owner	Housing	40
377	land to the north of Pinehurst, Leiston Road	Aldeburgh	3.5	Owner	Housing	106
378	land west of Marsh House, Saxmundham Road	Aldeburgh	3.1	Owner	Housing	2
380	land east of Newlands, Mill Road	Peasenhall	0.5	Owner	Housing	4

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
383	Land at Street Farm, Brandeston Road, Earl Soham	Earl Soham	0.8	Owner	Housing	17
387	Land south of Sutton Walks, Main Road	Sutton	1.6	Owner	Housing	10
388	Land off Saxted Green, Saxted	Saxtead	0.7	Owner	Housing	10
389	Land adjacent Yew Tree Courtyard, Roman Road	Earl Soham	0.8	Owner	employment	
390	Land adjacent to Eastfields, Roman Road	Earl Soham	1.2	Owner	Housing	14
392	Land at Ismyr Cottage, Priory Lane	Snape	0.0	Owner	Housing	1
393	Charnwood Field, Rose Farm, Framlingham	Framlingham	6.7	Owner	Housing, retail, business & office, storage	
395	Land at Gorse Farm, Newbourne Road	Waldringfield	6.8	Agent	Housing	210
396	Land to the rear of 4 Ipswich Road, Newbourne	Newbourne	1.2	Owner	Housing & leisure	
397	Land north of Millstones, Mill Lane	Brandeston	1.1	Owner	Housing	10
398	Land at Meadow Farm, Meadow Farm Lane	Hollesley	0.6	Owner	Housing	5
400	Land at Ivy House Farm, Ashe Road, Marlesford	Marlesford	0.9	Owner	Housing & employment	
401	Land at Priory Farm (Yard & buildings)	Darsham	0.6	Owner	Housing	6
402	Land to the west of Hall Farm Lane	Aldeburgh	0.9	Owner	Housing and Open space	6
404	Land west of School Lane	Easton	0.5	Owner	Housing	5
405	Land off Snape Road	Knodishall	6.4	Owner	Housing + open space	15
406	Land south of Back Road	Middleton	0.9	Agent	Housing	6
407	Land to the east of Wash Lane	Westleton	0.7	Owner	Housing	5
408	Land to the North of Woods Lane	Melton	2.2	Owner	Housing	45
409	Land at Church Farm, The Street	Chillesford	0.6	Owner	Housing/employment/leisure	
410	Land south of Daphne Road	Orford	1.6	Owner	Housing	32
411	Land east of Harriers Walk	Easton	5.1	Owner	Housing	102
412	Land south of Aldringham Lane	Aldringham cum Thorpe	4.9	Developer	Housing	50
413	Land at The Manor Club, Manor Terrace	Felixstowe	0.4	Owner	Housing	37

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
414	Former Reades Brickworks, Saxmundham Road,	Aldeburgh	4.3	Owner	Housing	50
415	Land opposite Hall Garden Cottage,	Tunstall	1.0	Owner	Housing	30
416	Land east of St Peter's Church, The Street	Charsfield	0.4	Owner	Housing	12
417	Land north of The Limes, Church Road	Charsfield	0.5	Owner	Housing	10
418	Land to the rear of Rose Cottage, Chapel Lane	Charsfield	0.5	Owner	Housing	15
419	Land south of Halesworth Road	Walpole	2.9	Owner	Housing	30
420	Land east of Crownfields	Ufford	2.9	Owner	Housing	40
422	Land to the south of Station Road	Campsea Ashe	1.8	Owner	Housing	5
423	Church Farm, Eyke, IP12 2QG	Eyke	12.2	Owner	Housing, open space	40
424	Land off Barrack Lane, Ufford, IP13 6DU	Ufford	1.5	Owner	Housing	5
425	Land off Barrack Lane, Ufford,	Ufford	0.7	Owner	Housing	3
426	Land at East Lane, Ufford	Ufford	0.5	Owner	Housing	2
427	Land south of Old Post Office Lane	Blaxhall	0.3	Owner	Housing	10
428	Land at Hill Farm, Kettleburgh Road, Framlingham	Framlingham	18.2	Owner	Mixed use	
430	Land at Grove Farm, The Street, Little Bealings	Little Bealings	1.1	Owner	Mixed use	
432	Land to the south-east of Levington Road, Bucklesham	Bucklesham	1.4	Owner	Housing	35
433	Land to the South of Main Road, Bucklesham	Bucklesham	2.7	Owner	Mixed use	
435	Land north and east of The Manor House, Church Hill	Saxmundham	24.3	Developer	Housing	250
436	Land East of Street Farm Road, Saxmundham	Saxmundham	2.2	Developer	Housing	50
438	Land at Bridge Cottage, Kettleburgh Road	Framlingham	1.1	Owner	Mixed use	
441	Land west of Cullcott Close	Yoxford	1.8	Owner	Housing	25
442	Land north of Love Lane	Westleton	1.0	Owner	Housing	9
443	Land east of Fourways, Alderton Road	Hollesley	0.4	Owner	Housing	7
444	Land The Drift, School Lane	Bromeswell	0.6	Owner	Housing	12

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
446	Searsons Farm, Cordy's Lane	Trimley St Mary	0.4	Owner	Housing and Open Space	6
447	Land to the South East of Blythburgh Road, Westleton	Westleton	1.2	Owner	Housing	30
449	Land between Woodbridge Road & Ufford Road, Bredfield	Bredfield	1.9	Owner	Housing	10
450	Land Adj. Mill Farm, Rosemary Lane, Kelsale cum Carlton	Kelsale cum Carlton	3.8	Owner	Housing	76
451	Land to the North and East of Redwald Road Rendlesham	Rendlesham	22.2	Agent	Housing	450
452	Land off Duke's Park, Woodbridge	Woodbridge	12.8	Owner	Housing, retail, open space	
453	Former Middle School site, 9 Short Walk,	Butley	0.8	Owner	Housing	12
454	Land West of Old High Road, Yoxford	Yoxford	1.4	Developer	Housing	26
455	Land fronting The Street, Bawdsey,	Bawdsey	1.5	Owner	Housing	11
457	Land South of Church Farm House, Church Road, Otley	Otley	0.8	Owner	Housing	10
458	Land South & East Cherry Tree Cottage, Curlew Green	Kelsale cum Carlton	1.8	Owner	Housing	8
459	Land Alongside Woodbridge Road	Bredfield	0.3	Owner	Housing	10
462	Land to the East of Star Public House and South of St. Michaels Way	Wenhaston with Mells Hamlet	3.5	Owner	Housing	70
463	Cemetery Field, School Lane, Easton	Easton	2.0	Owner	Housing	20
464	Plunketts Barns, Blaxhall Church Road, Tunstall	Tunstall	1.5	Owner	Housing	20
465	Land Bounded by Helmingham Road & Ipswich Road, Otley	Otley	1.3	Owner	Housing	20
466	The Orchard, School lane Hollesley. (off Hollesley school drive)	Hollesley	1.4	Owner	Housing	5
467	Land fronting east side of The Street, Hacheston	Hacheston	0.4	Owner	Housing	5
468	Land to the east of Snape Road, Sudbourne,	Sudbourne	0.6	Owner	Housing	5
469	Hunters Heath, Brightwell	Brightwell	2.4	Owner	Housing	48
470	The Chestnuts, Hall Road	Martlesham	1.1	Owner	Housing	23
471	Greyhound Field, Halesworth Road, TM3378 field number 1503	Linstead Parva	2.5	Owner	Housing	5
472	Land Adjacent to Keeper's Cottage High Street	Ufford	0.4	Owner	Housing	8

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
473	Land adjacent to Heath Road Wenhaston Ted's Field	Wenhaston with Mells Hamlet	2.2	Owner	Housing	44
474	Land adjacent to Bixely Drive	Rushmere St Andrew	0.8	Owner	Housing	23
475	Land adjacent to Lion House	Blythburgh	0.2	Owner	Housing	6
476	Land at the Drift, Wickham Market	Wickham Market	0.3	Owner	Housing	5
477	Meadow Park Livery Stables, Alderton Road	Hollesley	2.0	Owner	Housing	6
478	Valley Farm, IP13 6QX	Clopton	1.7	Owner	Housing, Holiday accommodation	5
479	Chapel Barn Farm, Leiston Road,	Aldeburgh	5.3	Owner	Housing/holiday, care home, open space	
480	The Old Woodyard, Birds Hill	Clopton	0.1	Owner	Housing	5
481	Land between Judith Avenue and Fitches Lane	Knodishall	0.9	Owner	Housing	8
482	Old usaf site opposite Tower Field Road	Rendlesham	1.8	N/A	Any	36
483	Land at Priory Farm, IP17 3QD	Darsham	0.7	Owner	Housing	5
484	Beveriche Manor Farm, Moor Road	Middleton	2.0	Owner	Housing	15
485	Land North & South of Bucklesham Road	Foxhall	143.6	Owner	Mixed use	
486	Queen's House, Woodbridge	Woodbridge	1.6	Owner	Housing	32
487	Land adjacent to Fir Trees, Rosemary Lane	Kelsale cum Carlton	1.9	Owner	Housing	30
488	Land South of 'Cambrai', Yarmouth Road	Ufford	1.9	Owner	Housing	25
490	Valley Farm Melton Woodbridge	Melton	11.8	Owner	Housing	235
491	Land opposite Burwash Cottages Main Road	Witnesham	1.9	Owner	Housing	10
492	Ash Farm Chediston Green Chediston	Chediston	0.2	Owner	Housing	5
493	Land South of Forge Close between Main Road and Ayden	Benhall	3.9	Owner	Housing and Open space	77
494	Land fronting Main Road between Grays Lane and Kiln Lane	Benhall	13.9	Owner	Housing	278
495	The Conifers, Carlton Road, Kelsale	Kelsale cum Carlton	0.6	Owner	Housing	20
496	Land at Grove Road Friston	Friston	0.9	Owner	Housing	19

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
497	Blue Barn Farm,	Trimley St Martin	1.0	Owner	Housing	10
498	Land at Red House Lane, Leiston	Leiston	9.8	Developer	Housing	150
499	Land West of Old School Farm, High Street, Wickham Market	Wickham Market	7.9	Owner	Housing	150
501	Newbourne Business Park, Mill Road, IP12 4NP	Newbourne	0.5	Owner	Housing	10
503	Land off Mill Road	Badingham	0.6	Owner	Housing	12
504	Hawthorn Farm, Dunwich Road, Blythburgh, IP19 9LT	Blythburgh	0.3	Owner	Housing	6
505	Palastra Field, The Street, Cransford, IP13 9NZ	Cransford	1.2	Owner	Housing	5
506	Land to the rear of 3 - 33 Suffolk Drive, Rendlesham	Rendlesham	12.4	Owner	Housing	150
507	Land opposite Sunnyside, School Lane,	Benhall	0.8	Owner	Housing	15
508	Land at Snape Road, Sudbourne	Sudbourne	1.1	Agent	Housing	21
509	Waldringfield Golf Club, Newbourne Road	Waldringfield	36.6	Developer	Leisure/Housing/tourism	
510	Toller's Field, Woodbridge School, IP12 4JW	Woodbridge	1.9	Owner	Housing	54
511	Land adjacent to Reeve Lodge, High Road,	Trimley St Martin	9.8	Owner	Mixed use	
512	Land at Lodge Road, Ufford	Ufford	1.1	Developer	Housing	20
513	Land at Saddlemaker's Lane,	Woodbridge	15.8	Owner	Housing	474
514	Land at Grundisburgh Road,	Woodbridge	4.3	Owner	Housing	5
515	Sheepdrift Farm, Brightwell,	Brightwell	3.1	Owner	Housing	60
516	Land adjacent to The Old Osiers, The Street,	Easton	1.0	Owner	Housing	18
517	Land adj. Salisbury House, Manse Lane,	Cratfield	1.4	Owner	Housing	28
518	The Old Poultry Farm, High Road,	Trimley St Martin	0.6	Owner	Mixed use	
519	Land off Church road, Church common,	Snape	2.4	Owner	Housing	13
520	Land East of Bell Lane & South of Kesgrave	Kesgrave	61.6	Developer	Mixed	
521	Land north of Church lane, west of Moss lane	Westerfield	1.3	Owner	Housing	8
522	Foxhall Stadium, land on Foxhall Heath	Foxhall	32.8	Owner	Housing, open space	990

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
523	Earl Soham Business Centre, to the north of Earl Soham	Earl Soham	2.7	Owner	Housing	11
525	Land at the back of Little Crimbles,	Dennington	0.5	Owner	Housing	5
526	Land fronting New Street, south of Saxtead road	Framlingham	0.7	Owner	Housing	6
527	Land West of New Street, and South of Saxtead Road	Framlingham	3.1	Owner	Employment	
528	Land South of Saxtead road, East of new Street, Mount Pleasant Farm	Framlingham	5.9	Owner	Housing	175
529	Land South of Saxtead Road, East of New Street, Framlingham	Framlingham	3.4	Owner	Housing	100
530	The Old Police Station site and land to the East off Leiston Road	Aldeburgh	0.4	Developer	Housing	21
531	Land to rear of 6 Levington Land, Bucklesham, IP10 0DZ	Bucklesham	0.8	Owner	Housing	20
532	Land fronting Rectory road, Hollesley	Hollesley	3.0	Owner	Housing, open spaces	60
533	Land East of Felixstowe road, Martlesham	Martlesham	16.7	Owner	Housing	275
534	Land South of Tudor cottage, East of The Street, Bredfield	Bredfield	0.6	Owner	Housing	10
535	Land between Bedfield road and A1120, at Cherry Hill	Earl Soham	0.9	Owner	Housing	30
536	Land to East of Holly Lodge	Bawdsey	1.8	Owner	Housing	15
538	Rectory Farm, Kettleburgh	Kettleburgh	1.0	Owner	Housing	10
539	Land North of Woods Lane	Melton	9.6	Agent	Housing/care home/open space/office	
540	Land off Daphine Road	Orford	1.0	Owner	Housing	20
541	Land Connected to The Farm Stead, Chediston	Chediston	0.0	Owner	Housing	1
542	Tower House, Tower Hill Road	Hollesley	1.0	Owner	Housing	15
543	Land North of School Road	Tunstall	0.5	Owner	Housing	11
544	Land and Buildings Northside of the Street	Kettleburgh	1.5	Owner	Housing	31
545	Sizewell A Site, Nr Leiston	Sizewell	19.6	Owner	Office/storage/industry	
546	Land West of Blaxhall Church Road	Tunstall	1.1	Owner	Housing	23

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
547	Land at Dennington Road, North of Thomas Mills High School	Framlingham	14.0	Owner	Housing, care home, education, open space	
548	land South of Snape Road	Friston	5.7	Owner	Housing	170
549	Land Between Church Road and B1084	Butley	2.5	Owner	Housing/Open Space	50
550	Land West of Saxmundham Road, Friston	Friston	9.0	Owner	Housing/Open Space	270
551	Land West of The A12	Woodbridge/Hasketon	31.9	Owner	Housing/Retail/Office/ Education/Leisure	
552	Land fronting Falkenham Road	Kirton	3.6	Owner	Housing	100
553	Land fronting Church Lane, Kirton	Kirton	0.4	Owner	Housing	6
554	Land West of B1125	Westleton	2.1	Owner	Housing and Open Space	50
555	Land off Sandy Lane	Witnesham	0.8	Owner	Housing	16
556	Grove Farm, Ufford	Ufford	7.5	Owner	Mixed use	
557	The Mews Rendlesham and Additional Land	Rendlesham	6.7	Owner	Mixed use	
558	Land West of Back Road	Wenhaston with Mells Hamlet	0.7	Owner	Housing/Open Space	15
559	Land at The Manor House, Church Hill	Saxmundham	3.5	Owner	Housing and Open Space	100
560	Land to the East of Woodbridge Road	Trimley St Mary	1.9	Owner	Housing, Open Space	40
561	Crown Nursery, High Street, Ufford	Ufford	4.9	Owner	Housing, open space, office, care home	
563	Land opposite Moorlands, Hollesley	Hollesley	0.8	Owner	Housing	15
564	Land between Blyford Lane & Coles Hill	Wenhaston with Mells Hamlet	0.6	Owner	Housing	10
565	Land at Mead Drive/Kays Close, Kesgrave, IP5 2HL	Kesgrave	0.4	Developer	Housing	13
566	Land at Orwell Park Gardens, off Church Road, IP10 0EW	Nacton	0.3	Owner	Housing	6
567	Land East of Rectory Road, Hollesley	Hollesley	0.9	Owner	Housing	10
568	Land adjacent and North of Keats Close,	Saxmundham	1.2	Owner	Housing	35
569	Land at The Street & Mill Lane,	Brandeston	2.1	Owner	Housing	41

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
570	Land at Main Road, Kelsale	Kelsale cum Carlton	1.9	Owner	Housing, community use	
581	Land south of Beresford Drive	Melton	0.2	Owner	Housing	5
582	Land rear of Deben Court, Chapel Lane	Wickham Market	0.7	Developer	Housing	14
603	Seaman House, Seaman Avenue,	Saxmundham	1.1	Agent	Housing	34
612	Land east of Water Tower, Spriteshall Lane	Trimley St Mary	0.2	Developer	Housing	5
618	Area FF and Fentons Wood, Wilkinson Drive	Kesgrave	3.8	Developer	Housing	113
623	Land at the Forum Centre, Sea Road,	Felixstowe	0.2	Owner	Mixed use	
624	Land at Mannings Amusement Park, Sea Road,	Felixstowe	0.9	Owner	Mixed use	
625	Land at Felixstowe Sunday Market site, Sea Road,	Felixstowe	0.6	Owner	Mixed use	
631	Land adjacent to Laurel Farm, Marsh Lane	Felixstowe	3.9	Owner	Housing	118
633	Land at and surrounding Fleet House, Marsh Lane	Felixstowe	9.1	Owner	Housing	273
634	Rear of 9 and 11 South Close and 49 Garrett Crescent	Leiston	0.4	N/A	Housing	11
635	Land at Kiln Farm, Kiln Lane	Great Bealings	0.7	Owner	Housing	1
638	Land at 41, 45 and 47 Ferry Road	Orford	0.4	N/A	Housing	8
640	Land between Roos and Saxmundham Road	Aldeburgh	0.3	N/A	Housing	8
641	Land to the rear 70 Saxmundham Road, Aldeburgh	Aldeburgh	0.4	N/A	Housing	11
642	Land adjacent to 1 Crescent Road	Aldeburgh	0.3	N/A	Housing	9
643	The Bungalow, Meeting Lane	Grundisburgh	0.2	N/A	Housing	5
644	Land at Candlet Road	Felixstowe	31.6	Agent	Housing, care home, open space, office	
645	Land at Yarmouth Road, Melton	Melton	9.5	Agent	Housing/ Care Home/ Open Space	
646	Land South of Grundisburgh Road,	Hasketon	2.3	Owner	Housing	69
649	Station Road	Blaxhall	0.6	Owner	Housing	6
650	Mill Common	Blaxhall	0.6	Owner	Housing	6
651	Land at High Road,	Trimley St Martin	1.6	Owner	Self Built Pilot Scheme	33

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
652	Land opposite 2 Low Meadows, The Street	Hacheston	0.5	Owner	Housing	10
654	Land to the rear of 101-137 Bucklesham Road	Kirton	5.4	Owner	Housing	108
660	Land East of The Street, Darsham	Darsham	1.1	Owner	Housing	20
665	Land adjacent to 33 Thurmans Lane,	Trimley St Mary	3.9	Owner	Housing	77
667	Land to the north of Thurmans Lane and to the east of the A14	Trimley St Mary	4.5	Owner	Housing	90
673	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	Clopton	0.2	Owner	Housing	1
674	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Road	Clopton	0.6	Owner	Housing	4
675	Land adj. Birds View Cottage, Birds Hill/Snipe Farm Rd	Clopton	0.8	Owner	Housing	4
676	Countess Wells Pig Unit, New Road	Framlingham	4.1	Owner	Housing	76
677	Field off B1120 on Northern Road	Framlingham	3.1	Owner	Housing	64
678	Bowling Green Farmyard, Pound Green Road,	Badingham	2.4	Owner	Housing	46
679	Forest Lodge Hollesley Road	Rendlesham	0.2	Owner	Housing	4
680	Forest Garage Hollesley Road	Rendlesham	0.2	Owner	Housing	2
681	Land adj. Forest Lodge, Hollesley Road,	Rendlesham	0.2	Owner	Housing	4
682	Palm Springs, Eyke Road, Bromeswell	Bromeswell	1.7	Owner	Housing	3
683	Land at Bealings Road	Martlesham	3.3	Owner	Housing	96
684	Land adjacent to Westerfield Railway	Westerfield	1.0	Owner	Housing	21
685	Former Sports Centre Site, Sycamore Drive	Rendlesham	0.5	Owner	Housing & retail	12
686	The Former Angel Theatre Site, Sycamore Drive	Rendlesham	0.5	Owner	Housing	26
687	Land at Friday Street farm, adjoining the A12, IP17 1JU	Benhall	5.4	Owner	Housing	50
688	Land at Friday Street Farm, Rose Hill, Friday Street, IP17 1JU	Benhall	1.6	Owner	Housing	15
689	Land South of Friday Street Farm, Friday Street, IP17 1JU	Farnham	2.1	Owner	Housing	20
690	Land South of Darsham Station, East of A12, North of Yoxford	Darsham	7.3	Owner	Housing	147

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
691	Land at the Street Darsham, IP17 3QF	Darsham	4.1	Owner	Housing	81
692	Land to the East of Fox Lane Darsham	Darsham	13.9	Owner	Housing	278
693	Land to the West of the Village of Huntingfield, IP19 0PU	Huntingfield	1.3	Owner	Housing	26
694	Land West of Woodbridge Road, IP13 6AE	Bredfield	0.2	Owner	Housing	10
695	Land East of Woodbridge Road, Bredfield	Bredfield	0.9	Owner	Housing	15
696	Land East of Ufford Road, IP13 6AS	Bredfield	1.8	Owner	Housing	20
697	Land South of Woodbridge Road, IP13 6AE	Bredfield	1.3	Owner	Housing	20
698	Bentwaters Park, Rendlesham, IP12 2TW	Rendlesham	10.8	Owner	Housing	216
699	Bentwaters Park, Rendlesham, IP12 2TW	Rendlesham	92.8	Owner	Holiday lets	
700	Site A, North of Orford Road, IP12 3PS	Chillesford	1.1	Owner	Housing	10
701	Site B, South of Orford Road, Chillesford, IP12 3PS	Chillesford	1.3	Owner	Housing	10
702	Site C, North of Orford Road, Chillesford, IP12 3PS	Chillesford	0.3	Owner	Housing	6
703	Site D, Land West of Pedlars Lane, Chillesford, IP12 3PS	Chillesford	0.6	Owner	Housing	10
706	Innocence Farm, Nr Kirton, Felixstowe	Trimley St Martin	115.6	Owner	Storage or distribution	
707	Christmas Yard Wood, off Fagbury Road West	Trimley St Mary	44.0	Owner	Storage or distribution	
708	Land East of Old Hall Farm, Walpole, Halesworth	Walpole	0.7	Owner	Industrial	
709	Land South of Old Hall Farm, Walpole	Walpole	1.2	Owner	Industrial	
710	Land South East of Old Hall Farm Walpole	Walpole	1.3	Owner	Housing	25
711	Land adj. to Blacksmiths Cottage, Halesworth Road	Walpole	1.2	Owner	Housing	24
712	Land south of Lower Road	Westerfield	2.4	Owner	Housing	20
713	Land South of Adastral Park, Newbourne Road	Brightwell	10.3	Owner	Housing	125
714	Land South of Saxmundham	Saxmundham/Benhall	33.0	Owner	Housing, open space	990
715	Land South of Saxmundham	Benhall	4.5	Owner	Housing, open space	90
716	Land South of Saxmundham, Benhall	Benhall	16.3	Owner	Employment, open space	

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
717	Land South of Saxmundham	Saxmundham/Benhall	9.4	Owner	Housing	282
718	Land adjoining Russell Close, Badingham Road,	Peasenhall	1.0	Owner	Housing	20
719	Land at Low Farm Bungalow,	Peasenhall	0.4	Owner	Housing	5
720	Caravan Park, King Georges Avenue	Leiston	0.4	Town Council	Housing	13
722	Land adjacent to 112-128 Haylings Road	Leiston	1.6	Town Council	Housing	49
725	Land to the north of the Tesco Store, Ropes Drive	Kesgrave	0.2	Owner	Housing	15
726	Land to the south of the Tesco Store, Ropes Drive	Kesgrave	0.2	Owner	Housing	15
727	South of Snape Maltings	Tunstall	16.7	Owner	Tourism	
728	Land to the East of Snape Maltings	Tunstall	3.1	Owner	Tourism	
729	Blaxhall Hall, Little Glemham	Little Glemham	1.0	Owner	Housing	21
730	Next to Car Park, Easton Street	Easton	0.2	Owner	Housing	3
731	Bucklesham Road West	Brightwell	3.3	Owner	Housing	66
732	Bucklesham Street East	Bucklesham	4.1	Owner	Housing	83
733	Bucklesham Road North	Brightwell/Bucklesham	15.2	Owner	Housing, office, storage	
734	Bloomfield's Farm, Black Tiles Lane,	Martlesham	0.6	Owner	Housing	13
735	Bloomfield's Farm, Black Tiles Lane	Martlesham	2.8	Owner	Housing	55
736	The Green Farm, Caters Road,	Bredfield	0.5	Owner	Housing	10
737	The Green farm, Caters Road,	Bredfield	0.3	Owner	Housing	7
738	Easton Farm Park, Pond Corner,	Easton	4.6	Owner	Housing, retail, leisure, holiday, office	
739	Sanctuary Field, Pound Corner	Easton	1.6	Owner	Housing	33
740	Kettleburgh Road	Easton	2.3	Owner	Housing	46
741	Coldhall Lane, Saxmundham Road	Framlingham	4.0	Owner	Housing	121
742	Coldhall Lane, Saxmundham Road	Framlingham	6.0	Owner	Housing	180
743	Infirmery Lane,	Framlingham	6.3	Owner	Housing	190

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
744	Hollgate Hill, Woodbridge Road, Framlingham	Framlingham	2.3	Owner	Housing, retail, office, storage	
745	Woodbridge Road, Framlingham	Framlingham	4.0	Owner	Housing, retail, leisure, office, storage	
746	Fairfield Road South, Framlingham	Framlingham	8.5	Owner	Housing/retail/leisure/office	
747	Brick Lane, Framlingham	Framlingham	0.7	Owner	Housing, holiday accomodation, office	
748	Cole's Green, Brick Lane, Framlingham	Framlingham	0.9	Owner	Housing, holiday accomodation, office	
749	Brick Lane, Framlingham	Framlingham	4.4	Owner	Housing/Primary School	
750	Land North of Candlet Road	Felixstowe	36.5	Owner	Housing and Open Space	1095
751	Land behind Herons Way and Meadow Walk, Festival Close	Benhall	3.7	Owner	Housing	73
754	Land West of Bucklesham Road	Kirton	1.1	Owner	Housing and Open Space	23
755	Land West of Trimley Road	Kirton	10.2	Owner	Housing and Open Space	203
756	Land South West of High Road	Trimley St Martin	10.2	Owner	Housing and Open Space	203
757	Land South of High Road	Trimley St Martin	17.0	Owner	Housing and Open Space	340
758	Land West of High Road	Trimley St Mary	12.4	Owner	Housing and Open space	248
759	Land West of Port Felixstowe Road	Trimley St Mary	4.7	Owner	Housing and Open Space	95
760	Land South of B1078	Tunstall	0.8	Owner	Housing	25
761	Land to the West of Duck Corner	Hollesley	0.8	Owner	Housing	25
762	Land South of Boyton Chapel, The Street	Boyton	0.8	Owner	Housing	20
764	Land at Chapel Road	Otley	3.3	Owner	Housing and Open space	66
765	Land North of Bucklesham Road	Foxhall	6.3	Agent	Mixed use	
766	Land south of White House Farm	Bucklesham	1.9	Agent	Housing and Open Space	40
767	Abbey Farm, Pit Road, Letheringham	Letheringham	1.7	Owner	Mixed use	
768	Land Opposite Bucklesham School, Main Road	Bucklesham	4.1	Owner	Mixed use	
769	Land Adjacent to The Meadows	Monewden	0.3	Owner	Housing	10

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
770	Land between Bucklesham School & Bucklesham Hall,	Bucklesham	3.7	Owner	Mixed	
771	Land adjacent to Swiss Cottage Farm	Otley	6.2	Owner	Housing	150
772	Land North of Swiss Cottgae Farm	Otley	11.3	Owner	Housing	300
774	Land at Mow Hill, Witnesham	Witnesham	1.5	Owner	Housing	18
775	Land at Mow Hill, Witnesham	Witnesham	0.6	Owner	Housing	11
776	Land to the south of Eyke CoE Primary School and East of The Street	Eyke	3.5	Owner	Car Park/Open Space	
777	Land to the west of The Street, Eyke	Eyke	1.1	Owner	Housing/Open Space	25
778	Land East of Mill Rise	Peasenhall	0.3	Owner	Housing	8
779	Land West of Mill Rise	Peasenhall	0.4	Owner	Housing	5
780	Land at Springbank Farm	Foxhall	1.9	Owner	Housing	38
781	Land Fronting Top Street and Sandy Lane	Martlesham	3.4	Owner	Housing, care home, office, industry	
782	Land opposite Bredfield Place, Dallinghoo Road, IP13 6BD	Bredfield	0.7	Owner	Housing	6
783	Land north of Ivy Lodge, The Street	Bredfield	0.2	Owner	Housing	4
784	Land between A12 & Woodbridge Road	Bredfield	0.8	Owner	Housing	12
785	Land to the north of Border Cot Lane Industrial Estate	Wickham Market	1.4	Owner	Employment	
786	Land between the Old Police House and Park View, Park Road	Grundisburgh	0.1	Owner	Housing	3
790	Land adjacent to 33-37 Thurmans Lane	Trimley St Mary	3.7	Owner	Housing	75
796	Land adj to The Kennels, The Street	Easton	3.7	Owner	Housing	74
797	Part garden of Farthings, London Road and land adjacent	Blythburgh	0.4	N/A	Housing	8
798	Land south of Station Approach	Saxmundham	0.2	N/A	Housing	6
800	Land adj to playing field, Quinton's Lane,	Felixstowe	8.2	Agent	Housing	247
801	Land adj to park Farm, Hyem's Lane	Felixstowe	5.8	Agent	physical limits extension	
802	Land behind Upperfield Drive,	Felixstowe	3.8	Agent	Housing	114

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
804	Land opposite The Leys, Saxtead Road,	Dennington	2.0	Owner	Housing (assumed)	41
805	Land adj Old Glebe House, Main Road	Westerfield	14.8	Agent	Housing	297
806	Land adj to Giffords, Tuddenham Lane	Westerfield	15.1	Agent	Housing	302
807	Land east of the Moat House, Rookery Road	Monewden	4.0	Owner	affordable Housing	81
808	land to the South of The Meadows	Monewden	6.1	Owner	affordable Housing	122
809	Land adjacent to St Mary's Church, Church Road	Monewden	3.0	Owner	Housing	61
811	Land adj to houses at Lodge Road, High Street,	Ufford	0.4	Owner	Housing	9
812	Land behind 15 St Peters Close	Charsfield	0.9	Owner	Housing	8
813	Land adj to Highfields, Davey Lane	Charsfield	0.2	Owner	Housing	3
814	Land between Davey Lane and Church Lane,	Charsfield	0.5	Owner	Housing	10
815	Land adjacent to 16 Alde Lane	Aldeburgh	0.3	N/A	Housing	8
816	Land adj to Thong Hall, Thong Hall Road and South of Dallinghoo Road	Wickham Market	6.7	Owner	Housing	133
817	Land adj to Alder Close, Aldecar lane, Benhall	Benhall	0.0	Owner	Housing	1
818	Land at Lime Barn, Aldecar Lane, Benhall	Benhall	0.1	Owner	Housing	3
819	Land adj to Ella House, Aldecar Lane, Benhall	Benhall	0.5	Owner	Housing	11
820	Land at Woodlands, Aldecar Lane, Benhall	Benhall	0.8	Owner	Housing	15
821	Land adjacent Groveberry House, Church Road	Little Glemham	0.5	Agent	Housing	9
823	Land opposite 79-91 Abbey Road	Leiston	0.5	Agent	Housing	15
824	Land adjacent to 98 Abbey Road	Leiston	0.4	Agent	Housing	11
826	Land between St Andrews Place and El Paso, Brick Kiln Lane,	Melton	3.4	Owner	Mixed use	
828	Land opposite 28 Westward Ho	Leiston	0.0	Owner	Housing	1
829	Land adjacent 1-23 Westward Ho	Leiston	0.1	Owner	Housing	3
830	Land at Saxmundham Station, Station Approach	Saxmundham	0.2	Owner	Housing	5

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
832	Land adj Homeland, Main Road	Yoxford	0.3	Parish Council	Housing	7
836	Land west of Station Road	Framlingham	0.3	Developer	Housing	10
837	Land adj Street Farm, Low Road,	Saxmundham	0.9	Owner	Housing/employment	
838	Land adj Old School House, Low Road,	Great Glemham	0.5	Owner	Housing/employment	
839	Land opposite Park Cottages, Chapel Lane,	Great Glemham	0.2	Owner	Housing/employment	
840	Land adj Church Cottages,	Great Glemham	0.2	Owner	Housing/employment	
841	Land adj to The Old Forge,	Saxmundham	0.9	Owner	Housing/employment	
845	Land at Red Oak House, Summer Lane	Bromeswell	0.3	Agent	Housing	6
847	Land to the south of Westerfield Hall Farm, Westerfield Road	Westerfield	1.1	Owner	Housing	23
848	Land to the east of Westerfield Hall Farm, Westerfield Road	Westerfield	12.8	Owner	Housing	257
849	Land to the north of White Lodge, Westerfield Road	Westerfield	0.3	Owner	Housing	5
852	Land opposite Morston Hall, Morston Hall Lane,	Trimley St Martin	11.9	Agent	Employment	
853	Land at Morston Hall Road and adjacent to the A14	Trimley St Martin	8.9	Agent	Employment	
855	Land North of Ramsholt Road, IP12 3AQ	Alderton	0.3	Owner	Housing	5
856	Land to the rear of 76 - 86 Bucklesham Road,	Kirton	0.6	Owner	Housing	11
857	Land to the rear of 31-37 Bucklesham Road,	Kirton	0.2	Owner	Housing	4
860	Land adjacent to Bardolph Cottages, Saxstead Road	Dennington	0.2	Parish Council	Housing	4
861	Land to the rear of Dennington Lodge, Laxfield Road	Dennington	1.4	Parish Council	employment	
867	Land adjacent to New House, The Street	Chillesford	0.3	Owner	Housing	6
868	Land adjacent to Corner House, Pedlars Lane	Chillesford	0.1	Owner	Housing	1
869	Land adjacent to Millers Bungalow, Mill Lane	Chillesford	0.0	Owner	Housing	1
870	Land at Kiln Farm, Main Road	Playford/Rushmere St Andrew	138.7	Owner	Housing	4160
872	Land to the rear of 4 Low Street	Badingham	2.0	Owner	Housing	40

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
873	Land to the rear of Home Port, Carlton Road	Kelsale cum Carlton	0.6	Owner	Housing	13
874	Land east of the Old Rectory,	Darsham	0.5	Owner	Housing	8
875	Land adjacent 8 Woodbridge Road	Debach	2.7	Owner	Housing	53
876	Land to the rear of Orchard Bank, Church Road	Friston	1.7	Owner	Housing	34
877	Land to the rear of The Vicarage, Darsham Road	Westleton	0.5	Owner	Housing	11
878	Land off Yew Tree Rise	Wickham Market	5.3	Owner	Housing	107
879	Land adjacent to The Old Vicarage, Crown Lane	Wickham Market	0.0	Owner	Housing	1
880	Land rear of The Old Vicarage, Crown Lane	Wickham Market	0.2	Owner	Housing	4
881	Land rear of The New Vicarage, Crown Lane	Wickham Market	1.7	Owner	Housing	34
889	Land North of South Cottage, Chapel Lane	Charsfield	1.2	Owner	Housing	25
890	Land South of Springfield House, Chapel Lane	Charsfield	1.6	Owner	Housing	31
891	Land in between Sirocco and Ivy Lodge, The Street	Bredfield	0.2	Owner	Housing	3
894	Land west of May Tree Cottage, Caters Lane	Bredfield	0.3	Owner	Housing	5
896	Land east of Shop Road	Clopton	4.3	Owner	Housing	10
897	Land north of Hill Farm House	Clopton	0.3	Owner	Start up offices	
900	Land surrounding Trust Hall, The Street,	Shottisham	0.9	Parish Council	Housing	18
901	Land East of Heath Drive,	Shottisham	0.5	Owner	Housing	10
902	Land east of St. Margaret's House, The Street	Shottisham	0.5	Parish Council	Housing	11
904	Land at Aldeburgh Golf Course, off Golf Lane	Aldeburgh	0.1	Owner	Housing	2
908	Land west of Yarmouth Road and east of A12,	Ufford	21.2	Owner	Mixed use	
909	Land in between A12 and Yarmouth Road,	Ufford	2.9	Owner	Mixed use	
910	Land in between Orchard End and Grove Farm Cottages, Snipe Farm Road	Clopton	1.2	Owner	Housing	23
911	Land North of Grove Farm Cottages	Clopton	0.2	Owner	Housing	4

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
912	Land opposite Brook House and Bridge House, Church Road,	Chediston	0.2	Owner	Access to proposed commercial site to North	
915	Land north west of Heath Cottage,	Wantisden	0.8	Owner	employment	
916	Land at Wantisden Corner, Butley	Butley	1.1	Owner	Housing	23
917	Cliff Cottage, Fox Hill and Highfield, Fox Hill	Hollesley	0.4	N/A	Housing	7
918	9-12 Felixstowe Road	Martlesham	0.2	N/A	Housing	5
920	Land South of Ipswich Road,	Martlesham	1.6	Developer	Mixed use	
928	Land West of The Street, Bramfield Road,	Wenhaston	1.8	Owner	Housing/Leisure/Open Space	
935	Peewit & Felixstowe Beach Caravan Park, Walton Avenue	Felixstowe	13.2	Parish Council	Housing	395
936	land at Suffolk Sands Holiday Park, Carr Road	Felixstowe	6.9	Parish Council	Housing	207
939	Orchard Cottage, Stebbings Lane	Hollesley	0.4	N/A	Housing	7
940	Shawfields and Little Shaws, Shaw Valley Road	Martlesham	0.3	N/A	Housing	6
941	Land at Deben High School, Garrison Lane	Felixstowe	4.1	N/A	Housing	122
942	Lucarne, Fore St,	Framlingham	0.3	N/A	Housing	10
943	Land to rear of 2 - 8 Grangeview, Yoxford Road,	Westleton	0.8	N/A	Housing	17
944	Land south of Templars,	Bredfield	1.2	N/A	Housing	23
947	Green Trees Land south and west of SHLAA site 827,	Knodishall	0.8	N/A	Housing	15
948	Site west of Heath Road,	Shottisham	0.4	N/A	Housing	8
950	Land at Faulkners Way,	Trimley St Mary	1.0	N/A	Housing	20
952	Land at Bealings Road	Martlesham	0.9	Owner	Housing	5
953	Land between Playford road and Bent Lane, opposite sports fields	Rushmere St Andrew	3.4	Owner	Housing	101
957	Land to the north of Beacon Hill Lane,	Thorpeness	0.3	Owner	Housing	9
959	Land to the west of Pilgrims Way,	Thorpeness	2.1	Owner	Housing	49
960	Land to the south east of St Andrews Rd,	Knodishall	0.9	Owner	Housing	21

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
961	Land at Mill Street,	Middleton	0.5	Owner	Housing	9
966	Land at Fenlands, Leiston Road,	Aldeburgh	1.0	Owner	Housing	1
976	Land at Kirton Road,	Falkenham	2.4	Owner	Housing	47
977	Foxhall landfill site, Foxhall Road,	Foxhall	18.2	Owner	Employment	
978	Land rear of Mill Lane,	Trimley St Martin	3.0	Owner	Housing	58
981	Land off Aldringham Road,	Aldringham cum Thorpe	3.7	Owner	Housing	64
982	Land Opposite Thatched Cottage, Old Church Road,	Melton	0.1	Owner	Housing	1
985	Land at Thurmans Lane,	Trimley St Mary	1.2	Owner	Housing	25
988	Land opposite 1-9 Oak View, Mill Hill,	Peasenhall	0.2	Owner	Housing	6
989	Land West Of Manor Terrace, Landguard Caravan Park, Manor Terrace,	Felixstowe	0.2	Owner	Housing	6
992	Land rear 194 High Road, off Thurmans Lane,	Trimley St Mary	0.2	N/A	Housing	3
993	Council Offices, Melton Hill,	Melton/Woodbridge	1.3	Owner	Housing	100
994	Land to north of Playford Lane,	Rushmere St Andrew	3.6	Owner	Housing	40
995	Land to the south of Primary School,	Witnesham	0.8	Owner	Housing	16
997	Land adjacent to 187 Saxmundham Road,	Aldeburgh	0.2	Owner	Housing	6
999	Suffolk Police HQ, Portal Avenue,	Martlesham	10.7	Owner	Housing	347
1001	Land north of Otley House, Helmingham Road,	Otley	0.4	Agent	Housing	9
1012	Land West of Hurshall Park,	Saxmundham	27.0	Developer	Housing	810
1013	Brick Kiln Park, Church Road,	Snape	1.0	Owner	Housing	20
1018	Land at Anson Road,	Martlesham Heath	1.6	Owner	Housing	47
1020	Land adjacent to Pear Tree Close,	Kelsale cum Carlton	5.6	Agent	Housing	111
1023	Land at Anzani House, Anzani Avenue,	Felixstowe	2.1	Agent	Housing	63
1025	Land north of Stebbing's Lane,	Hollesley	7.3	Owner	Housing	146
1026	Land north of Bushey Lane,	Hollesley	4.0	N/A	Housing	80

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
1028	Land north of White House, The Street,	Bucklesham	2.2	Agent	Housing	44
1033	Land opposite 25-33 New Road,	Framlingham	0.1	Owner	Housing	1
1035	Land adj. Saxon Lodge, The Street,	Bawdsey	0.3	Owner	Housing	5
1036	Land rear of St. Mary's Church, Church Road,	Otley	8.6	Agent	Housing	172
1037	Land adj. 14-32 Park Lane,	Kirton	6.3	Owner	Housing	126
1040	Land North of Priory Farm, off Lymballs Lane,	Darsham	0.9	Owner	Housing	5
1042	Land at Sibton Road opposite Peasenhall & Sibton Methodist Church	Peasenhall	1.3	Owner	Housing	6
1043	Land South of Back Road, fronting Fletchers Lane,	Middleton	1.7	Owner	Housing	23
1045	Land adj. to British Telecom Telephone Exchange, Border Cot Lane.	Wickham Market	1.4	Owner	Housing	28
1049	Land at and surrounding Greenway, Hall Lane,	Witnesham	0.5	Owner	Housing	2
1050	Land at and behind 115 College Road,	Framlingham	2.8	Owner	Housing	83
1051	Land at Wood Farm, Helmingham Road,	Otley	0.9	Owner	Housing	18
1052	Land at The Street/Park Road	Letheringham	8.5	Owner	Housing	169
1054	Land adj. Copse Corner, Byng Hall Road,	Ufford	5.1	Owner	Housing	102
1055	Land adj. Gelham Hall, North of Dallinghoo Road,	Wickham Market	7.7	Owner	Housing	155
1056	Land opposite 52-74 St Margarets Crescent,	Leiston	2.0	County Council	Housing	60
1057	Land North of the Old Rectory,	Badingham	0.6	Owner	Housing	12
1058	Land adj. 70 Abbey Road,	Leiston	0.5	Agent	Housing	14
1059	Land adj. The Woodlands, Valley Farm Lane,	Melton	3.2	Owner	Housing	64
1060	Land at Ipswich Town Football Club training ground, Playford Road,	Rushmere St Andrew	8.7	Owner	Housing	174
1061	Land opposite 36-84 Westward Ho, Buckleswood Road,	Leiston	0.2	Owner	Housing	7
1062	Land adjacent to Grafo Products LTD Works, St Johns Road	Saxmundham	0.2	Owner	Housing	6
1064	Land at and around Sandpit Cottages, Low Road	Great Glemham	3.7	Owner	Housing	73

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
1065	Fairway Launderers and Cleaners, Saxmundham Road,	Aldeburgh	0.1	N/A	Employment	
1066	Land adjacent to Leiston Road and The Drift	Aldeburgh	1.3	N/A	Housing	40
1067	Yarn Hill, North of Hill Farm,	Iken	0.9	Owner	Tourism	
1069	Land adj. Hill Farm, Common Lane,	Bromeswell	1.2	Agent	Housing	24
1070	Land to the rear of 43 & 45 Aldeburgh Road,	Leiston	0.2	Owner	Housing	7
1071	Land adj. 15 Hollesley Road,	Alderton	0.1	Owner	Housing	2
1072	Land inc. superstore, parish rooms & Beardmore Retail Park,	Martlesham	11.8	Owner	Area to be designated a District Centre	
1073	Land to the rear of Fernhill Lodge, Woods Lane,	Melton	1.0	Owner	Housing	3
1074	Land west of Herons Nest, Church Road,	Wenhaston	0.1	Owner	Housing	3
1076	Land to the rear of Willow Brook House, Bealings Road,	Martlesham	4.5	Agent	Housing	91
1077	Land to the rear of 31-37 Bucklesham Road,	Kirton	0.6	Owner	Housing	11
1079	Land adjacent to Coldfair Green Primary School, Judith Avenue,	Knodishall	0.5	Agent	Housing	11
1080	Land north of Tollgate Cottage, North Entrance,	Saxmundham	1.0	Owner	Housing	15
1081	Garrison Lane car park, adj. 17 Garrison Lane	Felixstowe	0.5	N/A	Housing	14
1082	Land North of Humber Doucy Lane (open space)	Rushmere St Andrew	4.0	Owner	Open space/playing field	
1083	Land opposite 309-405 Humber Doucy Lane,	Rushmere St Andrew	5.9	Agent	Housing	118
1084	Land off Rushmere Road and Humber Doucy Lane	Rushmere St Andrew	6.4	Owner	Housing	191
1085	Humber Doucy Lane, adjacent to Wanderers football club,	Rushmere St Andrew	5.7	Owner	Housing	171
1087	Land at and surrounding Hill Farm, Lamberts Lane,	Rushmere St Andrew	114.7	Owner	Housing	2295
1088	Land South of Holly Tree Farm, Bell Green	Cratfield	1.3	Owner	Housing	26
1089	Land off Rushmere Road and Humber Doucy Lane,	Rushmere St Andrew	2.1	Owner	Housing	42
1090	Longfield Nursery, Rectory Road, Stone Common,	Blaxhall	0.5	Owner	Housing	9
1091	Brackenbury Sports Centre, High Road East,	Felixstowe	1.8	District Council	Not specified	

Potential land for development (continued)

Site number	Site address	Parish	Site area (hectare)	Origin	Proposed use	Indicative number of homes*
1092	Eastward Ho, Grove Road,	Felixstowe	33.4	District Council	Leisure/housing/commercial	
1093	Cliff House and surrounding land, Bath Road,	Felixstowe	1.2	District Council	Not specified	
1094	Felixstowe Leisure Centre, Undercliff road West	Felixstowe	0.4	District Council	Leisure/tourism	
1095	Land adjacent to The Gables, Owls Green	Dennington	1.1	Parish Council	Housing	23
1096	Land by the A14, west of Bluebird Lodge,	Nacton	0.6	Agent	Housing	13

* The indicative number of homes is based on 30 dwellings per hectare for Felixstowe, Kesgrave, Martlesham Heath, Purdis Farm, Rushmere St Andrew (exc. village), Aldeburgh, Framlingham, Leiston, Saxmundham and Woodbridge. 20 dwellings per hectare has been applied for sites elsewhere. Where the site proposer has indicated a number of dwellings in their 'call for sites' submission we have used this figure (in bold). These indicative figures are provided to give you some idea of the scale of development on each site to assist you with responding to this consultation. As work on the Local Plan progresses the figures for sites taken forward to the next stage will be based on the specific locality and site characteristics and may be higher or lower.

Appendix 2- Evidence Base

A number of evidence studies are required to support the Local Plan.

To support the Local Plan, a number of evidence base documents are required. The evidence base helps the Council understand the needs and requirements across the district and what are the best options to take forward. A robust and comprehensive evidence base is essential to justify the policies and proposals and ensure that the final plan will be sound.

The table summaries the evidence prepared to date, the evidence currently under preparation and the evidence which is still to be prepared.

Evidence Base Complete	Evidence Base Under Preparation	Evidence Base to be Prepared
<p>Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment (2017) This study identifies the Ipswich Housing Market Area and identifies the objectively assessed housing need.</p> <p>Accommodation Needs Assessment for Gypsies, Travellers, Travelling Show People and Boat Dwellers (2017) This identified the number of pitches, sites and moorings which need to be planned for.</p> <p>Ipswich and Waveney Economic Areas - Employment Land Needs Assessment (2016) This study identifies the functional economic area and identifies the number of jobs the Council will need to plan for.</p> <p>Ipswich Economic Area Employment Land Supply Assessment (2017) This study identifies the different employment sectors within the functional economic area and the land requirements for each of these.</p> <p>Ipswich and Suffolk Coastal Town Centres, Retail and Commercial Leisure Study (2017) This study identifies the health of town centres across Ipswich and Suffolk Coastal as well as the need for retail and commercial floorspace development.</p>	<p>Suffolk Coastal and Waveney Strategic Flood Risk Assessment This study assesses the risk of flooding across the two districts and ensures that any future development avoids areas at risk from flooding.</p>	<p>Landscape Character Assessment and Landscape Sensitivity Analysis This study will identify the different landscapes across the district as well as the areas which are sensitive to new development.</p> <p>Water Cycle Study This will consider the implications of development proposed in the Local Plan on the water environment and whether the existing water infrastructure has capacity to accommodate future growth.</p> <p>Whole Plan Viability This will assess the overall impact of the Local Plan on the financial viability of new development.</p> <p>Design and Heritage Assessments This study will consider the historic environment and what impact future development will have on design and heritage.</p> <p>Infrastructure Delivery Plan This will set down the physical and community infrastructure needed to support development proposed in the Local Plan.</p> <p>Transport Study This will assess the transport and traffic implications of the development proposed in the Local Plan.</p>

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This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council using one of the methods above.

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