

Site Allocations and Area Specific Policies

Development Plan Document
January 2017



This document was superseded on 23rd September 2020 with the adoption of the East Suffolk Council - Suffolk Coastal Local Plan.



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

Contents

1. Introduction	2
2. Housing	14
3. Economy	61
4. Retail	77
5. Tourism	92
6. Recreation and Green Infrastructure	99
7. Environment	105
8. Delivery and Monitoring	122
Appendix 1 'Saved' policies to be Replaced or Deleted	141
Appendix 2 Core Strategy Policy Overview	143
Appendix 3 Housing Permissions for 5 or more dwellings as at 31 March 2015 (District wide)	144
Appendix 4 Housing Permissions for 5 or more dwellings between 1 April 2015 to 31 December 2015 (District wide)	147
Appendix 5 Use Classes Order	149
Appendix 6 Policy Maps	151

Table of Policies

Policy SSP1 – New Housing Delivery 2015 - 2027	21
Policy SSP2 – Physical Limits Boundaries	23
Policy SSP3 – Land rear of Rose Hill, Saxmundham Road, Aldeburgh.....	28
Policy SSP4 – Land to the East of Aldeburgh Road, Aldringham	30
Policy SSP5 – Land at Mill Road, Badingham.....	32
Policy SSP6 – Land Adjacent to Corner Cottages, Main Road, Benhall	34
Policy SSP7 – Land to the rear of 1 and 2 Chapel Cottages, The Street, Darsham.....	36
Policy SSP8 – Land opposite Townsfield Cottages, Dennington.....	38
Policy SSP9 – Land south of Solomon’s Rest, The Street, Hacheston	40
Policy SSP10 – Land south of Ambleside, Main Road, Kelsale cum Carlton.....	42
Policy SSP11 – Land north of Mill Close, Orford.....	44
Policy SSP12 – Land west of Garden Square Rendlesham	48
Policy SSP13 – Land east of Redwald Road, Rendlesham	49
Policy SSP14 – Land north-east of Street Farm, Saxmundham	52
Policy SSP15 – Land opposite The Sorrel Horse, The Street, Shottisham	54
Policy SSP16 – Land fronting Old Homes Road, Thorpeness.....	56
Policy SSP17 – Land south of Lower Road, Westerfield	58
Policy SSP18 – Land at Old Station Works, Main Road Westerfield.....	60
Policy SSP19 – Land at Street Farm, Witnesham (Bridge).....	61
Policy SSP20 – Ransomes, Nacton Heath	64
Policy SSP21 – Land at Silverlace Green(former airfield) Parham.....	66
Policy SSP22 – Former airfield Parham	67
Policy SSP23 – Former airfield Debach.....	69
Policy SSP24 – Bentwaters Park, Rendlesham	71
Policy SSP25 – Carlton Park, Main Road, Kelsale cum Carlton.....	72
Policy SSP26 – Levington Park, Levington	73
Policy SSP27 – Riverside Industrial Estate, Border Cot Lane, Wickham Market	75
Policy SSP28 – Aldeburgh Town Centre	82
Policy SSP29 – Saxmundham Town Centre	85
Policy SSP30 – District Centres	88
Policy SSP31 – Local Centres	90
Policy SSP32 – Visitor Management – European Sites.....	95
Policy SSP33 – Snape Maltings	96
Policy SSP34 – Suffolk Showground – Trinity Park	97
Policy SSP35 – Land off Westerfield Road and Lower Road, Westerfield.....	101

Policy SSP36 – Recreation / Open Space near Rushmere Street.....	103
Policy SSP37 – Parks and Gardens of Historic or Landscape Interest	108
Policy SSP38 – Special Landscape Areas.....	110
Policy SSP39 – Areas to be Protected from Development	112
Policy SSP40 – Newbourne: Former Land Settlement Association Holdings	113
Policy SSP41 – The Garret Era Area, Aldeburgh	114
Policy SSP42 – Coastal Change Management Area	117
Policy SSP43 – Relocation and Replacement of Development Affected by Coastal Erosion Risk	118



INTRODUCTION

1. Introduction

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



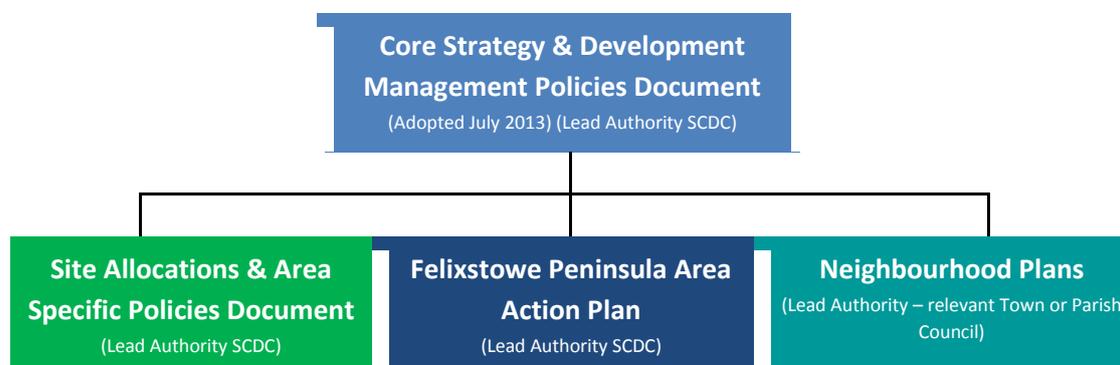
- 1.06 This Site Allocations and Area Specific Policies Document covers the majority of the District excluding the Felixstowe Peninsula and a number of parishes where neighbourhood plans are being prepared. It identifies sites for different types of development such as housing and employment, defines the boundaries of built up areas and other policy areas such as town centres and areas to be protected from development, and identifies local infrastructure requirements.

- 1.07 There are several parish and town councils preparing neighbourhood plans within the Site Allocations and Area Specific Policies Document plan area. Several of these neighbourhood plans are well progressed and are covering the full range of policy issues. These parish areas are therefore not being covered in this document (See para 1.16).

- 1.08 The Felixstowe Peninsula Area Action Plan covers the remaining area southeast of the A12/A14 dual carriageway interchange (Seven Hills) and has been prepared alongside this document by the District Council. This enables the policies and sites to be considered together, in implementing the Core Strategy approach to growth in the District. This aligned preparation is particularly important given that Felixstowe is the largest town in the District, the unique geography of the Peninsula, the connectivity and economic relationships with the wider area and internationally protected habitat sites. The Area Action Plan shapes significant development and change across the Felixstowe Peninsula and serves as a tool that can be used by the Council (and other bodies) to direct sustainable development and investment into the area.

- 1.09 Together, the Council’s Local Plan documents and any neighbourhood plans will provide the planning policy coverage for the district for all matters with the exception of waste and minerals, which remain the responsibility of Suffolk County Council. Figure 1 identifies the Suffolk Coastal Development Plan Documents, against which most planning decisions will be made.

Fig 1 The “DEVELOPMENT PLAN” for Suffolk Coastal District



- 1.10 The planning policy documents for which the District Council is the lead authority, comprise the **Local Plan**. The **DEVELOPMENT PLAN** for the district includes “made” neighbourhood plans and those documents which comprise the District Local Plan (Section 38(1) of the

Planning and Compulsory Purchase Act 2004). Planning law requires that applications for planning permission must be determined in accordance with the **DEVELOPMENT PLAN** unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) for example is one such material consideration.

Relationship with the Core Strategy

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

towards the delivery of the full updated OAN. The Local Plan Review also provides the opportunity to monitor progress of housing sites (allocated or with the benefit of planning permission) and to react to any change of circumstance as appropriate.

Strategic development at Adastral Park

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

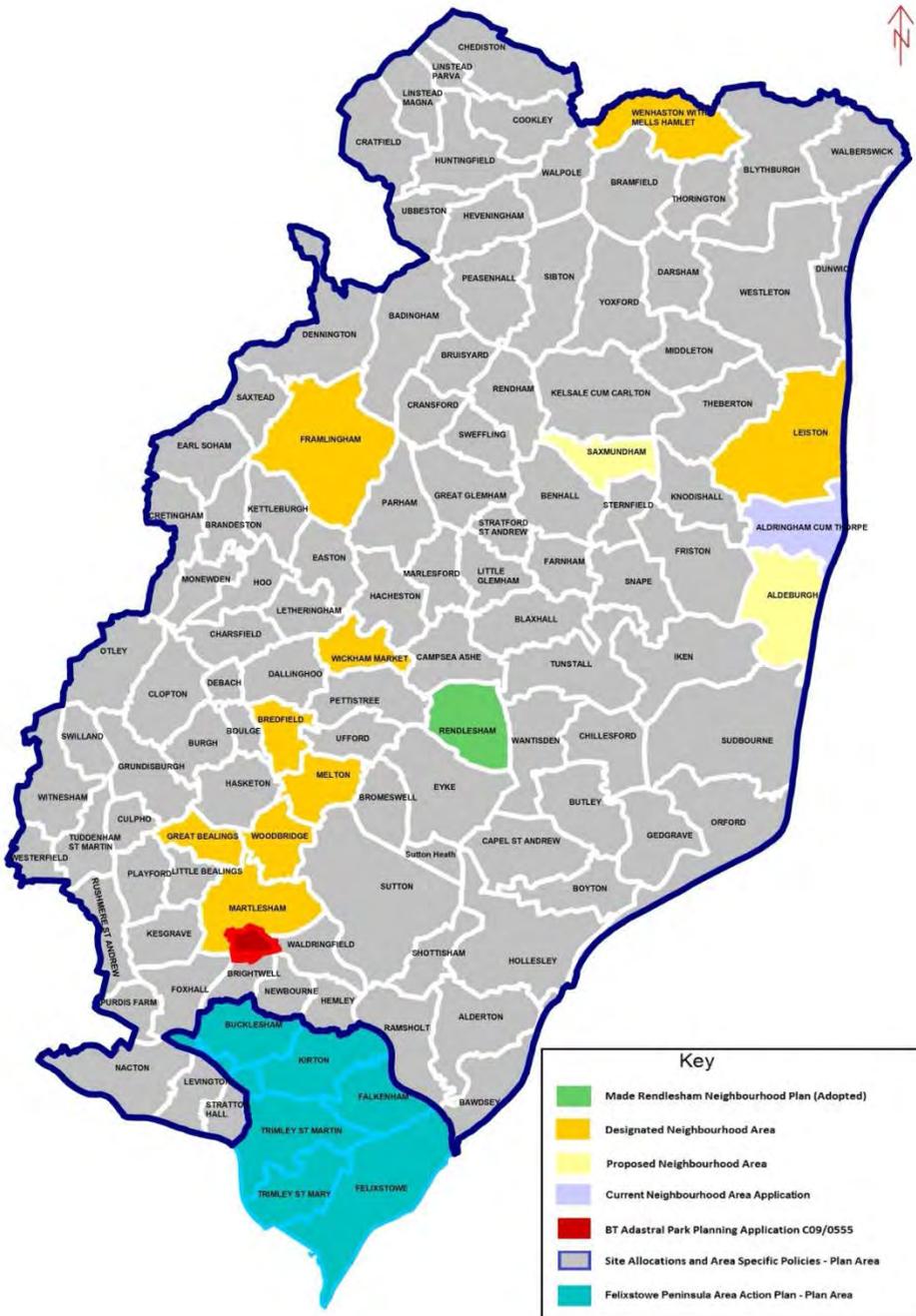
Relationship with Neighbourhood Plans

- 1.17 Neighbourhood plans provide site and area specific policies for their area and are important in implementing the Core Strategy, including contributing to the district's overall housing requirement. They also have role in replacing "saved" policies in the old Local Plan. Once "made" these neighbourhood plans will have the same status in decision making as the adopted Site Allocations Document and the Felixstowe Peninsula Area Action Plan.
- 1.18 There are a number of parish and town councils preparing neighbourhood plans within the District. At the point of the Proposed Submission consultation several of these plans had made good progress and were covering a comprehensive range of policy issues. Therefore, this document does not include the following market towns and other parishes formally designated as neighbourhood areas for the purpose of preparing neighbourhood plans:

- Bredfield
- Framlingham
- Great Bealings
- Leiston
- Martlesham
- Melton
- Woodbridge; and
- Wenhaston

- 1.19 As of March 2016, the following towns have passed a resolution to progress a neighbourhood plan, but have yet to apply for neighbourhood area designation, the first formal step in the process of neighbourhood plan preparation. Policies relating to each of these areas are therefore currently included within this Site Allocations Document:
- Saxmundham
 - Aldeburgh
- ** Wickham Market was designated a neighbourhood plan area on 12/01/2016 but given its early stage, policies relating to the parish are included within this plan. It will be for the neighbourhood plan to supersede these policies in due course should they determine to do so.
- *** Aldringham cum Thorpe (Thorpeness) has applied for neighbourhood area status. A decision is due by May 2016. Assuming the parish is designated a neighbourhood plan area, the same approach will be taken as that for Wickham Market as set out above.
- 1.20 A “made” (adopted) Neighbourhood Plan for Rendlesham Parish (January 2015) contains policies relating to the village centre and for the provision of allotments, but leaves all other matters to be dealt with in the Site Allocation and Area Specific Policies Document. Where appropriate reference to these “made” policies are included within this plan.
- 1.21 Map 1 shows those parts of the District covered by this Site Allocations and Area Specific Policies Document, the separate Felixstowe Peninsula Area Action Plan document and neighbourhood plans.

Map 1 Site Allocations and Area Specific Policies - Plan Area



1:135,000 (c) Crown Copyright and database rights 2012 Ordnance Survey 100019684

Structure and Content of the Document

1.22 Policies and Proposals are presented under specific topic headings which broadly follow the structure of the Core Strategy:

- Housing,
- Employment,
- Retail,
- Tourism and leisure,
- Recreation and green infrastructure, and
- Environment.

1.23 For other matters, it is considered that the higher level policies in the Core Strategy are sufficient for the determination of planning applications.

1.24 The policies and proposals contained within the Site Allocations Document are those identified as necessary to implement the Core Strategy and to replace remaining saved policies from the 2001 Local Plan. It concentrates on those settlements for which there is a physical limits boundary i.e. Major Centre – Local Service Centre in the Core Strategy Settlement Hierarchy.

1.25 For those settlements/parishes identified in Strategic Policy SP19 as Other Village or Countryside there are no relevant policies in this document unless there is a separate Inset Map provided. The Inset Map will show for example a historic park or garden, or area to be protected from development or coastal change. For all other matters refer to the Core Strategy (July 2013).

1.26 This document does not cover Gypsy and Traveller sites. Suffolk County Council is leading a project, in collaboration with all the Suffolk local authorities, to deliver an evidenced requirement for three short stay stopping sites across the county through the planning system by the end of 2016. The Council has adopted Core Strategy policies against which to consider planning applications (SP4 and DM9).

Local Plan Policies Map

1.27 The Policies Map for the District provides a geographical expression of the policies and proposals in Local Plan documents. It will require updating following adoption of the document. Extracts of the maps are provided throughout the document for ease of reference in respect of particular policies.

1.28 Settlement Inset Maps are provided at the end of the document so that policies and proposals relating to that particular settlement can be viewed together.

Preparation of the Document

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

Consultation and Community Involvement

- 1.30 The Council's Statement of Community Involvement (Sept 2014) sets out arrangements for consulting and involving local communities. A Consultation Report sets out the approach to community engagement and consultation for each stage in the preparation of this document including who was consulted, what they said and how the views expressed have shaped this document.
- 1.31 Public consultation and engagement is essential to the production of the document as this enables the Council to better understand the opinions and concerns of the local communities. Continued community engagement ensures that local opinions, priorities and knowledge are taken into account as the document has evolved.
- 1.32 The document has also been informed by ongoing engagement with infrastructure providers including the County Council and collaboration with adjacent local authorities, as appropriate.
- 1.33 The Council also established a Site Allocations and Area Specific Policies Working Group to assist in the plan making process. The remit of the Working Group which consists of 16 district, parish and town council representatives, has been to act as sounding board and provide input into the preparation of the document and the approach to community consultation. The Working Group is a consultative rather than decision making body and the key points from the meetings are published on the Council's website. A similar working group provided input into the Felixstowe Peninsula Area Action Plan.

Fig 2. Stages in the Preparation of the Site Allocations and Area Specific Policies Document



Evidence

- 1.34 The Council's evidence base, made up of background studies, technical reports and sources of information is comprehensive and robust. The evidence base fundamentally underpins the approach outlined in the Core Strategy and subsequently site allocations and area specific policies in this document alongside those in the Felixstowe Peninsula Area Action Plan.
- 1.35 Whilst much of the background evidence is that which supports the Core Strategy, more recent available evidence used to inform this document and the Felixstowe Peninsula AAP includes a "refresh" to earlier retail study work, the strategic housing land availability assessment (SHLAA 2014), an update to the green infrastructure study, cycling strategy, leisure strategy, the East Inshore Marine Plan and the Deben Estuary Management Plan. Development viability analysis has also been undertaken to test the deliverability of sites identified in this document.
- 1.36 More specific information, particularly in relation to individual housing and employment sites, has been provided by the relevant service or utility provider, for example Suffolk County Council and Anglian Water. Where appropriate this is referenced in the supporting text to individual policies. One further important piece of work is the 'Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council' which is due to complete by March 2017. This will help

identify specific projects to mitigate the impact of new development, and particularly any associated increase in disturbance from walkers and dog walkers on the Special Protection Areas and Special Areas of Conservation (European Sites) within the three local authority areas e.g. visitor management measures, above and beyond any necessary site specific requirements. Other plans and strategies to which this plan has note include the estuary and shoreline management plans.

Sustainability Appraisal

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

Habitats Regulations Assessment (Natura 2000 sites)

- 1.38 Suffolk Coastal is renowned for its very high nature conservation interest. In addition to its plan making role, the Council is required, under a separate duty, to ensure that the policies and proposals contained in the Site Allocations Document, will not have a significant effect on the Sites of European and International Importance (European Sites) such as Special Protection Areas (SPAs) in relation to birds. Significant effect is assessed both in terms of individual and cumulative impact of policies and proposals. This “Appropriate Assessment” work is carried out under The Conservation of Habitats and Species Regulations 2010, commonly abbreviated to the Habitats Regulations (HRA). Ongoing assessment in supporting Habitats Reports address potential effects on disturbance to protected wild birds using nearby estuaries and mitigation measures identified, recommended and proposed in the Appropriate Assessment of the Core Strategy. The HRA reports are published alongside this Site Allocations Document.
- 1.39 The role of the Site Allocations Document is to implement the policies and proposals in the Core Strategy. The Appropriate Assessment ¹undertaken for the Core Strategy confirmed that the scale and distribution of new development, specifically for new housing development, would, without mitigation, result in a significant effect on the River Deben and River Orwell Special Protection Areas. From the work undertaken on the Core Strategy, the main impact is likely to be that of dog walkers and the need to manage visitors using these sites.

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

- 1.40 The policies and proposals contained in the Site Allocations Document are required to implement the Core Strategy. The HRA undertaken for the Core Strategy remains relevant in relation to this document. The Site Allocations Document is however required to demonstrate how the mitigation measures identified under the Core Strategy HRA will be taken forward. HRA reports have been undertaken at the Preferred Options Stage (Oct 2015) and to accompany this document (Feb 2016). Three policies were singled out in the October 2015 HRA as having a potentially significant effect – the housing site rear of Rose Hill, Saxmundham Road, Aldeburgh; Snape Maltings; and Visitor Management for the Deben Estuary. Those issues and concerns have been addressed in this plan and the February 2016 HRA report, published alongside this document, now concludes in section 5:

"In conclusion it is considered that the Site Allocation Document as a stand alone document is not likely to have a significant effect on European sites. There are no other plans which would have an effect on European sites in combination with the Site Allocations Plan; mitigation for impacts on European sites deriving from Suffolk Coastal's Core Strategy in combination with housing growth in Ipswich Borough is also applicable to the Site Allocations Plan."

A further assessment was undertaken of the re-written policy relating to Visitor Management which has been widened to apply to all European Sites, not just the Deben Estuary. This assessment is published as an Addendum to the February 2016 HRA Report.

Community Infrastructure Levy (CIL)

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





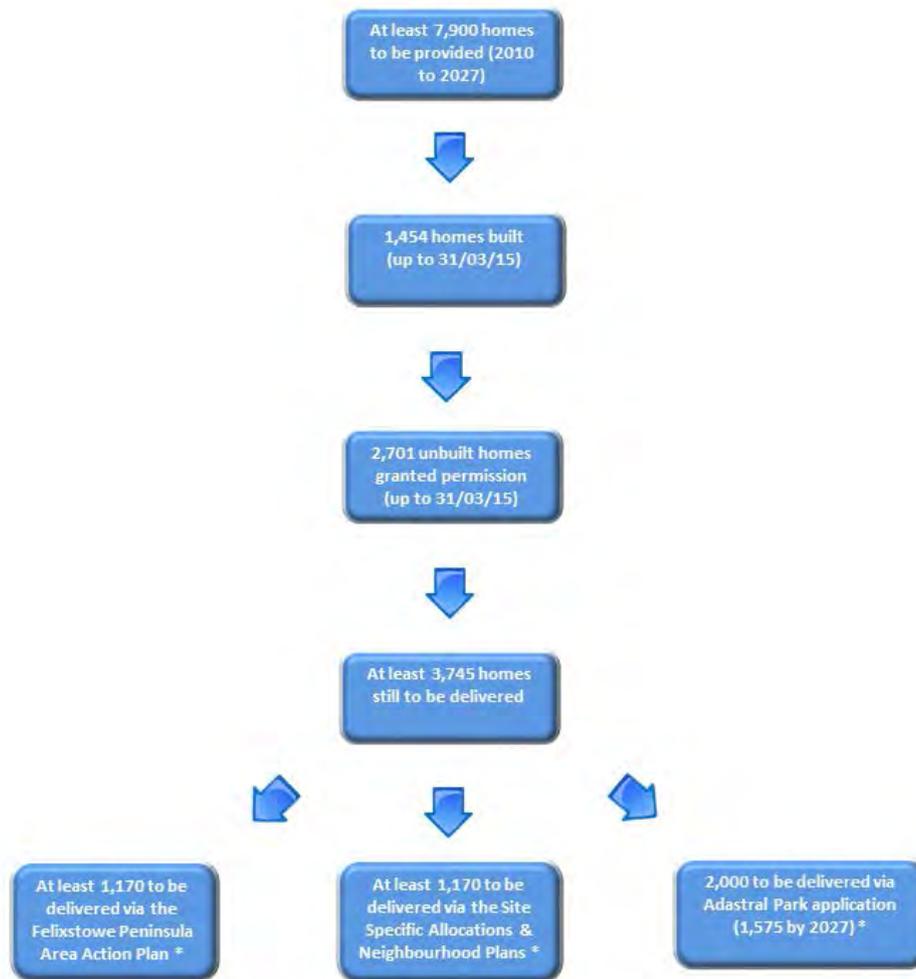
HOUSING

2. Housing

Core Strategy - Objective 2 – Housing Growth. Strategic Policies SP2 and SP19

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

Fig. 3 Housing Delivery Position as of 1 April 2015



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

2.02 Strategic policies confirm that new housing will be concentrated in those settlements identified as Major Centres down to Local Service Centre level i.e. those which the Core Strategy identifies as the most sustainable and for which an updated physical limits

boundary is provided (see Inset Maps). It is the role of this Site Allocations Document to identify more precisely the amount of new housing appropriate for each of these many and varied settlements and allocate specific sites to deliver the growth. Further provision is made for the communities covered by the Felixstowe Peninsula Area Action Plan as well as those communities undertaking Neighbourhood Plans.

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

Table 1 Housing Provision 2010 -2027 for the District

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

**Includes the 1575 dwellings to be delivered within the plan period*

- 2.04 Table 3.3 which accompanies Core Strategy Policy SP2, provides a broad distribution for the provision of housing across the district. Strategic Policy SP19 Settlement Hierarchy and supporting Tables 4.1 and 4.2 confirm where individual settlements sit within the Settlement Hierarchy. The Hierarchy itself was drawn up based on the principles of sustainable development and sustainable communities.
- 2.05 Table 2 shows the contribution that settlements have made to the minimum housing requirement from the start of the plan period as well as identifying those where new housing allocations are proposed. The Table also includes, an indication of the required housing contribution from those communities undertaking neighbourhood plans. This is necessary in order to demonstrate how the total district wide minimum housing requirement set out in the Core Strategy will be delivered.

The Approach to Housing Distribution and Site Allocations

- 2.06 The approach to housing distribution and to the housing site allocations has evolved through the plan making process. It has been arrived at through public consultation; the need to accord with the broad scale and distribution of development set out in the Core Strategy; the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 2.07 The starting point was that all settlements identified down to Local Service Centre level should be considered for additional growth. The capacity for individual settlements to accommodate growth however varied considerably, even within the same level of the settlement hierarchy. Wickham Market and Rendlesham, for example, have a considerably greater capacity than Dennington even though they are all Key Service Centres. Capacity considerations included:
- Settlement size, type and character;
 - Level of provision of services and facilities;
 - Infrastructure capacity such as schools and the local road network;
 - Environmental constraints such as flooding, location in the Area of Outstanding Natural Beauty, landscape setting, proximity to Natura 2000 sites;
 - The amount of growth already committed or built since 2010;
 - The needs and aspirations of local communities; and
 - Known opportunities for development
- 2.08 Potential sites were submitted through the original ‘call for sites’ in 2008, and 2013, which were then assessed, alongside others identified by the Council, via the Strategic Housing Land Availability Assessment 2014 (SHLAA). Additional sites were submitted, or in some cases re-submitted, for consideration at each consultation stage. Sites with a capacity in excess of 90 homes for example were identified at Westerfield, whereas for Bramfield and Eyke no suitable sites were identified. Sites identified as theoretically suitable and deliverable for housing were then subject to sustainability appraisal and consulted upon.
- 2.09 To help inform the initial Issues and Options consultation, a range of housing figures was discussed informally with relevant towns and parishes. For the smaller settlements, a range of 5-10 units was suggested. For medium sized settlements 10 –30 units and for larger settlements 30 – 50 units with the largest potentially being able to accommodate a greater number. For the most part, these figures were considered by the towns and parishes to be “about right”. Housing numbers could then come forward either via site allocations, or for smaller numbers, through small scale infill within revised physical limits boundaries. Requirements for purely affordable housing could be provided under adopted Core Strategy policy DM1 and would not require a change to the physical limits boundary.
- 2.10 At the Preferred Options consultation stage the base date for the housing figures was updated to the end of March 2015. This remains the base date for the Proposed Submission Document. These figures are reproduced in Table 2. This Table has also evolved following

the Preferred Options consultation which resulted in changes to site allocations. There have been a considerable number of planning approvals for housing since 01/04/2015 that are not reflected in the housing figures or included in policy SSP1- New Housing Delivery. Therefore, for information and clarity in defining physical limits boundaries, sites which provide for five or more units for the period 1/4/2015 to 31/12/2015 are shown on the Inset Maps (updated Policy Map on adoption of this document).

- 2.11 The final position arrived at in Table 2 has, therefore, been informed through on-going consultation and engagement, as well the views of the Site Allocations Working Group. Consideration of the appropriate number of dwellings for individual site allocations, included factors such as site specific considerations, site context, character of the area and viability evidence.
- 2.12 In Table 2, sites where development has yet to take place comprise those sites with a current planning permission and housing allocations. These figures may be supplemented by other “windfall” provision, which Table 1 identifies as the “windfall Allowance”. “Windfall” includes developments of less than 5 units which are generally too small to allocate but in policy terms may be acceptable, being usually located within defined physical limits boundaries or in accordance with Core Strategy policies DM3 and DM4. There are also other opportunities which may occur, but are difficult to predict, throughout the plan period that deliver 5 or more units e.g. conversions of an existing building.
- 2.13 Based on the volume of housing already delivered i.e. dwellings completed between 01/04/2010 – 31/03/2015, the policies and proposals in this Site Allocations Document concentrate on those sites where development is proposed and has yet to be delivered by the end of the plan period (2027).

Table 2 Housing Contribution 2010 – 2015 & Proposed New Housing Delivery

Key to Table 2 (Definition Source - Core Strategy Table 4.1)

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

Area / Parish	Contribution (by parish) 1/4/2010 – 31/3/2015			(C) New housing allocation	(D) Indicative Minimum contribution 2010 – 2027 (A+B+C)
	(A) Completions 1/4/2010 – 31/3/2015	(B) Permissions & resolution to grant permission as at 31/3/2015	Total to date (A) + (B)		
MAJOR CENTRE (East Ipswich Urban Corridor & Planning Application)					
KESGRAVE	69	6	75	-	75
PURDIS FARM	18	330	348	-	348
RUSHMERE ST ANDREW SOUTH	54	139	193	-	193
ADASTRAL PARK PLANNING APPLICATION	-	-	-	2,000	1,575 <i>(contribution within the plan period)</i>
MARKET TOWN					
ALDEBURGH	41	35	76	10	86
FRAMLINGHAM	106	167	273	200	473
LEISTON	34	167	201	400	601
SAXMUNDHAM	241	291	532	40	572
WOODBIDGE	46	55	101	200	301
KEY SERVICE CENTRE					
ALDERTON	14	9	23	-	23
BLYTHBURGH	6	23	29	-	29
BRAMFIELD	0	0	0	-	0
DARSHAM	3	42	45	-	45
DENNINGTON	5	4	9	10	19
EARL SOHAM	3	13	16	-	16
EYKE	2	1	3	-	3
GRUNDISBURGH	16	29	45	-	45
HOLLESLEY	44	16	60	-	60
KNODISHALL	3	14	17	-	17
MARTLESHAM	37	170	207	-	207
MELTON	25	72	97	10	107
ORFORD	2	0	2	10	12
OTLEY	0	37	37	-	37
PEASENHALL (WITH PART OF SIBTON)	7	7	14	-	14
RENDLESHAM	68	21	89	100	189
SNAPE	29	16	45	-	45
WESTLETON	11	3	14	-	14
WICKHAM	43	73	116	-	116

MARKET					
WITNESHAM	6	18	24	20	44
YOXFORD	20	15	35	-	35

LOCAL SERVICE CENTRE					
ALDRINGHAM	6	0	6	40	46
BADINGHAM	1	3	4	10	14
BAWDSEY	15	5	20	-	20
BENHALL	0	3	3	15	18
BLAXHALL	1	2	3	-	3
BRANDESTON	6	5	11	-	11
BREDFIELD	1	2	3	10	13
BRUISYARD	2	0	2	-	2
BUTLEY	0	0	0	-	0
CAMPSEA ASHE	22	10	32	-	32
CHARSFIELD	0	21	21	-	21
CHILLESFORD	3	20	23	-	23
DUNWICH	5	1	6	-	6
EASTON	2	3	5	-	5
HACHESTON	5	2	7	10	17
HASKETON	1	5	6	-	6
KELSALE	7	6	13	30	43
LITTLE BEALINGS	0	2	2	-	2
LITTLE GLEMHAM	0	2	2	-	2
MARLESFORD	1	0	1	-	1
MIDDLETON	2	6	8	-	8
NACTON	18	14	32	-	32
PARHAM	0	4	4	-	4
RENDHAM	2	1	3	-	3
RUSHMERE VILLAGE	15	9	24	-	24
SHOTTISHAM	3	0	3	10	13
STRATFORD ST ANDREW	1	3	4	-	4
SUTTON HEATH	0	0	0	-	0
THEBERTON	4	3	7	-	7
THORPENESS	17	3	20	5	25
TUNSTALL	22	36	58	-	58
UFFORD	8	15	23	-	23
WALBERSWICK	9	1	10	-	10
WALDRINGFIELD	6	2	8	-	8
WENHASTON	3	28	31	-	31
WESTERFIELD	1	20	21	40	61
TOTAL	1,142	2010	3,152	2,745*	5,897

* Reflects the reduced level of housing now anticipated at Adastral Park

Source for figs: Annual housing land supply monitoring 2015

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



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

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

2.15 Policy SSP1 requires that new housing delivery in the plan area should be provided in accordance with Table 2 and lists the settlements with housing allocations. There are a considerable number of planning approvals for housing that have not yet been implemented. These form an important part of the overall housing land supply in the plan area and alternative non-residential use of these sites will be resisted. A list of these sites, for 5 or more dwellings, are included in Appendix 3. They are also identified on the Inset Maps in Appendix 6 or will be identified on the main Policies Map following adoption of this document. For those communities undertaking, or looking to undertake a neighbourhood plan, they will be expected to plan for the minimum housing figure as neighbourhood plans can plan for more, but not less, development than is identified in Core Strategy Policy SP2. The delay in progressing the Adastral Park planning application, as a result of a legal challenge to the adoption of the Core Strategy, has put back the delivery of housing on this site. Now work has recommenced, it is anticipated that 1575 units will be delivered within the plan period.

Policy SSP1 – New Housing Delivery 2015 - 2027

In order to meet at least the minimum Core Strategy housing delivery for the plan area over the period 2010 -2027, new housing delivery should be provided in accordance with Table 2 as set out in columns (B) and (C).

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

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

The BT Aadastral Park planning application (current application reference C/09/0555) is expected to provide for up to 2,000 homes in accordance with Core Strategy Policy SP20 Eastern Ipswich Plan Area. Of these 1,575 are expected to be delivered within the plan period.

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

SETTLEMENT	ALLOCATION
Aldeburgh	10
Aldringham	40
Badingham	10
Benhall	15
Dennington	10
Hacheston	10
Kelsale cum Carlton	30
Orford	10
Rendlesham	100
Saxmundham	40
Shottisham	10
Thorpeness	5
Westerfield	40
Witnesham	20
<i>Total</i>	<i>350</i>

Physical Limits Boundaries

- 2.16 Physical limits boundaries are applied to all settlements identified as sustainable in the Core Strategy under policy SP19 Settlement Hierarchy (Major Centres to Local Service Centres). It is to these settlements that new development is directed first and foremost (Core Strategy policy SP1). Physical limits boundaries are therefore an important policy for the supply of housing². In order to implement Core Strategy policies SP19 and SP2 and Site Allocations and Area Specific policy SSP1, physical limits boundaries have been re-drafted to incorporate sites of 5 or more units where the principle of housing has been accepted and new housing allocations. These sites and the revised physical limits boundaries are shown on the Inset Maps.
- 2.17 The physical limits boundaries have operated as a policy guide to development over many years and have now been updated to ensure they are fit for purpose for the plan period and beyond, and are logical and defensible.
- 2.18 Physical limits boundaries are a policy line on a map which is used to define the main built area(s) of a settlement including any scope for growth over the plan period (to 2027). They should not be read as necessarily defining the full extent of a settlement as may be perceived by the local community. For example an open space on the edge of a settlement or small clusters of houses may have been excluded.
- 2.19 Inside the physical limits boundary there is a policy presumption that development is acceptable in principle. However, any proposal would still need to be acceptable in all other regards for planning permission to be granted (e.g. residential amenity – Core Strategy policy DM 23).
- 2.20 Outside the physical limits boundary, opportunities for housing development are considerably more limited as countryside policies of restraint will apply (Core Strategy policies SP28 and SP29). More limited opportunities for housing in the countryside do however exist through Core Strategy policies DM1, DM3, DM4, DM6 and DM9.

² This reflects the current state of the law following the Court of Appeal decision in March 2016 in respect of Suffolk Coastal DC v Hopkins Homes Ltd which is currently the subject of an appeal to the Supreme Court to be heard 22nd /23rd February 2017.



- 2.21 When updating the physical limits boundaries, a consistent approach has been taken to how and where those boundary lines are drawn across the district. Where possible the boundaries follow physical features on the ground reflecting visual breaks between built form and more open countryside or other open space. They also include more recent housing developments, however, an element of discretion has been applied where this better reflects the views of that individual community. The revised physical limits boundaries are shown on the accompanying Inset Maps. The following policy will apply:

Policy SSP2 – Physical Limits Boundaries

In accordance with Core Strategy policy SP19 Settlement Hierarchy, physical limits boundaries have been drawn for all settlements listed as Major Centre, Town, Key and Local Service Centre. These are settlements which the Core Strategy has defined as sustainable. The physical limits boundaries identify the parts of those settlements to which new development, particularly new housing development is directed. Accordingly, in principle, proposals for development within the defined physical limits boundary will be acceptable, subject to other relevant policies in this Site Allocations Document, the Core Strategy and Neighbourhood Plans.

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

Housing Allocations

- 2.22 The Site Allocations Document provides a range of housing opportunities across a variety of sites to meet the requirement for housing as outlined in the Core Strategy. Residential proposals have been considered in accordance with the principles of Sustainable Development as outlined in the NPPF.

- 2.23 The Core Strategy, adopted in July 2013 includes many policy requirements which also need to be considered alongside the site specific policies in this document. Policy requirements relating to a wide variety of topics and considerations such as residential amenity, design, parking standards, accessibility, provision of affordable housing, open space including sport and play, biodiversity and geodiversity, are included within the Core Strategy so are not repeated in this document, in accordance with the Local Planning regulations and examples of best practice. (Appendix 2 contains a Core Strategy Policy Overview)
- 2.24 Requiring good design and high quality environments which are in keeping with the rest of the district is an important policy position set out in the Core Strategy. Design standards and individual developments need to take into account the district’s ageing population and respond to issues such as reduced mobility, dementia and changing social demographics which is showing an increase in the number of dwellings being classed as under occupied.
- 2.25 Core Strategy Policy SP3 states that the *“strategy will be to increase the stock of housing to provide for the full range of size, type and tenure of accommodation to meet the needs of the existing and future population.....Such provision is to be made in a manner that addresses both the immediate needs of the local resident population and the longer-term future needs of the population...”* Core Strategy Table 3.6 (reproduced below) identifies a target proportion of dwelling sizes on all new developments of five or more new units. This will remain the requirement sought on new sites unless, local evidence and local characteristics indicate that an alternative distribution is more appropriate in meeting local need. The existing mix and tenure of properties within the settlement will be a factor, together with information obtained during earlier stages in the plan making process. In this regard, early discussion particularly with parish councils ahead of the Issues and Options consultation, commonly identified a need for more smaller dwellings suitable for older people to downsize and for young first time buyers. This information has been taken into account in the individual site specific housing allocation policies set out in SSP3 to SSP19.

Extract: Core Strategy Table 3.6

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

- 2.26 The Core Strategy outlines the Council’s affordable housing policies which this document will adhere to, but subject to latest government policy in terms of how affordable housing is defined and the threshold levels at which affordable housing provision will be required.
- 2.27 The Site Allocations and Area Specific Policies Local Plan updates the Core Strategy to reflect the new government affordable housing policy (National Planning Policy Guidance para 031-Ref ID 23b-031-20160519) whereby:

a) affordable housing contributions will not be sought from schemes of 10 units or less and which have a maximum combined gross floorspace of no more than 1,000 sqm;

b) in designated rural areas, which in the case of Suffolk Coastal District Council is identified as its Areas of Outstanding Natural Beauty, the Council will apply a lower threshold and will seek affordable housing and tariff style contributions from developments of between 6 to 10 units in the form of cash payments. Cash payments are commuted until after the completion of the units within the development.

- 2.28 The provision of affordable housing is a key priority for this Council and is necessary in order to achieve its stated objective 3 in the Core Strategy *“To provide for the full range of types and locations of new homes to meet the needs of existing and future residents”* At the national level, the government has re-defined and widened the definition of affordable housing. This includes the provision of starter homes. The introduction of Starter Homes (once Regulations are issued by Central Government) across the sites in this document will be encouraged to ensure that everybody has the opportunity to access suitable residential accommodation to meet their needs. The identified priority continues to be for the provision of smaller one and two bedroomed units. The Council will expect that the mix of affordable housing, including any starter homes provision, proposed for any specific scheme is informed by up to date evidence of need. This evidence can be provided through early discussion with the Council’s Housing section.
- 2.29 The Council introduced the Community Infrastructure Levy (CIL) Charging Schedule across the district in July 2015. CIL charges will be applied to all future development in accordance with the Charging Schedule and exemptions at the time of application. Funds collected through CIL will be used by the Council to provide infrastructure as required over the plan period.
- 2.30 Across the district is a wide network of Public Rights of Way including footpaths, bridleways and cycle routes. These all provide opportunities for residents and visitors to increase activity as part of healthy lifestyles. Encouraging the provision of links from new residential developments to the existing Public Rights of Way Network allows opportunity to create circular routes and encourage access away from the estuaries and other European Sites which are designated Special Protection Areas.

Housing Allocation Policies

- 2.31 The following policies allocate land for housing and set down the development criteria that planning applications will be expected to adhere to. These requirements are in addition to other relevant adopted Core Strategy and Development Management policies.

SSP3 - Land to the rear of Rose Hill, Saxmundham Road, ALDEBURGH

Site Area: 3ha



- 2.32 Aldeburgh Town Council are considering preparing their own neighbourhood plan.

- 2.33 Aldeburgh is a small historic market town situated on the coast to which strategic policy SP22 applies. The town lies wholly within the Suffolk Coast and Heaths AONB and is also identified as Heritage Coast. Much of the town lies within flood risk zones. The nearby Alde and Ore estuary is a designated Special Protection Area and Ramsar site (European Site) and thereby acknowledged to be of



international importance for its nature conservation interest. The older part of the town is designated a conservation area. Core Strategy policy SP22 provides a more detailed strategy for the town throughout the plan period. *“The Strategy for Aldeburgh is set within the context of the acknowledged physical and natural constraints. However these must not outweigh the retention of a balanced, cohesive and socially inclusive community. New development is anticipated to occur through the development of previously developed land including infilling...”*

... (d) has the benefit of new housing (including affordable housing) for local people, created in order to address the age imbalance of the population and enabling local residents to remain within the area..”

- 2.34 The Issues and Options consultation stage identified a number of sites which had been put forward for consideration for housing. Most of the sites were small and located within the physical limits boundary so could be expected to come forward as windfall development.
- 2.35 Two larger sites were identified as potentially suitable and capable of accommodating a large number of dwellings (approximately 150). Feedback received to the Issues and Options consultation did not support this scale of development, in particular due to environmental impacts.
- 2.36 The proposed approach to better reflect Core Strategy policy SP22 is one allocation for around 10 units plus a care home. In addition it is anticipated that a number of smaller windfall sites could come forward within the physical limits boundary over the plan period. The provision of a care home on the site may also help free up other properties within the town.
- 2.37 This site to the rear of Rose Hill is 3ha in size. It is fairly regular in shape with adjacent low density residential development on three sides. The site is accessed via a track running north direct onto Saxmundham Road which would need to be widened to bring it up to standard. The track is within the control of site owner. Land to the west of the track is in the ownership of the Aldeburgh Golf Club who have confirmed their willingness to facilitate that widening. Furthermore improvements to this junction would also meet with their aspirations to provide a safer junction at this point. The access track forms the western boundary beyond which is open countryside.
- 2.38 To maintain the low density character of development in this part of Aldeburgh, to limit its visual impact further, and to help provide a wider mix of accommodation within the town, the site is promoted for a care home development with some (approximately 10) open market houses within the “grounds”. Development would be restricted to a maximum of two storeys. Care would need to be taken with the overall design and landscaping to ensure that any new development did not appear as a large block out of keeping with nearby development, when viewed from the estuary.
- 2.39 The presence of bats has been recorded nearby. Further information on the extent of bat activity will need to be obtained from relevant experts and may require the incorporation of bat friendly features within the design of the new buildings.
- 2.40 Natural England have also confirmed that, given the location of the site is within 300m of the Alde and Ore Estuary, a Habitats Regulation Assessment will be required at the planning application stage.

- 2.41 Suffolk County Council Archaeology, note that the site is close to a Bronze Age occupation site. Prehistoric, Saxon and Iron Age remains have been recorded from the golf course and that it is also close to World War II features. Given this rich history, an archaeological assessment will be required at an appropriate stage in the design of new development to allow for in situ preservation if appropriate.

Policy SSP3 – Land rear of Rose Hill, Saxmundham Road, Aldeburgh

3ha of land to the rear of Rose Hill, Saxmundham Road, Aldeburgh, as shown on the Policies Map, is identified for a mixed development comprising a care home and open market housing for approximately 10 units.

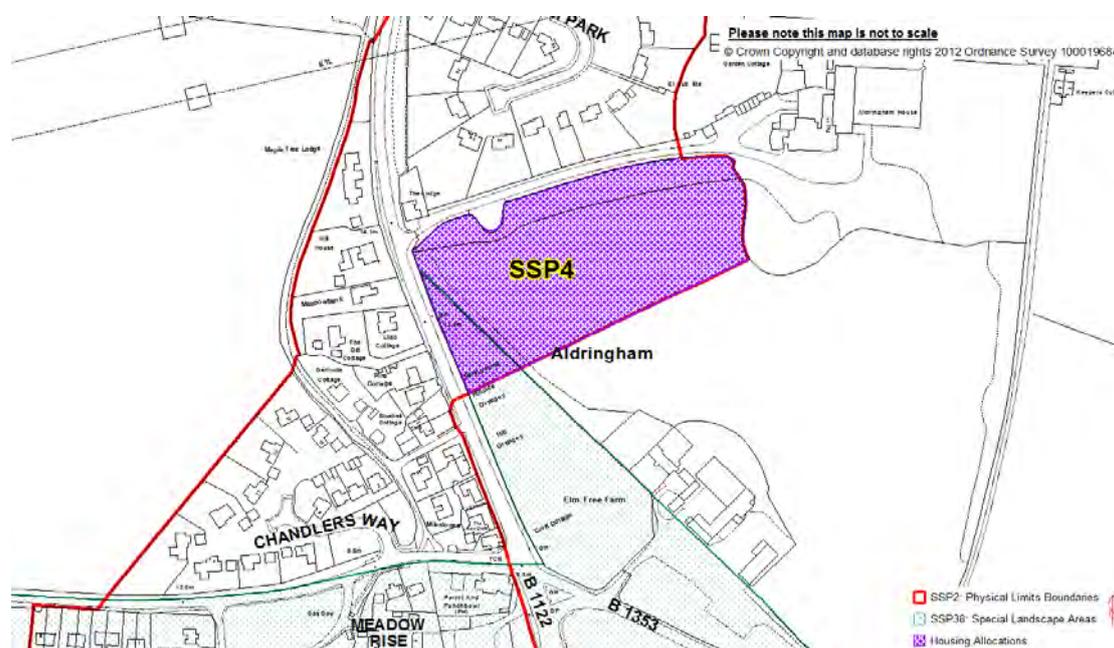
Applications for development of this site will need to be subject to a Habitat Regulations Assessment screening. Any development which would result in significant adverse effects upon the nearby European site, which could not be appropriately mitigated will not be permitted.

Development will be expected to accord with the following criteria:

- **A financial contribution will be sought towards affordable housing provision;**
- **An archaeological assessment will be required at an early stage in the design process;**
- **Provision of a flood risk assessment;**
- **No development should exceed two storeys in height;**
- **Careful consideration being given to the scale and massing of new building to ensure that it does not appear out of character with surrounding development when viewed from the estuary;**
- **The provision of an external lighting scheme given the sensitivity of the site on the edge of Aldeburgh and its elevated position when viewed from the estuary;**
- **A comprehensive landscaping scheme for the whole development;**
- **A Landscape Visual Impact Appraisal and if necessary, provision of appropriate mitigation;**
- **A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings; and**
- **Access to the site should be via the existing access track which follows the western boundary of the site. New access and junction arrangements should be designed to meet the needs of both residents and the adjacent golf club.**

SSP4 – Land to the east of Aldeburgh Road, ALDRINGHAM

Site area: 1.66 ha



- 2.42 Aldringham is a local service centre situated to the south of Leiston and approximately 0.6 miles west of Knodishall. The settlement follows the B1122 main road between Aldeburgh and Leiston and is also built around the Green on Mill Hill. The Grade 2 listed building ‘Parrot and Punchbowl Inn’ situated on the crossroads acts as a visual, focal point for the village.
- 2.43 1.66 ha of land is identified as suitable for approximately 40 dwellings. The site is centrally located, on the eastern side of the village. The land rises gently to the north with Aldringham House located at the north east corner, with the cross roads situated 130 metres to the south.
- 2.44 Due to the prominent location of the site; on sloping ground, on the edge of Aldringham, a key consideration is how the development sits in the surrounding landscape. The development should enhance the character of the site and surrounding landscape through high quality design, including planting schemes and boundary treatments. Any loss of native species hedgerow will need to be replaced with additional native species hedging.
- 2.45 The design will need to be sympathetic to the setting of nearby listed buildings and, in particular, grade 2 listed building ‘Elm Tree Farm House’.
- 2.46 Achieving appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines, will be subject to approval by Suffolk County Council as the highways authority.

- 2.47 Anglian Water has confirmed that surface water disposal should be in accordance with the water management hierarchy. This may include the use of soakaways or other forms of sustainable drainage systems.

Policy SSP4 – Land to the East of Aldeburgh Road, Aldringham

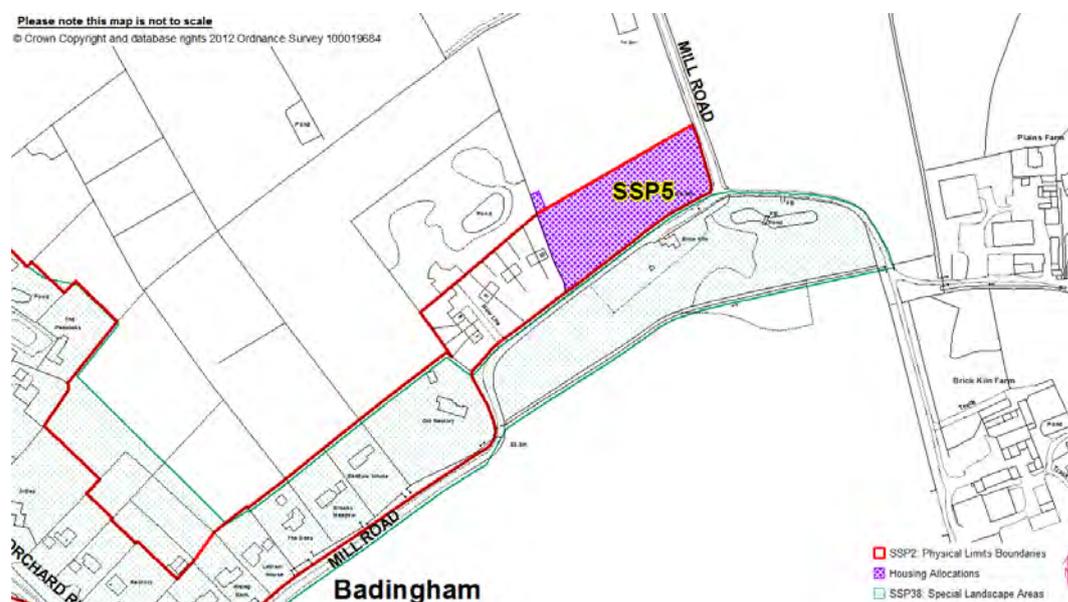
1.66ha of land to the east of Aldeburgh Road, Aldringham, as shown on the Policies Map, is identified for residential use for approximately 40 units.

Development will be expected to accord with the following criteria:

- **Design and layout should enhance the character of the site and surrounding landscape through high quality design, including planting schemes and boundary treatments and be sympathetic to the setting of nearby listed buildings;**
- **Any loss of native species hedgerow will need to be replaced with additional native species hedging;**
- **Provision of affordable housing;**
- **Appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines;**
- **A biodiversity survey will be required and, if necessary, appropriate mitigation provided;**
- **An archaeological assessment will be required;**
- **Provision of a pedestrian crossing point;**
- **Surface water disposal must be in accordance with the water management hierarchy; and**
- **A flood risk assessment will be required.**

SSP5 - Land off Mill Road BADINGHAM

Site area: 0.54 ha



- 2.48 Badingham is a Local Service Centre. Facilities currently include a church, public house, village hall and pocket park. It is linear in character but with development typically only on one and not both sides of the road. The whole of the village sits within a Special Landscape Area. One site of 0.54ha in size has been identified on Mill Lane as capable of providing some limited new development over the plan period, estimated at around 10 units. Currently in agricultural use the site is bounded to the south and east by Mill Lane and to the south by existing residential properties. It offers the opportunity to continue the linear form of the village but within a constrained setting. The right angle bend in the road to the east of the site limits development in this direction.
- 2.49 A substantial hedge exists along the road frontage and planting also exists along the western boundary with the neighbouring residential properties. Any development will be expected to retain as much of this existing hedging as possible. A development of small semi-detached or terraced units fronting onto Mill Road is considered to be in keeping with the character of the village and adjacent dwellings. Should a need be identified, and subject to the support of the Parish Council, this site could be suitable for a self-build or low cost market housing scheme.
- 2.50 Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy.

- 2.51 Foul Water from Badingham discharges to the Water Recycling Centre (Framlingham) which is currently not complying with its environmental permit. Developers will therefore need to ensure that, at the time any application is made, foul water capacity can be made available.
- 2.52 Suffolk County Council Archaeology note that this site lies within an area of high archaeological importance, but that the area has not been the subject of systematic archaeological investigation. There is therefore a high potential for important archaeological remains to be defined at this location. An archaeological investigation will therefore be required.

Policy SSP5 – Land at Mill Road, Badingham

0.54ha of land at Mill Road, Badingham, as shown on the Policies Map, is identified for residential use for approximately 10 units.

Development will be expected to accord with the following criteria:

- **The number of new access points onto Mill Road should be kept to a minimum to limit loss of hedgerow along Mill Road;**
- **Provision of affordable housing;**
- **The provision of a substantial, planted boundary to the north of the site;**
- **Improvements to the surface water network capacity in accordance with the water management hierarchy;**
- **Prior to permission being granted, developers should demonstrate that there is adequate capacity at WRC (Framlingham) or that capacity can be made available;**
- **Provision for direct access from the proposed new housing to the existing pocket park; and**
- **An archaeological investigation will be required.**

Prior to submitting a planning application, applicants are advised to discuss their proposals with the Parish Council to help determine more precisely the preferred mix of house types which would meet local need.

SSP6 – land adjacent to Corner Cottages, Main Road BENHALL

Site area: 0.69 ha



- 2.53 Benhall is a Local Service Centre, located close to and just to the south of Saxmundham with good access to the A12. Facilities include a primary school, church and farm shop. The sustainability of the village benefits from its close proximity to Saxmundham and the wider range of facilities available within the town.
- 2.54 The main part of the village is located to the east of Main Road around Mill Lane and Benhall Green. The village green and the area to the east beyond the physical limits boundary is within a Special Landscape Area.
- 2.55 The Parish Council do not consider that there is an immediate need for new development however one site has been identified as suitable for some limited development which could provide for any need later in the plan period.
- 2.56 The site is currently in agricultural use adjacent to Corner Cottages, Main Road. It is 0.69 hectares in size, of regular shape, which lends itself to a small estate type development served by a single access onto Main Road. The provision of additional access points onto Main Road is identified as a concern locally. The highway authority require that suitable sight lines are provided.
- 2.57 The site is bounded to the north and east by existing residential properties. Main Road forms the western boundary. To the south is open farmland. Careful consideration should be given to the treatment of this boundary as it will form the new edge to the settlement. The southern extent of the site should align with that of the adjacent residential properties. The layout and design of new homes will need to give careful consideration to protecting the amenity of the adjacent dwellings and the potential for a new pedestrian/cycle link

being provided between this site and Forge Close should be explored. There are no other physical constraints immediately affecting this site which would limit development capacity, although the Sustainability Appraisal notes the presence of listed buildings and a tree preservation order nearby.

- 2.58 Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy.
- 2.59 Suffolk County Council has indicated that across the three local primary schools Benhall, Kelsale and Saxmundham, there may not be capacity to accommodate additional pupils from allocated sites over the period to 2020. Infrastructure issues will need to be addressed, so the site may not be able to come forward for development until later in the plan period.
- 2.60 Suffolk County Council Archaeology note that the site lies within an area of archaeological potential and therefore an archaeological investigation should be carried out.

Policy SSP6 – Land Adjacent to Corner Cottages, Main Road, Benhall

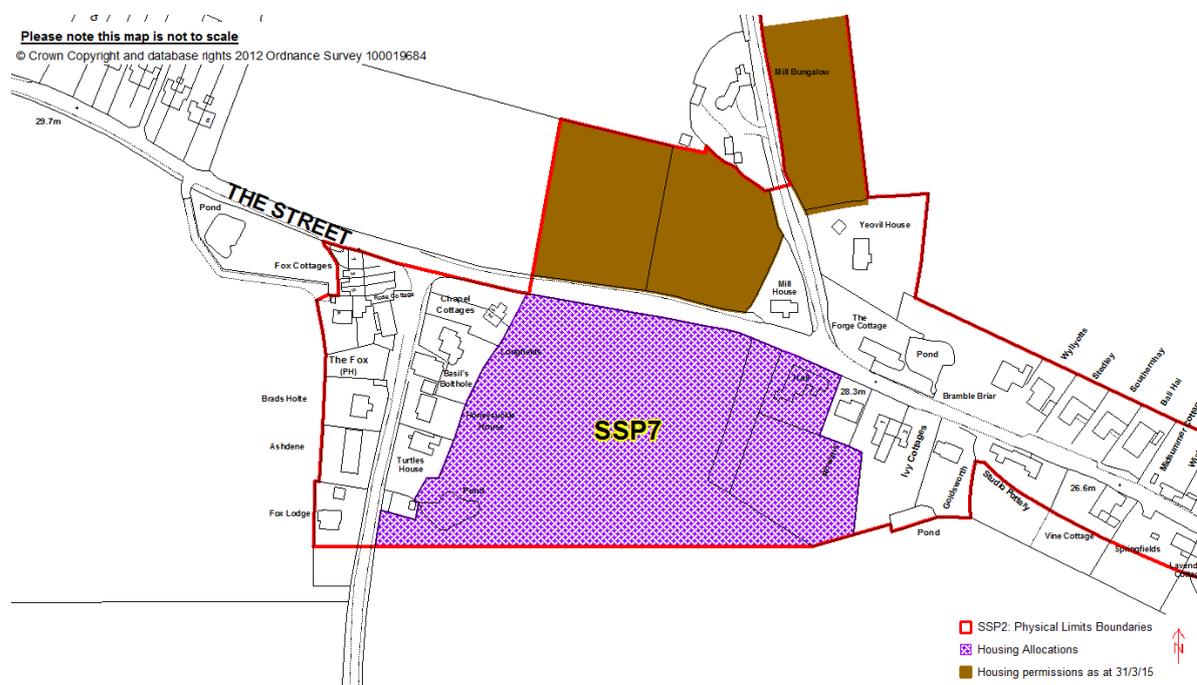
0.69 ha of land adjacent to Corner Cottages, Benhall, as shown on the Policies Map, is identified for residential use for approximately 15 units.

Development will be expected to accord with the following criteria:

- **Development to be served by a single access onto Main Road;**
- **Provision of affordable housing;**
- **Suitable planting will be required to the southern boundary of the site;**
- **The potential to open up a foot/cycle access into Forge Close/Benhall Green;**
- **Surface water disposal must be in accordance with the water management hierarchy; and**
- **An archaeological investigation will be required.**

SSP7 - Land to the rear of 1 and 2 Chapel Cottages adjoining The Street, DARSHAM

Site area: 1.86 ha



- 2.61 Darsham is a Key Service Centre with extant planning permission for some 42 new dwellings, to be provided over three sites as shown on the Inset Map.
- 2.62 Whilst two of the sites are permitted solely for housing (a mix of open market and affordable), land to the rear of 1 and 2 Chapel Cottages has outline planning permission (DC/13/2933/OUT) for a mixed use development which will secure the provision of a new village hall, village green and 20 homes of which 6 are affordable. The accompanying design and access statement states that the proposal seeks to link two parts of the village and at the same time create a new focal point for the village, arranged around a village green and a new village hall. The outline application is supported by a number of illustrative plans and layout. Drawing no. 1236 Rev B dated 22/10/2013 details the design for the new village hall which is expected to provide both large and small function rooms, store room, plant room, kitchen and toilets. This plan provides details as to the minimum size of function room(s) identified to meet community needs. The highway authority have confirmed by way of an informative attached to the decision notice that the layout for the parking area as shown on the indicative plans is not acceptable. A detailed scheme will be required to address this point. Housing types provide for a mix of units both in terms of size and design reflecting the variety of the existing housing stock in the area which is encouraged.
- 2.63 Work has yet to commence on site. Therefore in order to provide additional policy support to secure the additional community benefits of the village green and replacement village

hall, the following policy will apply. The criteria identified reflect matters identified as informatives or specific planning conditions attached to the planning permission (DC/13/2933/OUT).

- 2.64 The decision notice includes a comprehensive set of conditions designed to address issues of concern, which are reflected in the criteria attached to the policy.

Policy SSP7 – Land to the rear of 1 and 2 Chapel Cottages, The Street, Darsham

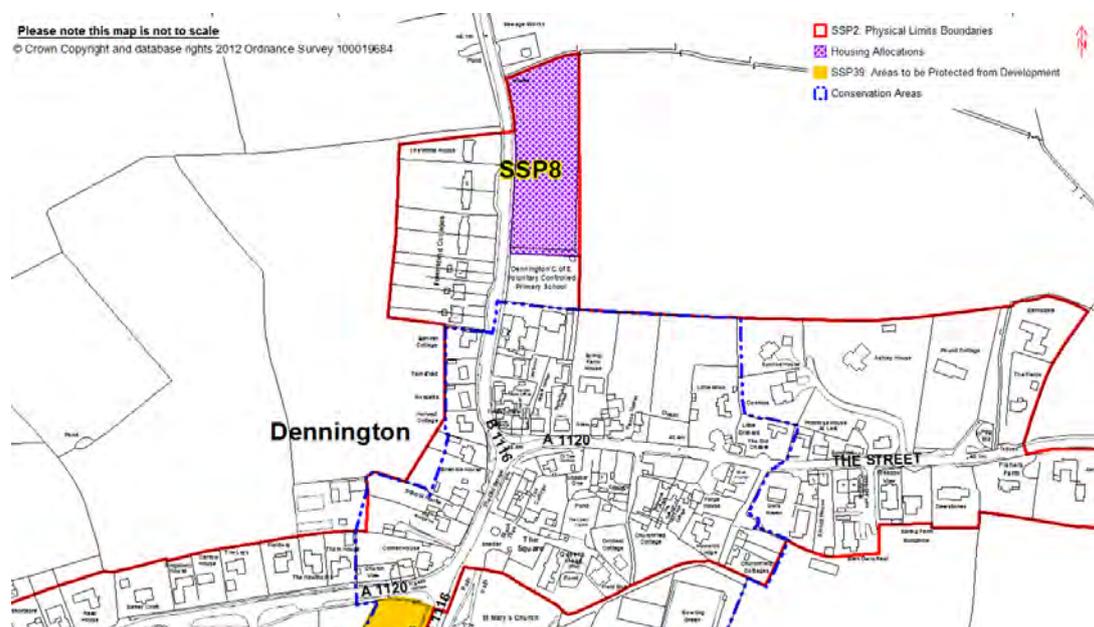
1.86ha of land at The Street, Darsham, as shown on the Policies Map, is identified for a mixed use development comprising a village hall, village green, and 20 new homes in accordance with outline planning permission DC/13/2933/OUT.

Development will be expected to accord with the following criteria:

- **On-site archaeological investigation across the whole site;**
- **The need for a contaminated land assessment;**
- **Provision for the storage of refuse/recycling bins;**
- **A new village hall to provide as a minimum the accommodation shown in drawing no. 1236 Darsham Village Rev B dated 22/10/2013 including associated parking;**
- **A landscaping scheme which provides for the retention of existing trees and hedgerows to the site boundaries except where removal is necessary to provide for access into the site;**
- **Provision of a surface water drainage scheme which accords with the surface water management hierarchy;**
- **Affordable housing;**
- **A single point of vehicular access only to serve the development; and**
- **Completion of an ecological survey to identify the presence or otherwise of any protected species.**

SSP8 - Land opposite Townsfield Cottages, Laxfield Road DENNINGTON

Site area: 0.6 ha



- 2.65 Dennington is a Key Service Centre. Current facilities include a public house, church, village hall and primary school. The built form is generally linear, concentrated along The Street and the junction with Laxfield Road. The central, older part of the village, extending southwards from the school is a designated conservation area.
- 2.66 The proposed housing site, opposite Townsfield Cottages Laxfield Road, is situated immediately to the north of the primary school and is well related in scale and character to development in this part of the village. The area proposed for development would extend slightly further to the north than Townsfield Cottages, but is limited in its extent by the presence of a drain and associated planting which forms a natural physical limit to development. (It is understood that the sewage works indicated on the plan are no longer in use). Laxfield Road forms the western boundary. To the east, it is proposed that the development should align with that of the primary school. A frontage development of single plot depth would be in keeping with Townsfield Cottages opposite. The site is capable of accommodating around 10 units.
- 2.67 Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run-off is undertaken in accordance with the surface water management hierarchy.
- 2.68 Foul water from Dennington discharges to the Water Recycling Centre (Framlingham) which is currently not complying with its environmental permit. Developers will therefore need to ensure that, at the time the application is made, foul water capacity can be made available.

- 2.69 Suffolk County Council - Archaeology confirm no objection in principle but that Iron Age and Late Saxon/Medieval features were recorded to the south (County Historic Environment Record DNN 047). An archaeological investigation will therefore be required.
- 2.70 There is an established hedge along the road frontage which should be retained as far as possible. Bats have been recorded in the vicinity of the site. Further information on the extent of bat activity will need to be obtained from relevant experts and may require the incorporation of bat friendly features within the design of the new buildings. One comment received in response to the Issues and Options consultation, suggested that the site also offers an opportunity to incorporate an off road “drop off” area for the school. Such provision will only be sought if there is a clearly proven need and has the support of both the school and the parish council.

Policy SSP8 – Land opposite Townsfield Cottages, Dennington

0.6ha of land opposite Townsfield Cottages, Dennington, as shown on the Policies Map, is identified for residential use for approximately 10 units.

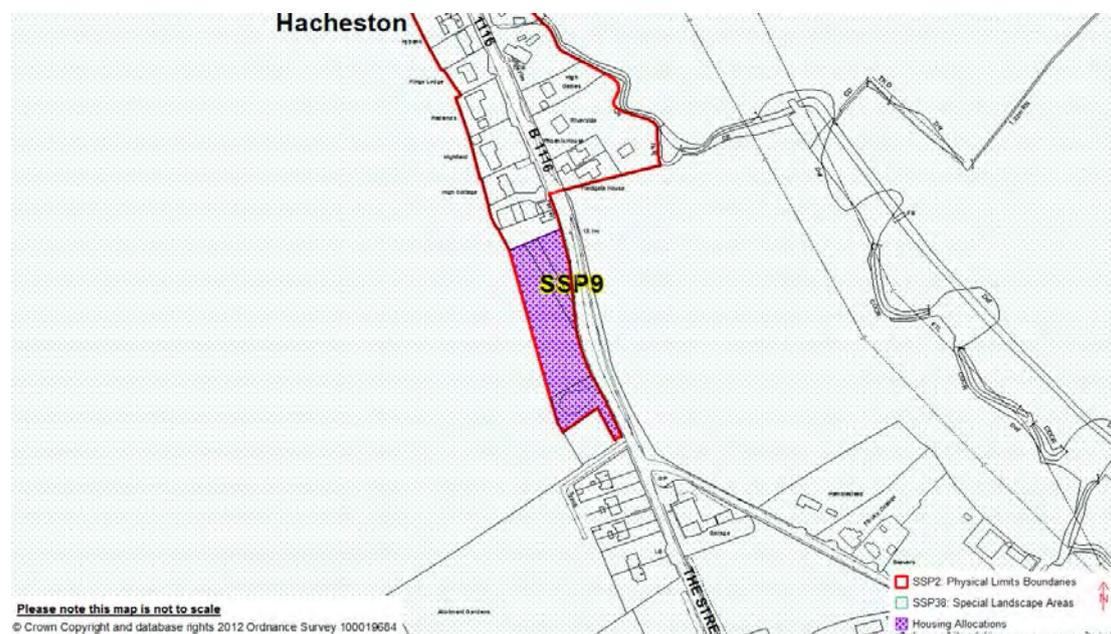
Development will be expected to accord with the following criteria:

- **A mix of semi detached or terraced dwellings in keeping with Townsfield Cottages opposite;**
- **Provision of affordable housing;**
- **Retention where possible of the hedgerow along the road frontage;**
- **Provision of a footpath south to the school;**
- **Suitable planting to the eastern and northern boundaries of the site to provide a “soft” edge to the settlement where it abuts countryside, supplementing that which currently exists;**
- **Surface water disposal must be in accordance with the water management hierarchy;**
- **Prior to permission being granted, developers should demonstrate that there is adequate capacity at WRC (Framlingham) or that capacity can be made available;**
- **An archaeological investigation will be required; and**
- **A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings.**

Whilst not a requirement of any housing scheme, the site is ideally placed to provide an off-road “drop off” area for the school. If the need for such a facility is identified, has the support of the school and the parish council, and could be provided without jeopardising the economic viability of new housing delivery, its provision will be encouraged as part of the overall development package.

SSP9 – Land south of Solomon’s Rest, The Street, HACHESTON

Site area: 0.56 ha



- 2.71 Hacheston is a local service centre approximately 4 miles south of Framlingham and 3 miles from Campsea Ashe train station. The village has a population of approximately 370 people and a housing stock of about 170 dwellings consisting predominately of detached and semi-detached houses and bungalows.
- 2.72 Over the years, the village has developed along the main road with nearly all properties accessed directly off the B1116. As a result, the village is about half a mile long as defined by its physical limits.
- 2.73 0.56 ha of land south of Solomon’s Rest, The Street, is identified as suitable for small scale housing development for approximately 10 dwellings. Development of the site should respect the traditional development pattern of the village with housing being set back from the B1116. The design of the scheme will also need to consider and respond to the setting of Grade 2 listed buildings, No 34 (Solomon's Rest) and No 35 The Street.
- 2.74 Achieving appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines, will be critical to this scheme and will be subject to approval by Suffolk County Council Highways Authority.

- 2.75 Appropriate mitigation will be required to address on site surface water flood risk in accordance with the water management hierarchy. The site is also in an unsewered area and development will need to provide individual or a scheme wide private treatment plant(s) or a suitable alternative in accordance with Environment Agency guidance.
- 2.76 The site currently consists of a strip of agricultural land with a rather arbitrary line of curtilage to the west. An appropriate curtilage treatment will be required to establish a defensible boundary to the scheme.
- 2.77 This site lies in an area of archaeological potential, therefore an archaeological assessment will be required.

Policy SSP9 – Land south of Solomon’s Rest, The Street, Hacheston

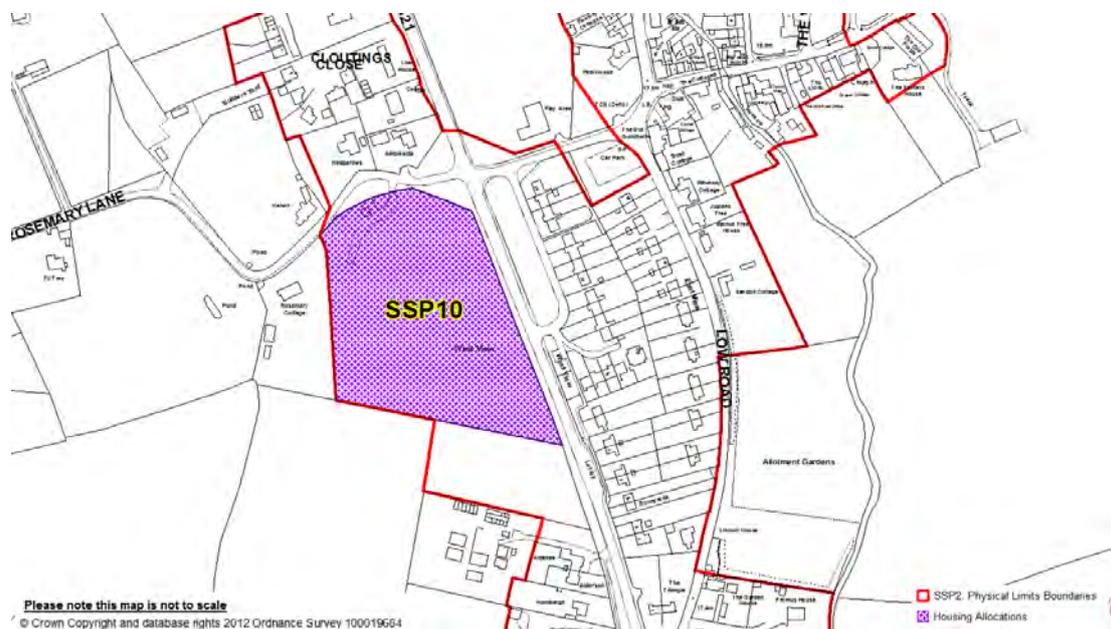
0.56 ha of land south of Solomon’s Rest, The Street, Hacheston, as shown on the Policies Map, is identified for small scale residential use for approximately 10 units.

Development will be expected to accord with the following criteria:

- **The design and layout should be of high quality, respecting the traditional development pattern of the village with housing being set back; responding to the sites location in the Special Landscape Area; and being sympathetic to the setting of nearby listed buildings;**
- **Provision of affordable housing;**
- **Appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines;**
- **Provision of appropriate boundary treatment will be required;**
- **Developers will need to conduct a biodiversity survey and, if necessary, provide appropriate mitigation;**
- **An archaeological assessment will be required;**
- **Provision of an individual or scheme wide private sewerage treatment plant(s) or a suitable alternative; and**
- **Surface water disposal must be in accordance with the water management hierarchy.**

SSP10 – Land south of Ambleside, Main Road KELSEA CUM CARLTON

Site area: 1.86 ha



- 2.78 Kelsale is a Local Service Centre, located just north of Saxmundham and with direct access to the A12. It is well related to the neighbouring market town of Saxmundham, and the services and facilities the town provides. Facilities within Kelsale include a primary school, general employment area, and a church.
- 2.79 Land south of Ambleside, Main Road is 1.86 hectares in size with an indicative capacity for 30 units. It has the potential for more given the varied character and density of development to the west on the opposite side of Main Road, and to the north on Rosemary Lane. Immediately to the south of the site a single dwelling is currently under construction in a good sized plot.
- 2.80 The Parish Council have indicated a need for a mix of dwellings across the site to meet the needs particularly of older and younger residents wishing to remain local, and which would be available to buy or rent.
- 2.81 In terms of physical constraints, the allocation site is not subject to any identified constraints. Any development scheme will be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy. There are views across the site from the village and a carefully designed scheme could retain some of those views.
- 2.82 Suffolk County Council have indicated that the provision of primary education places locally may be an issue over the period to 2020. Infrastructure issues will need to be addressed, so the site may not be able to come forward for development until later in the plan period.

- 2.83 Suffolk County Council Archaeology note that the site has not been systematically investigated for archaeological remains, but that it is located in a topographically favourable valley side location close to the historic core of the settlement. An archaeological investigation will therefore be required at an appropriate stage in the design of new development to allow for in situ preservation if appropriate.

Policy SSP10 – Land south of Ambleside, Main Road, Kelsale cum Carlton

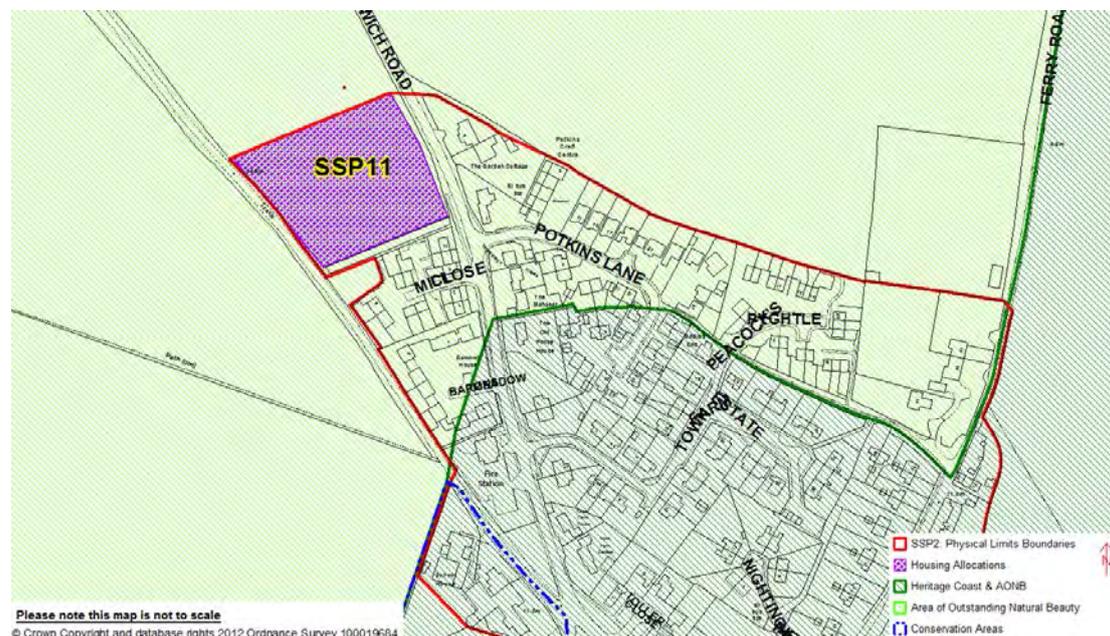
1.86ha of land south of Ambleside, Main Road Kelsale cum Carlton, as shown on the Policies Map, is identified for residential use for approximately 30 units although a higher quantum of development may be appropriate subject to design and layout.

Development will be expected to accord with the following criteria:

- **Provision of affordable housing;**
- **The need to increase the surface water network capacity in accordance with the water management hierarchy;**
- **Provision of a flood risk assessment;**
- **An archaeological investigation will be required;**
- **Suitable planting to southern boundary of the site where it abuts open countryside;**
- **A mix of housing types and densities across the site to blend with the mix of densities on the surrounding sites; and**
- **Surface water disposal must be in accordance with the water management hierarchy; and**
- **The layout should where possible, look to retain some views through to open countryside beyond.**

SSP11 - Land North of Mill Close ORFORD

Site area: 0.82 ha



- 2.84 Orford is a Key Service Centre containing a variety of facilities including a village school, garage with some retail provision, fire station, town hall, church and eateries. It is also a tourist hotspot with the castle and access to Orfordness and Havergate Island and is known for its food products. Its high quality built environment and location on the estuary means it is attractive to second home owners who, according to Council Tax records, are estimated to own up to 25% of the properties. Whilst it is acknowledged that this influx of visitors at the weekend helps to keep facilities viable and provide some useful local employment, the Parish Council have identified an increasing requirement for some new housing suitable to meet local needs and to help retain the village school.
- 2.85 The village is entirely contained within the Area of Outstanding Natural Beauty with much of it also designated as Heritage Coast. The older part of the village, the castle and its setting are contained within a large conservation area designation with many listed buildings. Newer development is therefore largely confined to the northern end of the settlement. It is here that the one site identified as potentially suitable for development is situated.
- 2.86 Land to the north of Mill Close has been identified as suitable for housing. The site is 0.82ha in size and is currently in agricultural use. The site lies entirely within the AONB but outside of the Heritage Coast and conservation area. As a gateway into the village, there are views through to the castle. The site is contained by Sudbourne Road to the east and a public footpath to the west. To the south is the small estate style development of Mill Close which currently forms the northern boundary to Orford. The northern extent of the allocation takes as its reference point the limit of the existing built development on the eastern side of Sudbourne Road.

- 2.87 A development similar in layout to Mill Close is considered to make the best use of space. Critical to the design and layout will be the creation of a northern boundary which is reflective of its gateway position into this important local attraction and its position within the AONB. Particular care will also be required in respect of those new buildings with elevations viewable from the north to ensure they provide an attractive entrance to the village.
- 2.88 Opportunity should also be taken to provide a direct access to the public footpath which runs along the western boundary. This gives easy direct access to the school and an alternative access to the centre of the village.
- 2.89 Surface water management is the responsibility of the County Council as Lead Local Flood Authority. Any development scheme will therefore be expected to ensure that the management of surface water run-off is undertaken in accordance with the surface water management hierarchy. Development of this site may require improvements to the sewerage treatment capacity. Foul water from Orford discharges to Gedgrave Sewage Treatment Works which is operating close to its environmental permit. Developers will therefore need to ensure that, at the time the application is made, foul water capacity can be made available. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.
- 2.90 Suffolk County Council Archaeology note that the site is close to a possible mound and site of a windmill, depicted on a plan of around 1600 and that archaeological finds, particularly of medieval date have been recorded in the area. An archaeological investigation will therefore be required at an appropriate stage to allow for in-situ preservation if appropriate.

Policy SSP11 – Land north of Mill Close, Orford

0.86ha of land north of Mill Close, Orford, as shown on the Policies Map, is identified for residential use for approximately 10 units.

Development will be expected to accord with the following criteria:

- **A high quality scheme which reflects the importance of this gateway site into the village and its setting within the AONB;**
- **A Landscape Visual Impact Appraisal is required and if necessary, appropriate mitigation should be provided;**
- **Ensure that views through to the castle are retained for anyone entering Orford via Sudbourne Road;**
- **A financial contribution will be sought towards affordable housing provision ;**
- **Provision of direct access to the public footpath which forms the western boundary to the site;**

- An archaeological investigation will be required;
- Developers will need to demonstrate there is adequate capacity in the foul sewerage network and WRC (Gedgrave) or that capacity can be made available; and
- Surface water disposal must be in accordance with the water management hierarchy.

RENDELSHAM

(NEIGHBOURHOOD PLAN - See RNP objectives housing 3 – 3f)



- 2.91 Rendlesham is unique in many ways. It is a Key Service Centre which is altogether larger, and contains a much wider variety of facilities than is common to most Key Service Centres given its historic legacy as a former US Airforce base. It also has a “made” Neighbourhood Plan, containing policies relating to the promotion of the village centre to continue to develop to meet the needs of existing and future residents, and the provision of allotments.
- 2.92 The village contains the one remaining housing allocation from the former Suffolk Coastal Local Plan 2001 which has now been re-assessed alongside other sites and re-allocated for residential development.
- 2.93 The Neighbourhood Plan builds on the work of the earlier masterplan for Rendlesham and “saved” policies AP159; AP160 and AP161 and seeks to ensure that the village continues to develop and function to meet the needs of new and established residents and businesses, concentrating on the provision of services and facilities required to meet the needs of the new and growing population. Across the main road from the main residential area, is a large employment site containing a mix of uses (the former technical base). A comprehensive

development plan for the whole employment site has recently been granted planning permission (see employment section – Bentwaters Park (policy SSP24)).

- 2.94 Whilst the Neighbourhood Plan does not allocate land for housing, Chapter 10 of the plan includes a number of objectives (3 – 3f) in relation to new housing e.g. to density and streetscene. In addition, Policy RNPP3 requires that new residential or mixed use development makes provision towards the identified local need for allotments, orchards and growing spaces.
- 2.95 The village has capacity to accommodate more than the 100 homes proposed, but is limited predominantly by highway factors and the cumulative impact of both residential and employment traffic on the local highway network. There is a need to maintain a clear overview of the cumulative impact of individual developments on the local road network from Rendlesham through to Melton and the A12. The internal road layout within the village (a consequence of its original function as an airbase) means access from the village to the external road network is limited. There are also few opportunities to access the adjacent countryside due to lack of public footpaths and the presence of a perimeter fence, again a legacy of its former use as an airbase. The provision of a new footpath/bridleway is a condition of the recent planning permission for the employment site providing residents with more direct access to Rendlesham / Tunstall Forest.
- 2.96 Two sites are allocated for large scale housing schemes which together can provide approximately 100 homes. Both sites provide the opportunity for additional community benefit as envisaged in the Neighbourhood Plan.
- 2.97 Development proposals for both allocations will need to investigate the cumulative traffic impact on air quality at Melton crossroads and the Air Quality Management Area declared in Woodbridge. An Air Quality Assessment, together with a mitigation appraisal, will be required.



SSP12 - Land west of Garden Square, RENDLESHAM

Site area: 5.05 ha

- 2.98 This site is the northern of the two sites identified on the plan above. The site was formerly allocated for housing development for approximately 75 units. The main limiting factors in respect of this site are its proximity to the Water Re-cycling Centre (sewage treatment works) which requires the provision of a “cordon sanitaire”, and the sewers that cross the site. The minimum distance for the cordon sanitaire will be a matter for discussion with Anglian Water as will any layout issues linked to the alignment of the sewers. The number of homes and the area on which development could take place has therefore been reduced to approximately 50. Anglian Water have also confirmed that there is likely to be a need for improvements to the foul sewerage network. Land not suitable for building does however have the potential to provide for a mix of informal open space and allotment provision in accordance with Rendlesham Neighbourhood Plan objective 4, Allotments, Orchards and Growing Places and Neighbourhood Plan Policy RNPP3. Informal open space will provide space for daily dog walking and complement existing more formal green space provision nearby, as an alternative to the more sensitive Rendlesham and Tunstall Forests.
- 2.99 The design and layout of the scheme will be expected to have due regard to the housing and transport objectives set out in the “made” Rendlesham Neighbourhood Plan. Suffolk County Council Archaeology have also confirmed that the site lies within the former extent of Rendlesham Hall and within the broader landscape, where there is evidence of significant multiperiod archaeological remains. An archaeological assessment at an appropriate stage

in the design of the development will be required to allow for in-situ preservation as necessary.

Policy SSP12 – Land west of Garden Square Rendlesham

5.05ha of land west of Garden Square, Rendlesham, as shown on the Policies Map, is identified for a mixed residential development and greenspace provision for approximately 50 units.

Development will be expected to accord with the following criteria:

- **Meet the minimum distance from the Water Recycling Centre within which new residential development is considered acceptable as advised by Anglian Water;**
- **Provision of a flood risk assessment;**
- **Accommodate the sewers that cross the site;**
- **The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;**
- **The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the ‘made’ Rendlesham Neighbourhood Plan;**
- **Provision of affordable housing;**
- **The remaining greenspace should be used for a mix of informal open space suitable for daily dog walking, allotments or orchards in accordance with Rendlesham Neighbourhood Plan policy RNPP3;**
- **Provision of a substantial landscape buffer to the northern and western boundaries where it abuts open countryside;**
- **An archaeological assessment will be required; and**
- **A transport assessment.**

In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.

SSP13 – Land east of Redwald Road, RENDLESHAM

Site area: 4.3 ha

- 2.100 Approximately 4.3 ha of land to the east of Redwald Road is identified for residential development for approximately 50 units with access off Redwald Road. The site is contained within established defensible boundaries of established woodland with more extensive plantation to the north and east of the site. Woodbridge and Redwald Roads act as the boundaries to the south and west. The site frontage along Redwald Road is bounded by a water course and this will need to be accommodated within the design.

- 2.101 The site is within close proximity of the centre of Rendlesham with good pedestrian connectivity using Spencer Road. Redwald Road is on a bus route and a bus stop is located within 100m of the site. Currently footways exist on only the opposite side of Redwald Road. Suffolk County Council Local Highways Authority have indicated footways on both sides of the road and a pedestrian crossing point may be required.
- 2.102 The design, layout, mix and type of housing development will be expected to have due regard to Objective 3a set out in the Rendlesham Neighbourhood Plan. New residential development will be required to make provision for allotments, orchards and growing spaces in accordance RNPP3, where a local need is identified.
- 2.103 Natural England have highlighted the need to undertake a biodiversity survey of the site and adjoining woodland, and if necessary, appropriate mitigation measures will need to be carried out.
- 2.104 Suffolk County Council Archaeology have indicated that the site should be subject to an archaeological assessment at an appropriate pre-application stage in the design of the development. This will allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed.
- 2.105 In line with priorities identified in the Rendlesham Neighbourhood Plan, developers should explore, in conjunction with Rendlesham Parish Council, the potential to provide, as part of the scheme a public house or similar licenced venue.

Policy SSP13 – Land east of Redwald Road, Rendlesham

4.3ha of land to the east of Redwald Road, Rendlesham, as shown on the Policies Map, is identified for residential use for approximately 50 units.

Development will be expected to accord with the following criteria:

- **The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the ‘made’ Rendlesham Neighbourhood Plan;**
- **Provision of affordable housing;**
- **Provision of footways to site frontage along Redwald Road, with a pedestrian crossing point;**
- **Provision towards meeting identified local need for allotments, orchards and growing spaces;**
- **Explore the potential to provide a public house or similar licenced venue, on site as part of the development, inline with priorities identified in the Rendlesham Neighbourhood Plan;**
- **Provision of a biodiversity survey and, if necessary, provide appropriate**

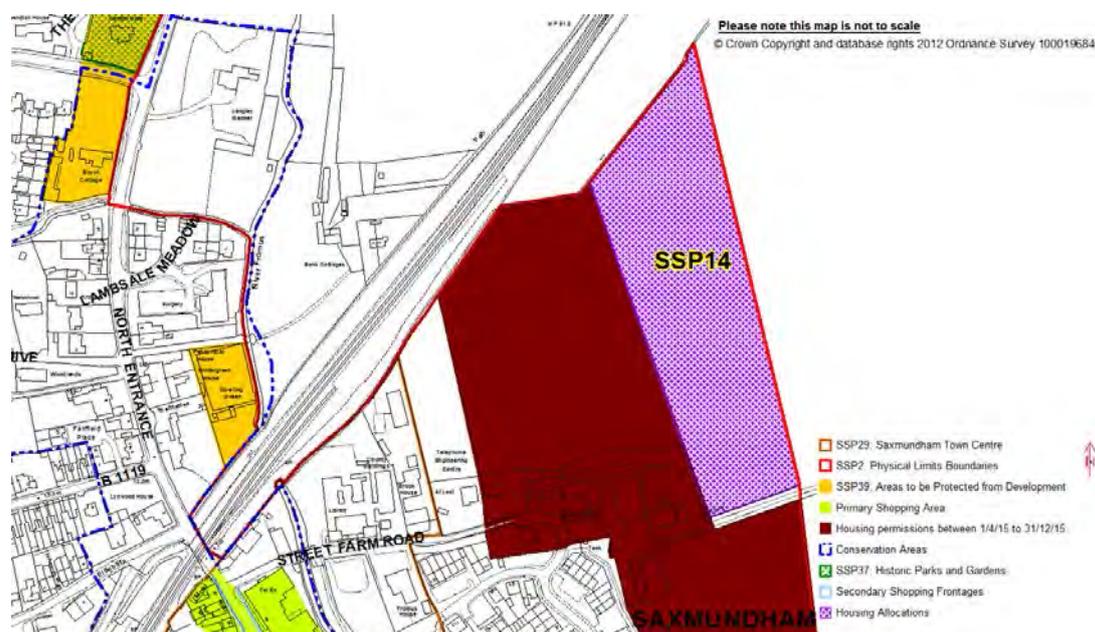
mitigation;

- An archaeological assessment will be required;
- The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- Provision of a Flood Risk Assessment;
- As required, to increase the capacity of the surface water network in accordance with the water management hierarchy; and
- A transport assessment.

In addition, the air quality impacts of traffic from cumulative development at Melton crossroads and the Air Quality Management Area declared in Woodbridge will need to be investigated in the form of an Air Quality Assessment, together with a mitigation appraisal.

SSP14 Land north east of Street Farm, SAXMUNDHAM

Site area: 2.18 ha



2.106 Saxmundham are considering preparing their own neighbourhood plan.

2.107 Saxmundham is a small, historic market town on the River Fromus approximately 5 miles inland from the coast. It is bounded to the west by the A12. The older part of the town is designated a conservation area.

- 2.108 The town has good road and rail links with the A12 to the west of the town and the well located railway station has an hourly service north to Lowestoft and south to Ipswich, connecting with onward services to London.



- 2.109 Core Strategy policy SP25 sets out the detailed strategy for the town through the plan period
*“the strategy for Saxmundham focuses on its function as a local retail, employment (including Kelsale cum Carlton) and service centre. It must make the most of its assets, including the historic centre, as well as road and rail infrastructure, but have due regard to local constraints such as the A12 to the west. There is also an area to the east at risk of flooding from the River Fromus...
 (b) enable appropriate new development in the form of new housing provision, with priority being given to affordable housing to meet local needs and in support of new employment opportunities;...”*
- 2.110 The Issues and Options consultation stage put forward a number of sites which had been submitted to the Council for consideration for housing. A number of these sites had poor access, were considered to be out of scale and/or poorly related to the existing settlement and therefore were not considered suitable. Two sites were considered suitable- Land north east of Street Farm, Saxmundham and Land to the north of Church Hill. Since the Issues and Options consultation took place planning permission has been granted for 170 (DC/14/1497/FUL) units on Land to the north of Church Hill.
- 2.111 In recognition of the significant levels of new housing which have been granted planning permission/ been completed since the start of the plan period, only one site only is allocated for housing.
- 2.112 The land north-east of Street Farm comprises an area of approximately 2.18ha of agricultural land. It sits immediately to the north of the new Hopkins Homes development.

The design of the scheme will need to take this into account. At the south western corner, it abuts Street Farm which contains a range of employment uses. The railway line forms the northern boundary of the site. The eastern boundary to the site adjoins the open countryside so provision of a substantial landscape scheme will be required as a buffer between the built area and open countryside beyond.

- 2.113 Concerns regarding the capacity of the highway network in this part of the town and its ability to accommodate additional provision over that already permitted means that a transport assessment will be required.
- 2.114 Anglian Water have confirmed there will be a need for improvements to the foul sewerage network to enable the development of this site.
- 2.115 Suffolk County Council Archaeology have confirmed that the site is in an area of high archaeological potential overlooking the River Fromus. Evaluation to the south identified possible occupation layers of Later Neolithic / Early Bronze Age date. An archaeological assessment will therefore be required to be undertaken at an appropriate stage in the design of new development to allow for in-situ preservation if appropriate.
- 2.116 Suffolk County Council Education have indicated that there are capacity issues with regard to primary school places over the five year period to 2020. Infrastructure issues will need to be addressed, so the site may not be able to come forward for development until later in the plan period.

Policy SSP14 – Land north-east of Street Farm, Saxmundham

2.18ha of land north-east of Street Farm, Saxmundham, as shown on the Policies Map, is identified for residential use for approximately 40 units.

Development will be expected to accord with the following criteria:

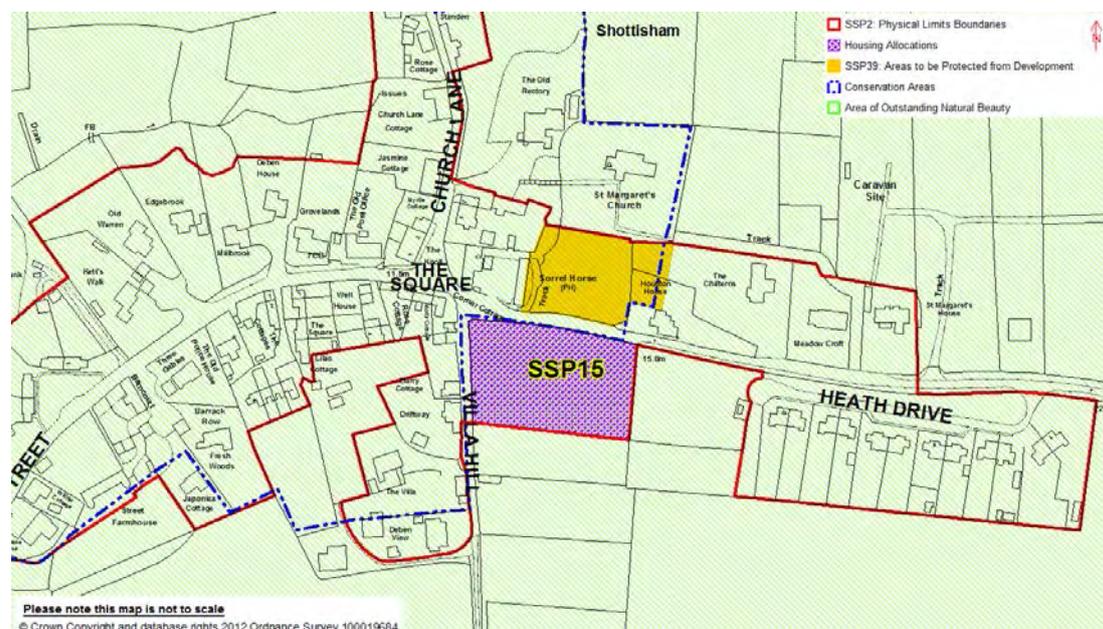
- **Provision of affordable housing;**
- **Main access through existing residential developments off Church Hill;**
- **Potential to improve east-west access across the site to provide pedestrian and cycle access to the north end of the High Street;**
- **Need to provide a strong planted boundary to the east of the site where it abuts the open countryside;**
- **Transport assessment required;**
- **A flood risk assessment;**
- **An archaeological assessment will be required; and**
- **Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available.**

If opportunities arise, applicants should explore options to link with wider redevelopment

options around Street Farm Road (currently a mix of offices, Suffolk County Offices, Library, Vets practice and hand car wash).

SSP15 – Land opposite the Sorrel Horse, The Street, SHOTTISHAM

Site area: 0.42 ha



- 2.117 Shottisham is a local service centre situated about four miles from the North Sea and five miles south-east of the market town of Woodbridge. The village is located in an area designated as Area of Outstanding Natural Beauty.
- 2.118 The Parish Council in its Housing Survey Analysis 2015 has identified a need for affordable housing to enable young people to remain in the village and for smaller properties to facilitate those wishing to down-size. The Parish Council also identified on-street parking as an issue. This can result in difficulties for through traffic and adversely affect the setting of the Conservation Area.
- 2.119 0.42 ha of land opposite The Sorrel Horse, The Street, Shottisham is identified as suitable for approximately 10 dwellings and, in addition to residents parking, an area of additional car parking for around 30 cars. The site is centrally located and can provide pedestrian access to the centre of the village via Villa Hill avoiding the need to walk along The Street which has no footways at this point.
- 2.120 Due to height level changes between the site and 'The Street', Suffolk County Council Highway Authority have indicated that a single point of vehicular access from the highway would be appropriate. This single point would serve as access to the residential development and car park. Achieving an appropriately designed access and securing acceptable access sight lines, will be critical to this scheme and will be subject to approval

by Suffolk County Council Highway Authority. Pedestrian connectivity should be provided from the site to access Villa Hill.

- 2.121 The site is located in an Area of Outstanding Natural Beauty, and on a prominent site. Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation.
- 2.122 The site lies in close proximity to the Conservation Area and listed buildings. As such, development of the site will need to preserve and enhance the character and setting of the Conservation Area and listed buildings. This site lies in an area of archaeological potential. Therefore, an archaeological assessment will be required.
- 2.123 Anglian Water has indicated a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will also need to be addressed.

Policy SSP15 – Land opposite The Sorrel Horse, The Street, Shottisham

0.42 ha of land opposite The Sorrel Horse, The Street, Shottisham, as shown on the Policies Map, is identified for small scale mixed use development for approximately 10 dwellings and a car park to accommodate circa 30 cars.

Development will be expected to accord with the following criteria:

- **The design and layout should be of high quality, responding to the sites location in an Area of Outstanding Natural Beauty; and preserving and enhancing the character and setting of the Conservation Area, and listed buildings;**
- **Provision of smaller open market housing. A financial contribution will be sought towards affordable housing provision ;**
- **Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation;**
- **Provision of appropriate access arrangements regarding the access point, and securing acceptable access sight lines;**
- **In addition to residents parking, provision of an area for a car park to accommodate circa 30 cars. The parking area to be screened to protect residential amenity;**
- **Provision of pedestrian connectivity from the residential and car parking areas via Villa Hill;**
- **A biodiversity survey will be required and, if necessary, appropriate mitigation provided;**
- **An archaeological assessment will be required;**
- **Developers will need to address a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will need to be addressed. A foul drainage strategy will need to be approved and**

implemented prior to the development connecting to the sewerage system.

SSP16 – Site fronting Old Homes Road, THORPENESS

Site area: 0.4 ha



- 2.124 Aldringham cum Thorpe Parish Council have applied to have their parish designated a neighbourhood plan area.
- 2.125 Thorpeness is a small settlement of very distinctive character having been built as a holiday area. It is located entirely within the AONB and Heritage Coast. Much of the settlement is designated as a conservation area. It is a tourist destination. As a small coastal community it is one of the locations which has been identified as vulnerable from coastal flood risk and erosion.
- 2.126 This 0.4ha site fronting Old Homes Road is located within the historic core of the settlement and within the physical limits boundary, where there is already a policy presumption that development is acceptable subject to other site specific issues such as residential amenity. This site is identified for around 5 units and therefore of a size suitable for allocation.
- 2.127 Potential issues with surface water flooding have been identified on part of the site. The site also contains a pond. Whilst these are not issues which would prevent the site being developed, they are matters which any planning application to develop the site will need to address.
- 2.128 The design of any scheme should be of the highest quality.

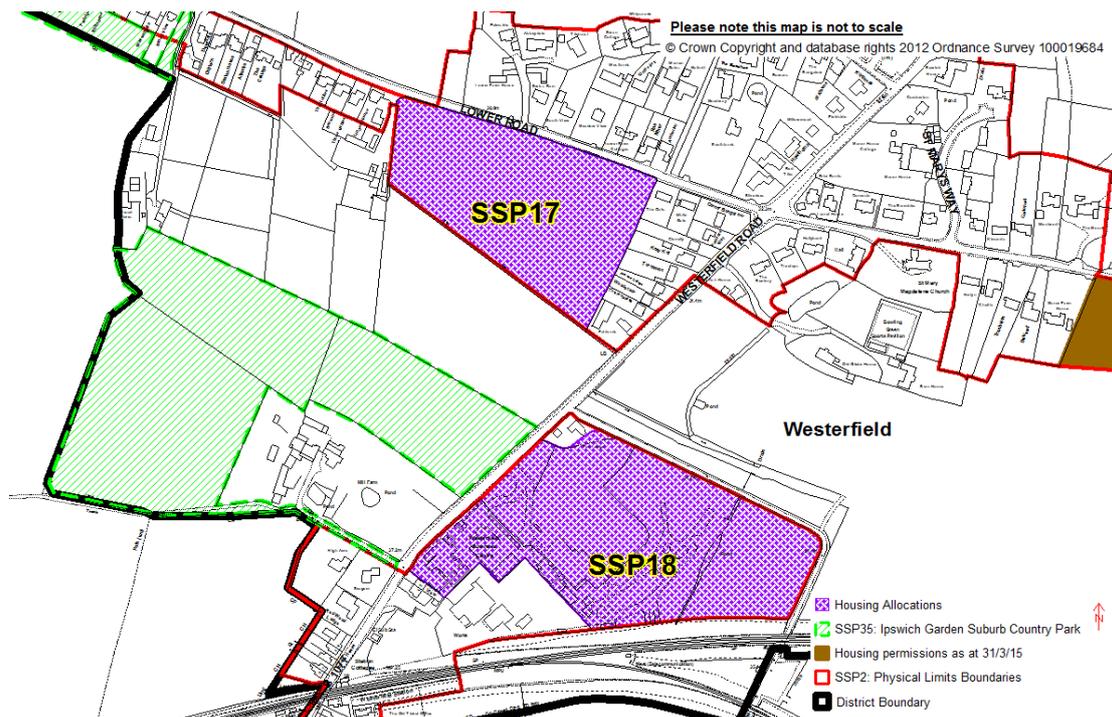
Policy SSP16 – Land fronting Old Homes Road, Thorpeness

0.4ha of land fronting Old Homes Road, Thorpeness, as shown on the Policies Map, is identified for residential use for approximately 5 units.

Development will be expected to accord with the following criteria:

- The scheme should be design led and of the highest quality;
- Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation;
- Provision of affordable housing;
- An archaeological investigation will be required;
- Provision of a surface water management scheme which accords with the water management hierarchy; and
- Retention of the pond.

Westerfield



2.129 Westerfield is a Local Service Centre, located close to the outskirts of Ipswich and, with a railway station, is one of the more sustainable locations in the district. It is reasonable to assume that residents from this part of the district already make use of the social and community infrastructure that the county town can provide. The location of the district/ borough boundary in this location is of limited relevance to how people live their daily lives. Primary school pupils for example, may attend schools within Ipswich Borough or at the neighbouring village of Winesham within Suffolk Coastal district.

- 2.130 The village is located close to Ipswich's main growth area, Ipswich Garden Suburb, which will provide for approximately 3,500 homes together with associated social, community and physical infrastructure provision. When built, these facilities will be accessible to the people of Westerfield. Similarly, the residents of the garden suburb will be expected to make use of Westerfield railway station. It will be important to ensure that opportunities to improve pedestrian and cycle links between the village and the new development are maximised. Opportunities to improve Westerfield Station will also need to be investigated as development progresses and will include looking to identify land for car parking for the railway station which is currently lacking.
- 2.131 The provision of a country park is an important element of the Ipswich Garden Suburb, required to mitigate the impact of the new development from IGS and sites beyond the IGS in both Ipswich Borough Council and Suffolk Coastal District areas on nearby sites designated as being of international importance for their nature conservation interest (e.g. Orwell and Deben estuaries European sites). Part of the land required for the provision of the country park (including a car park to serve the country park) is located within Suffolk Coastal. These two parcels of land are allocated for public open space under policy SSP35. This will help maintain the separate identity of Westerfield from the new development.
- 2.132 Given the clear linkages and relationship between Westerfield (and Witnesham) and the new development in Ipswich Garden Suburb, the Council will consider requests for contributions from the Suffolk Coastal District Council CIL pot and recognises the need to contribute towards infrastructure provision where necessary as identified through any planning application. A separate infrastructure and delivery framework mechanism is to be agreed with Ipswich Borough Council for the Ipswich Garden Suburb development given that the new built development is to be provided wholly within their administrative boundary. This framework is expected to provide more detail in relation to costs of infrastructure which can support funding requests to the CIL pot for the impact of new developments in Suffolk Coastal on infrastructure such as the Ipswich Garden Suburb Country Park and Westerfield railway station.
- 2.133 Westerfield is unusual in that it contains a number of sites which under the Issues and Options consultation were considered potentially suitable for residential use but which cumulatively would result in a scale of development out of keeping with the size of the settlement. Two sites have been allocated for development which could come forward over the plan period and bring with them some additional benefit to the village. Both were supported by the Parish Council. Together they will deliver approximately 40 dwellings.

SSP17 – Land south of Lower Road, WESTERFIELD

Site area: 2.45 ha

- 2.134 This site south of Lower Road is the northern of the two sites shown on the map. It is 2.45ha in size, well related to the main central crossroads within the village and sits between and opposite existing groups of residential properties. The site comprises the whole field, which is well defined by existing planted boundaries. The mature oak trees along the frontage with Lower Road are subject to a Tree Preservation Order. There is also a drainage ditch along the Lower Road frontage.
- 2.135 Discussions with the Parish Council confirmed that at least part of the site was previously used as the village football pitch but that no longer exists. There is now no focal point for the village or open space available for community events. It is considered that a small, well designed scheme in this location south of Lower Road could enable the provision of a new village green as a focal point for the community. The site is well located in relation to the main concentration of existing development. The character of this part of the village is not limited to frontage development so offers an opportunity to design a scheme of approximately 20 dwellings around the provision of a village green.
- 2.136 Anglian Water have confirmed that they have no objection to the development of this site.
- 2.137 Suffolk County Council Archaeology note that this site is close to the medieval core of the settlement and within the findspot of Roman, Saxon and Iron Age objects. The site should therefore be subject to an archaeological assessment at an appropriate stage in the design process which would allow for preservation in-situ where appropriate.

Policy SSP17 – Land south of Lower Road, Westerfield

2.45ha of land south of Lower Road, Westerfield, as shown on the Policies Map, is identified for residential use for approximately 20 units and public open space provision.

Development will be expected to accord with the following criteria:

- **The housing is required to enable the provision of a village green type facility as a focal point for the community. When determining the viability of the scheme, the need to provide this facility will be given priority over affordable housing contributions;**
- **The developer is required to involve the Parish Council in the design and layout of the village green type facility and its long term maintenance;**
- **If the housing element extends over 1ha or more, a flood risk assessment will be required ;**
- **An archaeological assessment will be required;**
- **Design of the scheme should provide for a pedestrian footway along the Lower Road frontage within the site to avoid detrimental impact on the oak trees which**

are the subject of a Tree Preservation Order; and

- **Provision of a comprehensive landscaping scheme for the site which provides for the retention of trees and hedgerows along the site boundaries except where it is required to provide access to the site.**

SSP18 – Land at Old Station Works, Main Road WESTERFIELD

Site area: 3.65 ha

- 2.138 The Old Station Works site is the southern of the two sites shown on the plan. It is an under-used employment site forming part of the built cluster of development around Westerfield railway station. The site is some 3.65 hectares in size and contains some limited employment use including buildings and open storage. The site is contained, with the road and railway line forming strong boundaries to the west and south. A strong belt of planting provides a visual and physical barrier to the north. More limited planting exists along the short eastern boundary. The under-developed nature of the site means that it contributes to the open gap between the main village and the cluster around the station. Retaining a strong landscaped buffer along the northern boundary will be important if the site is to be more intensively developed. Alongside the allocation, a new physical limits boundary is proposed for this part of the village.
- 2.139 A drain crosses the site south to north about two-thirds of the way back from the road frontage. Information received in response to the Issues and Options consultation confirmed that there are existing problems with drainage and run-off from the site. Anglian Water have confirmed that it is likely that improvements to the foul sewerage network will be required. Historic England have indicated that the drain may be of some historic relevance, as well as the need to have regard to impact on the setting of nearby listed buildings.
- 2.140 As an under-used employment site, the opportunity exists within the plan period for a comprehensive redevelopment of this site for a mixed employment / residential use which could address the existing drainage problems. As an existing employment site, it is considered that the emphasis within a mixed use scheme should be on employment rather than residential use. New housing provision is seen as an enabling opportunity to invest in the site including the provision of new small business units, ideally including, at the request of the Parish Council, meeting space suitable for public meetings. To maximise the use of this site, but having regard to the sensitivities of the open gap, the railway and the drainage issues, it is recommended that a development brief be prepared for the site.
- 2.141 Suffolk County Council Archaeology note that this site is in an area of archaeological potential. The development brief should reference the need for an archaeological investigation with the design of new development allowing for in-situ preservation if appropriate.

Policy SSP18 – Land at Old Station Works, Main Road Westerfield

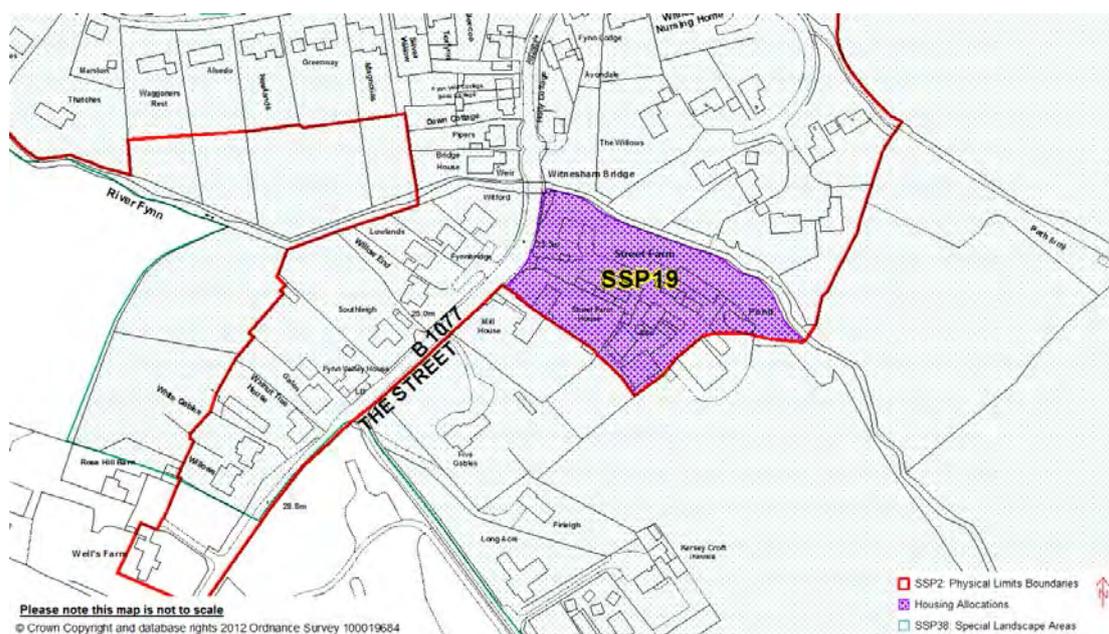
3.65 ha of land at Old Station Works Main Road, Westerfield, as shown on the Policies Map, is identified for a mixed employment / residential use for approximately 20 units.

Development will be expected to accord with the following criteria:

- This is a complex site for which a development brief will be required and which will need to be agreed by the District Council to enable the future of the site to be considered in a comprehensive manner including its relationship to the Ipswich Garden Suburb proposals;
- Residential development will only be considered on this site in conjunction with new and improved employment provision. To safeguard the residential amenity of new residents, new employment uses will be restricted to Use Classes B1 Business and B2 General Industrial use;
- Provision of affordable housing;
- Investigate the potential to enable part of the business floorspace to be made available for use for public meetings;
- A flood risk assessment will be required;
- The developer will need to demonstrate that there is adequate capacity in the foul sewerage network or that capacity can be made available;
- An archaeological investigation will be required; and
- Careful consideration will need to be given to the potential historic interest within and around the site and in terms of impact on nearby listed buildings.

SSP19 - Land at Street Farm, WITNESHAM

Site area: 0.71 ha



- 2.142 Witnesham is a Key Service Centre containing a church, public house and primary school. The village comprises a number of parts. The two main elements, Witnesham (Bridge) to the south and Witnesham (Chapel) to the north contain the main residential areas and each has a physical limits boundary. To the north between Witnesham (Chapel) and Swilland is a small cluster of dwellings, public house and primary school which does not have a physical limits boundary.
- 2.143 This site of 0.7ha comprises a largely disused farm complex on the edge of Witnesham (Bridge). The farmhouse, a listed building, is still occupied. Land south of Hall Road and The Street which includes this site, lie within the Fynn Valley Special Landscape Area. Suffolk County Council Archaeology note that due to its location on the south bank of the River Fynn an archaeological investigation will be required. A small section of the site along its northern boundary where it borders the River Fynn is within Flood Zone 3. Any development within Flood Zone 3 is to be avoided having the highest potential risk from flooding. The Environment Agency have confirmed that a flood risk assessment will be required as part of any planning application. Anglian Water confirm they have no objection to the allocation of this site. Existing access to the site is narrow and directly onto a bend in the road (B1077) Ipswich Road. Use of the existing access may need to be re-assessed or may otherwise act as a limit to numbers of new dwellings it can serve.
- 2.144 The site is well related to this part of the village and as an old farm complex offers the opportunity for an interesting residential development given the mix and scale of buildings which are currently present on site. The presence of the listed building and the flood risk on the northern part of the site are constraints which will need to be considered in any design for the site. Impact on the landscape will be a consideration of any development proposal. These elements together with the access issues may act as a limit to the amount of new development which is ultimately acceptable.

Policy SSP19 – Land at Street Farm, Witnesham (Bridge)

0.7ha of land at Street Farm, Witnesham, as shown on the Policies Map, is identified for residential use for approximately 20 units.

Development will be expected to accord with the following criteria:

- **Impact on the listed farmhouse;**
- **An archaeological investigation will be required;**
- **Flood risk assessment will be required;**
- **Provision of affordable housing;**
- **Impact within the Special Landscape Area;**
- **The design and layout of the scheme should have regard to its former farmyard use;**
- **Where possible retention of existing trees along the boundaries to the site;**

- **Any development within the area identified as Flood Zone 3 should be avoided to ensure no other impediments to flows are introduced that could increase the risk of flooding downstream; and**
- **Opportunities should be explored which would improve and enhance the riverside environment in this location under the Water Framework Directive.**



ECONOMY

3. Economy

Core Strategy Objective 4 – Economic Development – Strategic policies SP5; SP6 and SP7

- 3.01 Core Strategy Policy SP5 looks at Employment Land across the district and makes the distinction between Strategic Employment Areas and General Employment Areas. It is the role of this document to define the extent of the Strategic and General Employment Areas and the types of uses that will be acceptable, outside of the Felixstowe Peninsula area. These areas provide the framework within which businesses (both large and small) can operate, grow and expand.
- 3.02 The identification of the Strategic and General Employment Areas across the plan area provides a network of employment sites of a size, quality and in locations that:
- Accord with the Settlement Hierarchy,
 - Best meet the needs of existing businesses,
 - Are able to support the growing sectors of the local economy, and
 - Where appropriate, contribute to regeneration.
- 3.03 The main employment areas across the district are located in or close to the main urban centre or towns and are therefore largely outside of the remit of this Site Allocations Document. These areas will therefore largely be considered through Neighbourhood Plans and the Felixstowe Peninsula Area Action Plan.
- 3.04 The Adastral Park planning application (C/09/0555) includes upgrades to existing employment floorspace within the existing Adastral Park complex as well as the creation of 60,000 square metres of new employment floorspace. This specifically addresses the strategic element for the creation of an ICT cluster based around Adastral Park and Innovation Martlesham identified in Core Strategy policy SP5 – Employment Land (and SP20).
- 3.05 The Sizewell nuclear complex is also a significant local employer and will continue to be so regardless of any decision at national level on the provision of a new nuclear power station on the site. The work associated with the decommissioning of Sizewell A will continue throughout the duration of the plan period.
- 3.06 The Site Allocations Document sets out the policy approach for the following employment sites:
- Extension to Ransomes Europark (part of a strategic employment site)
 - Three former airfields at Parham, Debach and Rendlesham (Bentwaters Park); and
 - Three general employment sites at Carlton Park (Kelsale), Wickham Market and Levington Park

Strategic Employment Site

SSP20 - Ransomes, Nacton Heath

Site area: 30 ha



- 3.07 This 30 ha site lies to the east of the existing Ransomes Business Park. The whole site is self contained being bounded by the A14, the railway line and the adjacent employment corridor of Ransomes Business Park/Ransomes Europark. The site is suitable for a range of uses including B1 Business, B2 general industry and B8 storage and distribution. The primary issues are access and impact on the local road network, the desire to maintain a mix of employment uses across this wider employment area, and potential adverse impacts on the AONB such as visual impact on the landscape and the natural beauty of the wider AONB.
- 3.08 The site comprises 19 ha of land which has been carried forward as an employment allocation from the previous Local Plan, just over 14 ha of which is vacant and available for development. This part of the site represents the final phased area of development of the Ransomes Business Park/Ransomes Europark employment area, the majority of which lies within the neighbouring Ipswich Borough Council administrative area. Both Councils consider this employment area to be of strategic importance with Local Plan policies to support this view. For Suffolk Coastal, the relevant policy is Core Strategy policy SP5 – Employment Land.
- 3.09 The eastern most part of this strategic allocation extends the previously allocated area by approximately 11 ha and will assist in providing employment land in a well established employment area with easy access to Ipswich and the wider area via the A14. This part of the site lies wholly within the Area of Outstanding Natural Beauty, of national importance for its natural beauty. The boundary of the AONB follows the track running north-south along the eastern boundary of the Piggeries and the lorry park. This part of the AONB has a

degree of physical and visual separation from areas of AONB lying to the south, having been severed from the larger AONB designation by the construction of the A14 trunk road in 1980.

- 3.10 Consultation received a mixed response to extending the employment area into the AONB. Where objection was raised, this appears to be an objection in principle to the loss of AONB rather than specific objection to the parcel of land in question and could potentially be overcome if mitigation measures are provided.
- 3.11 Discussions have taken place between Ipswich Borough Council, which have a similar site specific issue in the AONB, Suffolk Coastal Council and the AONB Partnership to see if common agreement could be reached that would allow development to take place on the sites in question. As a result, a statement has been agreed with the Suffolk Coast and Heaths AONB Partnership that recognises the importance of sustainable development and the economic well-being of the area and provides support in principle for the site being allocated for economic development. The Partnership is clear that any detrimental impact upon the natural beauty and special qualities of the AONB landscape should be appropriately mitigated, through site master planning or a planning brief in consultation with the Partnership. The Council concurs that if development is allowed to take place, it should be subject to a development brief to ensure that the development is high quality and a range of matters are addressed including impact on the landscape and the natural beauty and special qualities of the AONB in the immediate and wider area.
- 3.12 Historic England has confirmed that extending into the AONB could have an impact on a number of scheduled monuments immediately to the east; namely several pre-historic bowl barrows (burial sites) as part of the Seven Hills barrow cemetery. These would require investigation and also need to be taken into account in the development brief.
- 3.13 The Environment Agency have highlighted that the site overlies Principal and Secondary Aquifers and whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application. As a site of over 1 ha, a flood risk assessment will be required.
- 3.14 Anglian Water require any developer to demonstrate that foul sewerage can be adequately dealt with.
- 3.15 To reflect discussions and the agreed position between the Council, Ipswich Borough Council and the Suffolk Coast and Heaths Partnership, a development brief will be prepared by the District Council to provide detailed planning guidance for the whole area, covering both the former employment allocation and the AONB element.

Policy SSP20 – Ransomes, Nacton Heath

30ha of land is identified at Ransomes, Nacton Heath as shown on the Policies Map for new employment provision for a mix of B1, B2 and B8 uses. Development will be subject to the preparation of development brief by the District Council.

The development brief will be expected to address a range of matters including:

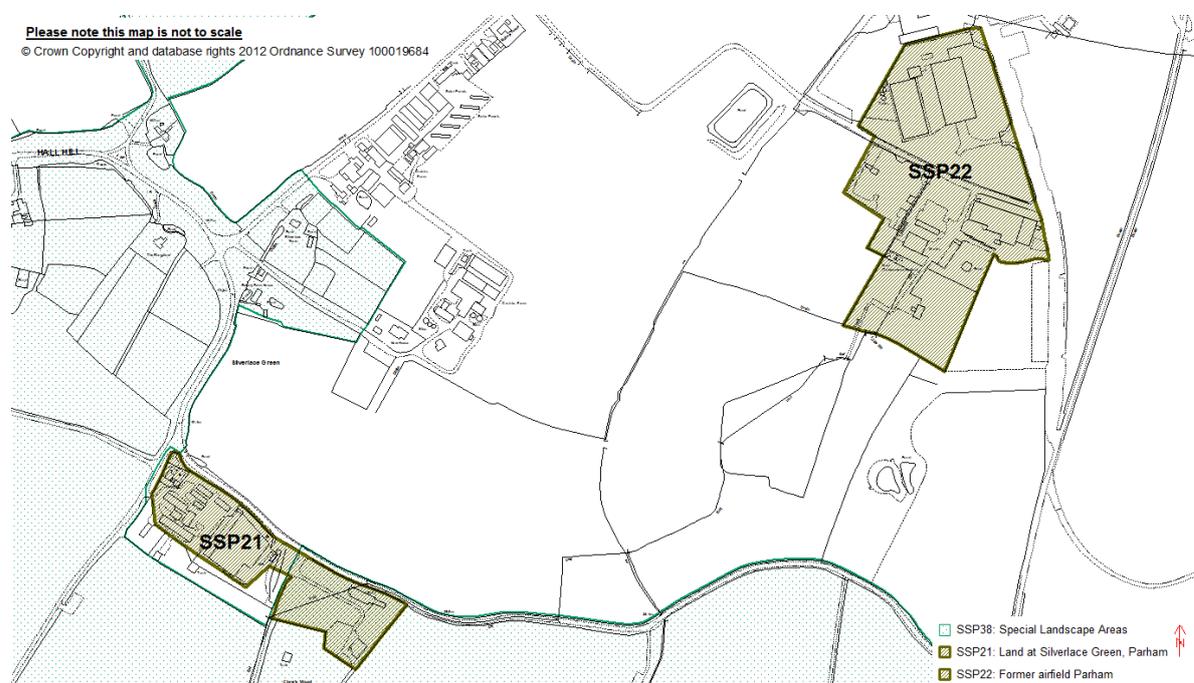
- **Impact on landscape including the nationally designated Area of Outstanding Natural Beauty;**
- **Further investigation into any designated and non designated heritage assets required;**
- **Impact on the local and strategic highway network including provision for access to public transport, and access via foot and cycle;**
- **A more precise mix of B1, B2 and B8 uses across the site;**
- **Guidance as to the appropriate design, scale and massing of buildings for example through the introduction of a design code;**
- **The need for a flood risk assessment;**
- **The need for developers to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;**
- **The need to investigate the potential contamination of the site prior to the submission of a planning application; and**
- **The need to work with existing businesses within the site.**

Large Rural Employment Sites – (the former airfields)

- 3.16 Suffolk Coastal contains a legacy of former airfields – Parham, Debach and Rendlesham (Bentwaters Park). They are large, part brownfield sites in the countryside. They are located on or close to the zone distributor lorry route network as set out in the Suffolk Lorry Route Network. Over time, a number of the buildings have been re-used or re-developed to accommodate a variety of employment uses. The range of uses on the sites has been regularised over time to provide for a range of lawful uses within the site. They now provide an important source of employment locally. A key component of the Local Plan employment strategy is to support the many existing businesses to enable them to continue to flourish.
- 3.17 Whilst these sites may be classified as General Employment Areas, they differ from those within or on the edge of towns/urban areas which are much better related to the main road network, and to the local workforce. Opportunities for further development are primarily limited to refurbishment or re-placement of existing buildings. Proposals which would involve an intensification of activity within a site, or alter the type and volume of traffic associated with the site will require careful scrutiny to ensure they remain appropriate to that rural location. Ultimately it may be that a particular business would need to relocate to more suitable premises if it outgrows the capacity of the existing site.

SSP21 - Silverlace Green & SSP22 Former Airfield, Parham

Site area: 7.96 ha (total)



- 3.18 This disused former airfield site straddles a number of parishes however the employment element is concentrated in two areas as shown on the plan. Across the two areas, employment uses are restricted to Use Classes B1 Business and B2 General Industry use. “Saved” policy AP119 encouraged the retention of tree and hedgerow planting where it screened buildings and acted as a sound barrier. Encouragement was given to replacement of buildings which had fallen into disrepair with limited space for expansion.
- 3.19 The sites have evolved over time but the policy approach remains the same. These sites are important sources of local employment, but due to their location traffic generation associated with them remains a key issue. Any applications for additional floorspace or an intensification of activity will require a transport assessment.
- 3.20 Consideration should be given to the need for mitigation to manage the relationship between any new employment uses and the existing waste use on the site. Anglian Water have advised that development of these sites may require a new sewage treatment facility. This should be discussed between the developer and Anglia Water ahead of any planning application being submitted to the Council.
- 3.21 The Environment Agency have highlighted that the site overlies a Principal Aquifer, the western end of the site falls within Environment Agency Groundwater Source Protection Zone SPZ 1, the eastern end SPZ3 and central section SPZ2. Whilst this does not affect the

allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.

- 3.22 The southern portion of land at Silverlace Green sits within a Special Landscape Area so additional care will need to be given to the visual impact of any development in the wider landscape.
- 3.23 Suffolk County Council Archaeology have confirmed that any development proposals should include a desk-based assessment and historic assets assessment of the buildings to be affected, particularly if buildings survive relating to military use. Proposals should include appropriate treatment of heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

Policy SSP21 – Land at Silverlace Green(former airfield) Parham

Land at Silverlace Green as identified on the Policies Map comprises some 2.24 hectares of employment land. Within the site 0.98 hectares of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.

Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:

- **The use is restricted to activities falling within Use Classes B1 and B2;**
- **A transport assessment can demonstrate to the satisfaction of the Highway authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;**
- **Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development;**
- **The proposals address the need to manage the relationship between new uses and the existing waste facility on the site;**
- **Adequate sewage treatment facilities are provided;**
- **A drainage strategy is approved and implemented before development proceeds;**
- **Investigation of potential contamination at the site has been undertaken prior to submission of any planning application;**
- **Any new building or extension to an existing building is acceptable in terms of visual impact on the Special Landscape Area;**
- **Where appropriate, measures have been taken to assess and manage any heritage assets on the site.**

Policy SSP22 – Former airfield Parham

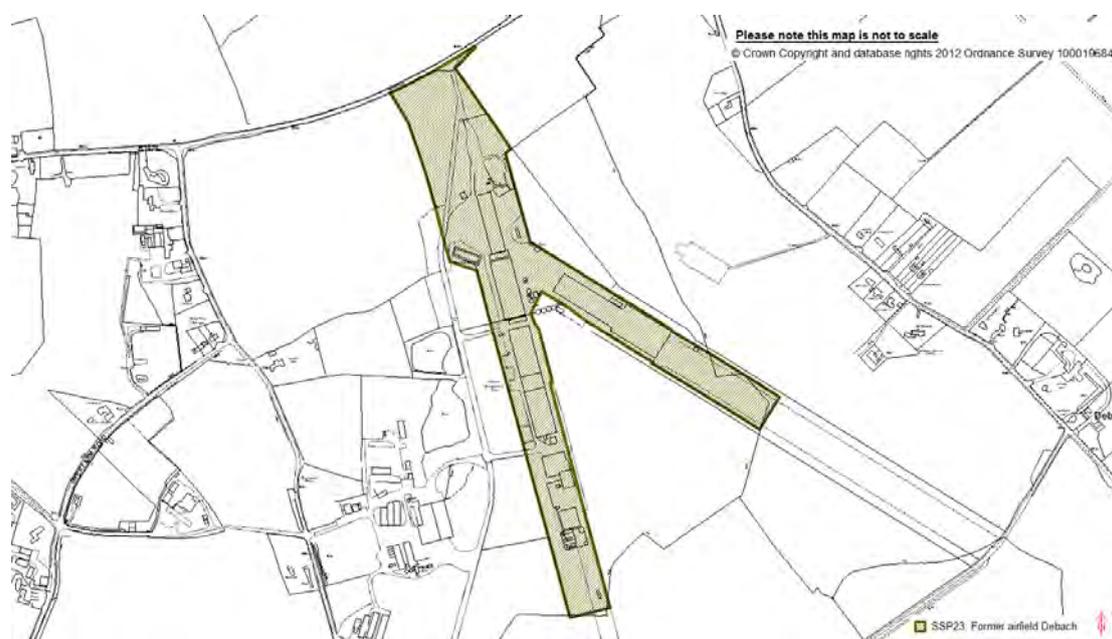
The former airfield at Parham as identified on the Policies Map comprises some 5.72 hectares of employment land. 1.67ha of land remains vacant. The site contains lawful uses within Use Classes B1 and B2.

Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings provided that:

- The use is restricted to activities falling within Use Classes B1 and B2;
- A transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- Adequate sewage treatment facilities are provided;
- A drainage strategy is approved and implemented before development proceeds;
- Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development;
- Where appropriate, measures have been taken to assess and manage any heritage assets on the site.

SSP23 - Former airfield Debach

Site area: 10.89 ha



- 3.24 Employment uses on this site are split between two ownerships, Debach Enterprises and Clopton Business Park. The developed area is long and narrow with limited scope for extension or intensification within it. The two areas contain a mix of lawful uses in Use Classes B1, B2 and B8. In order to enable the site to continue to accommodate churn of tenants over the plan period, the site owners have identified the need for limited flexibility to enable existing built units to be re-furbished or replaced to provide an appropriate gap between them. This would enable the site to meet modern fire regulation standards. A small increase to the previously defined employment area has therefore been identified to allow for this upgrade as shown on the plan. The result is that the total site area will increase from 8.95ha to 10.89ha.
- 3.25 Traffic impact on the local highway network remains the key concern in respect of this site. Applications for any change of use or other proposals that would result in an intensity of use and associated increase in traffic will need to demonstrate that their proposal is acceptable to the Highway Authority.
- 3.26 The Environment Agency have highlighted that the site overlies a Principal Aquifer, with a groundwater abstraction licence in place approximately 50m from the site boundary. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 3.27 Anglian Water have advised that development of this site may require a new sewage treatment facility. This should be discussed between the developer and Anglia Water ahead of any relevant planning application being submitted to the Council.
- 3.28 Any relevant development proposals should include a desk-based assessment to identify potential impacts on heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

Policy SSP23 – Former airfield Debach

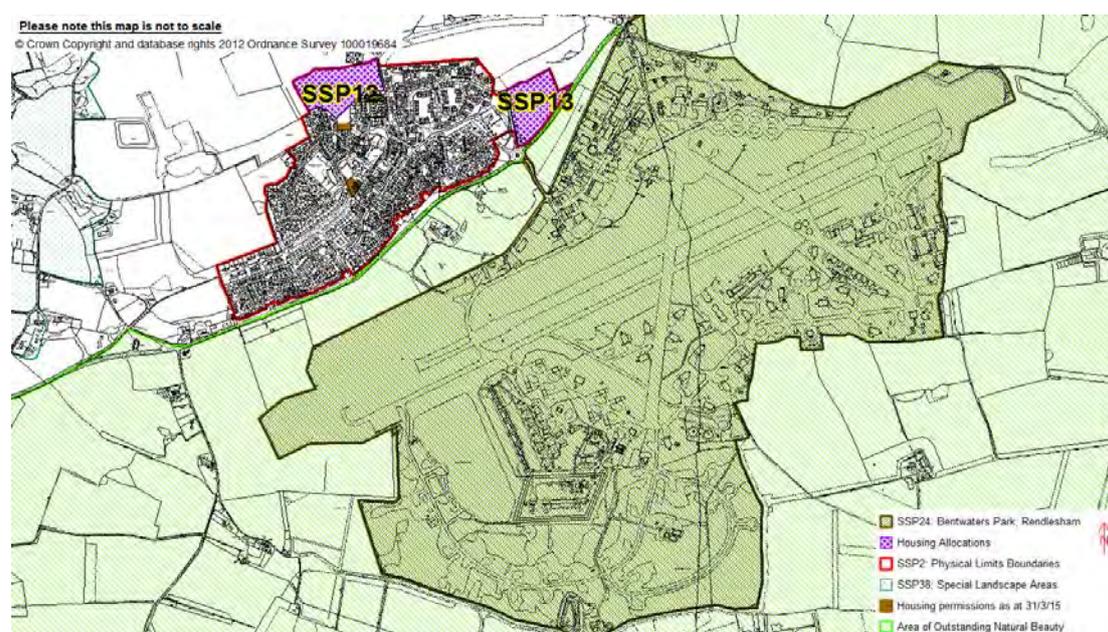
The former airfield at Debach as identified on the Policies Map comprises 10.89 hectares of employment land. The site is fully occupied and contains lawful uses within Use Classes B1, B2 and B8.

Planning permission will be granted for new employment provision, through re-development or refurbishment of existing buildings or any other change of use proposal that would result in an increased level of activity within the site provided that:

- The use is restricted to activities falling within Use Classes B1, B2 and B8;
- Where necessary, a transport statement or transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- Where necessary investigation of potential contamination at the site has been undertaken prior to submission of any relevant planning application;
- Where necessary adequate sewage treatment facilities are provided;
- If required measures have been taken to assess and manage any heritage assets on the site; and
- Where necessary a drainage strategy is approved and implemented before development proceeds.

SSP24 - Rendlesham (Bentwaters)

Site area: 390 ha



- 3.29 This site comprises the former Technical Base at Rendlesham. It is a large site approximately 390 hectares containing over 300 buildings and structures as well as extensive areas of grass.

It is estimated to employ around 400 people. The site lies wholly within the AONB, adjoins The Sandlings SPA and is in close proximity to the Alde-Ore Estuary SPA, SAC and Ramsar site (European sites). Part of the site abuts Wantisden Church a grade 1 listed building.

- 3.30 The site, although predominantly within the parish of Rendlesham also crosses into Tunstall and Wantisden. The Rendlesham Neighbourhood Plan confirms that policies relating to this site will be dealt with through this Site Allocations Document.
- 3.31 The site is unique within the district for the combination of buildings which remain on site and for the wide and very eclectic range of activities located here. Activities range from agricultural storage, to film recording as well as more traditional B1, B2 and B8 type uses. It is also subject to an extant planning permission for a hotel.
- 3.32 The site is also host to a number of innovative renewable energy facilities (including an anaerobic digester) and is connected to the Suffolk Strategic Lorry Route Network via a Zone Distributor Route.
- 3.33 As a consequence of its former military role, the site is acknowledged by Historic England to contain a range of historical assets including artwork. The cold war museum housed on the site is a tourist attraction.
- 3.34 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 3.35 The Environment Agency have highlighted that the site overlies Principal and Secondary Aquifers. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated.
- 3.36 The Council has recently granted planning permission for a comprehensive scheme for the whole site, which regularises the existing uses, as well as a business plan for its development over the coming five years or so. The planning permission C/10/3239 contains a schedule of uses for each of the buildings and areas within the site and an accompanying site plan. The decision notice and unilateral undertaking include a very comprehensive set of conditions designed to address issues of concern, most notably traffic impact on the local road network, issues of residential amenity and environmental concerns due to the site being within the AONB. This detailed information provides the baseline for the following policy and therefore sits as evidence in support of this Site Allocations Document. A new footpath/bridleway access from Rendlesham into the adjoining countryside, opening up access for residents of Rendlesham is to be provided alongside these proposals.
- 3.37 The following policy is designed to support the recent planning permission and to support the longer term use of the site through the plan period.

Policy SSP24 – Bentwaters Park, Rendlesham

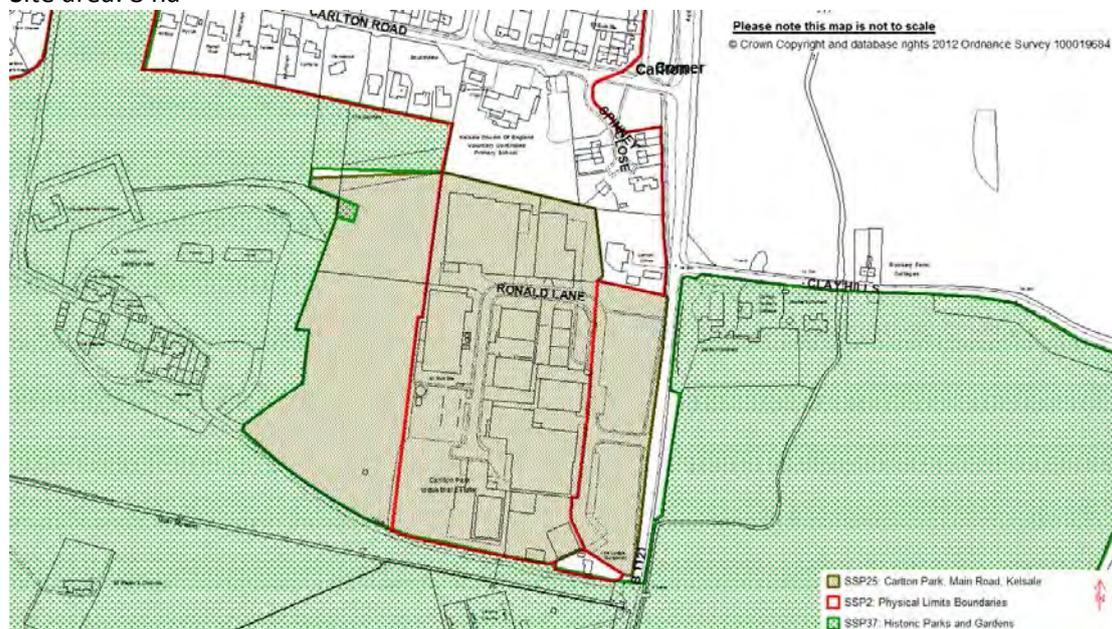
Bentwaters Park as identified on the Policies Map covers an area of some 390 hectares. It contains a wide range of traditional and unusual (*sui generis*) employment uses which make use of the great variety of building sizes and types and infrastructure available on the site. The building types are reflective of its former use as a military airfield. The Council is keen to ensure that this site remains a vibrant employment site. Accordingly, the Council will permit new employment uses where they will not breach site, environmental and highway constraints identified and conditioned in the planning permission C/10/3239 approved 11/12/2015. Outside of those limits new employment uses will be permitted where they are supported by robust evidence which confirms that their individual and cumulative impacts are acceptable. In both circumstances, proposals should conform to local and national planning policy, particularly with regard to the environmental designations on and in close proximity to the site.

General Employment Sites

The following sites are classed as general employment sites.

SSP25 - Carlton Park, Kelsale

Site area: 8 ha



- 3.38 Carlton Park is an existing and well established employment site of around 8ha which allows for a range of B1 Business, B2 General Industry and B8 Storage and Distribution employment uses. With direct access onto Main Road, Kelsale, it is well related to the A12 and thereby the main road network for the district. It is the only significant industrial estate in the

Saxmundham locality and is particularly important given the amount of new residential development permitted in and around the town.

- 3.39 Approximately 3ha of land within the site as defined on the Policies Map remains available for development. Whilst the site remains appropriate to a range of employment uses, particular encouragement should be given to new uses which have a high employee to floorspace ratio, given the limited opportunities for employment around Saxmundham.
- 3.40 The Environment Agency have highlighted that the site overlies a Principal Aquifer and is within Groundwater Source Protection Zone 3. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application
- 3.41 The site includes a small area of Flood Zone 3 along the southern boundary, and a wider extent of Flood Zone 2 which encroaches into the undeveloped area. Any proposals for development must therefore have regard to this issue and be accompanied by a Flood Risk Assessment.
- 3.42 Suffolk County Council have advised that any development proposals should include a desk-based assessment and historic assets assessment of the buildings to be affected. Proposals should include appropriate treatment of heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

Policy SSP25 – Carlton Park, Main Road, Kelsale cum Carlton

Carlton Park as identified on the Policies Map comprises some 8ha of employment land. 3ha of land remains vacant. The site contains lawful uses within Use Classes B1, B2 and B8. Proposals for development of B1, B2 and B8 uses will be permitted subject to the following criteria:

- **Proposals for further development of the site should be accompanied by a Flood Risk Assessment.**
- **An investigation into any potential contamination of the site should be undertaken prior to the submission of a planning application.**
- **Where appropriate, measures should be taken to assess and manage any heritage assets on the site.**

In recognition that it is the largest employment site close to Saxmundham and well related to the local transport network, encouragement will be given to those uses which have a high employee to floorspace ratio.

SSP26 - Levington Park, Levington

Site area: 3.29 ha

Please note this map is not to scale

© Crown Copyright and database rights 2012 Ordnance Survey 100019684



- 3.43 Levington Park is a former agricultural research station, currently occupied by OOCL, an office use associated with logistics and shipping and the BDK manufacturing company. The buildings are set in large well kept grounds reflecting both its former history and sensitive rural location. The site is surrounded by open countryside which forms part of the AONB, is close to the village of Levington but with limited road access which is not suited to HGVs or any use which generates significant amounts of traffic.
- 3.44 The Environment Agency have highlighted that the site overlies a Principal Aquifer. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 3.45 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.
- 3.46 Whilst continuing to support the site in its current employment use, it remains the case that the site is not suited to an intensification of employment activity.

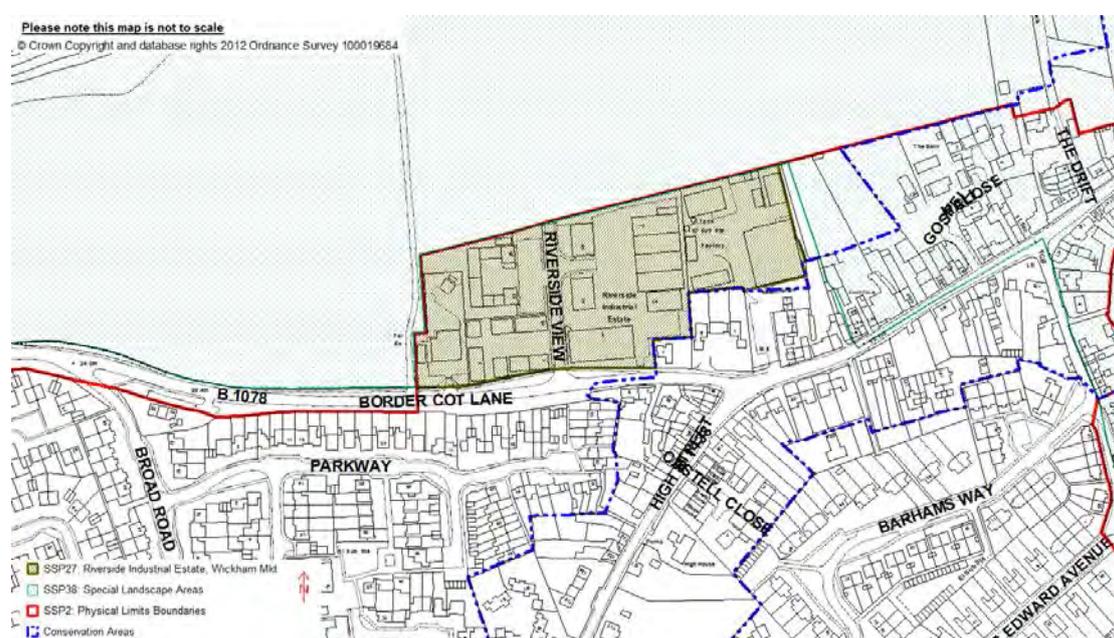
Policy SSP26 – Levington Park, Levington

Levington Park, as identified on the Policies Map, is an existing low key employment site, some 3.29ha in size. In order to reflect its former use, its sensitive location and poor road

access, the Council will continue to resist any significant intensification of use which would have a demonstrable adverse impact on surrounding uses. Any proposals for development at the site will need to demonstrate that there is adequate capacity in the foul sewerage network or that capacity can be made available. An archaeological investigation may be required depending on the nature of the groundworks.

SSP27 - Riverside Industrial Estate, Border Cot Lane, Wickham Market

Site area: 2.04 ha



- 3.47 Wickham Market is preparing a Neighbourhood Plan.
- 3.48 Riverside Industrial Estate is an important local employment site on the edge of Wickham Market with permission for a range of B1 Business and B2 General Industry type uses. The Council is keen to see it retained as a local employment centre, particularly as a number of smaller former employment sites around the village have been lost to other uses. Through the Issues and Options consultation a submission was made for an extension to the employment area, but following sustainability appraisal has been rejected as unsuitable.
- 3.49 The Environment Agency have highlighted that the site overlies a Principal Aquifer and is within Groundwater Source Protection Zone 2. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 3.50 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.

Policy SSP27 – Riverside Industrial Estate, Border Cot Lane, Wickham Market

Riverside Industrial Estate comprises 2.04ha of land with permission for a mix of B1 and B2 type uses as shown on the Policies Map.

The Council will continue to support proposals for re-development or intensification of B1 and B2 uses within the defined area where it can be demonstrated that schemes are acceptable in terms of impact on the local highway network, and nearby residential uses. Design will also be an issue given the sites location on the edge of the village and surrounded by countryside which is designated a Special Landscape Area.

- **Developers will need to investigate potential contamination on the site prior to the submission of a planning application.**
- **Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available.**
- **An archaeological investigation may be required depending on the nature of the groundworks.**



RETAIL

4. Retail

Core Strategy Objective 7 – Felixstowe and the Market Towns and Strategic Policy SP9 – Retail Centres.

4.01 The NPPF encourages local planning authorities to pursue town centre policies which support their vitality and viability. Paragraph 23 of the NPPF states that *“planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.”* As part of Local Plan documents (such as the Site Allocations Document), Suffolk Coastal should *“define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres and set policies that make clear which uses will be permitted in such locations.”*



4.02 This Site Allocations Document includes the two town centres of Aldeburgh and Saxmundham as well as a number of district centres which are important to their local communities providing for day to day needs. The policy approach is to plan positively for the two Town Centres to ensure that they can maintain and enhance local employment and services and provide an attractive, diverse place for people to live, visit and work. They serve the needs of both their own local community and other communities within their hinterland and particularly, in the case of Aldeburgh, a year round tourist trade.

4.03 The towns have an important role in providing for the every day needs of residents by providing shops, banking and administrative facilities and social opportunities. Parts of each town centre are designated as conservation areas recognising their rich historic heritage and distinct character which contribute to their individuality and success.

4.04 In order to secure the vitality and viability of each centre this Site Allocations Document looks to maintain a high proportion of retail units (use class A1), with low vacancy rates, but also recognise that they can support a wide range of other uses including those that provide social and cultural experiences.³ A mixture of uses in the right locations can encourage activity throughout the day and evening which provides for social needs and therefore enhances the role and viability of the town centre. The Council undertake annual monitoring

³ Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

of town centres which helps identify the mix of national and local/ independent retailers as well as vacancy rates.

- 4.05 The 2001 Local Plan Proposals Map identified a Town Centre Boundary for Aldeburgh and for Saxmundham which was covered by “Saved” policy AP56. The principles of saved policy AP56 are still relevant and broadly accord with paragraph 23 of the National Planning Policy Framework (NPPF) which seeks to ensure the vitality of town centres through planning policies which are positive and promote competitive town centre environments.
- 4.06 The Core Strategy in Table 4.2 indicates that in market towns such as Aldeburgh and Saxmundham, a range of provision is to be encouraged such as A1, A2 and A3, including convenience stores, supermarkets and comparison goods.
- 4.07 The Council has undertaken work to refresh retail evidence. Taking into account the refresh the Site Allocations Document does not seek to identify new retail (comparison or convenience) sites within Aldeburgh or Saxmundham, but does plan positively to encourage retail proposals where appropriate, to maintain them as vibrant and successful centres.
- 4.08 Retailing patterns have changed in recent years through the increase of internet shopping and the economic recession. Retailing is a much more dynamic industry than it once was and the Government has increased the flexibility in the Use Classes Order, via increased permitted development rights, to facilitate this.
- 4.09 For each town, the Site Allocations Document identifies a Primary Shopping Area and within that, Primary and Secondary Shopping Frontages⁴. The Primary Shopping Area as shown on the Policies Map is the area where retail activity is concentrated as defined by the NPPF⁵.
- 4.10 The Primary Shopping Area is important for retail planning and applying the ‘town centre first’ sequential approach to retail development. The NPPF is clear that the definition of “*edge of centre*” for retail planning purposes is “*a location that is well connected and up to 300 metres of the primary shopping area.*” The definition of the Primary Shopping Area enables the Council to manage change of use and redevelopment applications which come forward in a positive manner to the benefit of the town and its hinterland.
- 4.11 The designation of the Primary Shopping Frontage reflects the need to secure a strong retail (A1) core within each of the towns. For each town the Primary Shopping Frontage reflects the area where the predominant use is A1 retail use, particularly at ground floor level, but

³ Primary and secondary frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

⁵ Primary shopping area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

supported by a range of complementary uses such as professional services, banking, restaurants and entertainment opportunities.

- 4.12 Areas which are defined as Secondary Shopping frontage have also been included within the Primary Shopping Area as these provide opportunities for other main town centre uses and are closely related to the Primary Shopping Frontages.

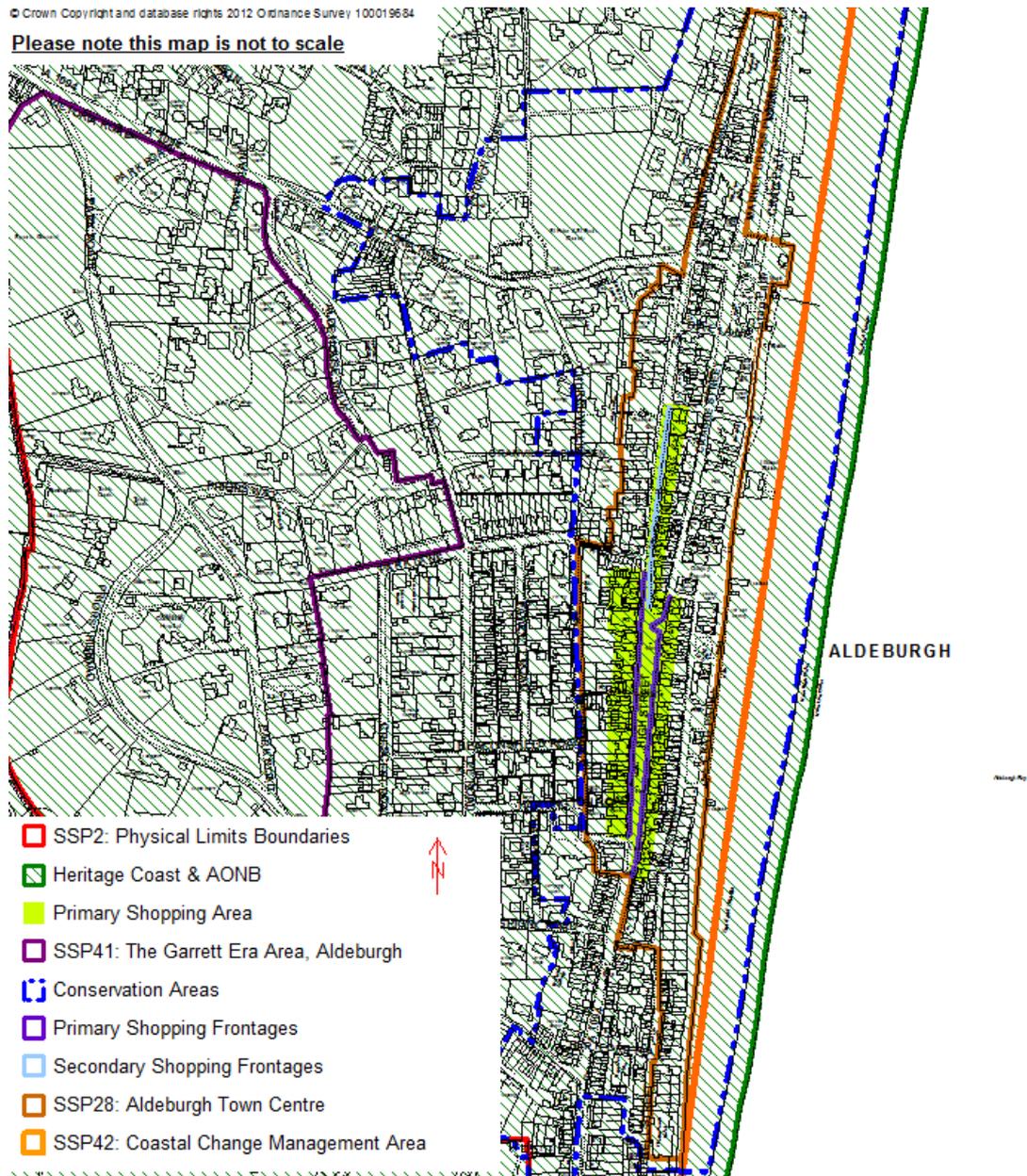
Town Centres

Aldeburgh

- 4.13 Aldeburgh is a small historic market town located on the coast. It has a high quality built environment and is an important tourist destination, particularly during the summer season when the population of the town is thought to double. The conservation area links the historic town centre with the seafront. The town contains a number of services and facilities, but relies on other towns for secondary education and leisure facilities such as sports hall provision. The High Street retains a number of traditional shopfronts that remain in the original 'as built' condition. These contribute positively to the attractiveness and distinct identity of the town centre.
- 4.14 The Council undertakes annual town centre monitoring⁶ and this shows that within Aldeburgh there are a large number of units primarily in Use Classes A1-A5, B1a and D2. (See Appendix 5 Use Classes Order). A high proportion are in A1 retail use. There were no vacant units. This provides a good indication of the health of the town centre. The main concern locally is to ensure that the town centre continues to support the local tourist industry, but that this should not be at the expense of facilities for local residents. The 2015 Town Appraisal under the section on Business and the Economy noted that for those who *"regularly use the High Street for shopping the Post Office and newsagent were the most common destinations. The hardware store, supermarket, bookshop, delicatessen, butcher and fishermen's huts all have a loyal following"*. Facilities that were identified as lacking included a full greengrocers shop, affordable clothes shops, more cash machines, a drapers and shoe repairs.
- 4.15 Accessibility and provision of parking is also an issue given the narrow streets, and the number of visitors during the summer season. Respondents to the Town Appraisal identify a need for parking schemes for employees. It is expected that any specific proposals which may come forward over the plan period to address these matters can be picked up under policies within the Core Strategy, supported by additional evidence provided through the Town Appraisal work.

⁶ Undertaken annually with last survey in May 2015

- 4.16 The town centre boundary for Aldeburgh is shown on the following plan. It is based on that shown on the 2001 Local Plan Proposals Map and incorporates the seafront and High Street areas within which most commercial uses are situated. It encompasses much of the historic core of the town which also adds to its appeal as a visitor destination.



- 4.17 The town centre as defined on this map encompasses the main commercial/retail/tourist area includes:

- Aldeburgh Fish and Chip Shop – junction of High Street and Aldeburgh Court
- the frontage between the cinema and the Victoria Road/ High Street/Wentworth Road junction.

- 4.18 The area beyond the fish and chip shop to the south is predominantly residential so excluded.
- 4.19 The frontage area north of the cinema includes a mix of office and residential and extends to Victoria Road which is the main entrance into the town.
- 4.20 Through the Issues and Options consultation informing this document and the Town Appraisal work overseen by the Town Council, concern has been to maintain an appropriate balance between uses targeted at the tourist population and those required to support the local population. This is not easy as planning policy can only agree types of uses, not occupants. What the plan can do is to identify those areas within which retail uses should be concentrated and those areas where a more varied mix of uses is more appropriate. These are the defined primary and secondary shopping frontages.
- 4.21 Primary and Secondary frontages are identified as a means of concentrating uses to help ensure the long term vitality and viability of the centre. The Primary Shopping Frontage is that part of the High Street which is widest, and most accessible. It has been defined drawing on the Council's annual town centre monitoring survey. There are 55 ground floor units (excluding C3 residential units) in this frontage. Of these 34 are in A1 retail use. To retain the vitality of this area and avoid concentrations of non A1 uses, a high proportion of A1 uses should be maintained. As a benchmark, proposals that would result in fewer than approximately 34 A1 retail units will be resisted.
- 4.22 A secondary shopping frontage has been identified along the High Street where the range of uses becomes more diverse and the retail element more interspersed with other uses and services. Within secondary shopping frontages, there is usually a mixture of A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A5 (hot food takeaways), B1a (business) and D2 (assembly and leisure). There are 10 units at ground floor level (excluding C3 residential uses) and 4 are in A1 use. The aim will be to maintain the current proportion of A1 uses.
- 4.23 The Primary Shopping Area has been drawn to encompass both frontages and to provide a boundary for applying the sequential test for locating retail development. The NPPF is clear that the definition of "*edge of centre*" for retail planning purposes is "*a location that is well connected and up to 300 metres of the primary shopping area.*"

Policy SSP28 – Aldeburgh Town Centre

Main town centre uses⁷ will be directed to sites and buildings within the town centre boundary as shown on the Policies Map.

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

In the Primary Shopping Frontage, as defined on the Policies Map, a high proportion of ground floor retail (A1) uses will be encouraged and retained. Proposals that reduce the high proportion of A1 uses and/or result in concentrations of non A1 uses will be resisted.

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

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

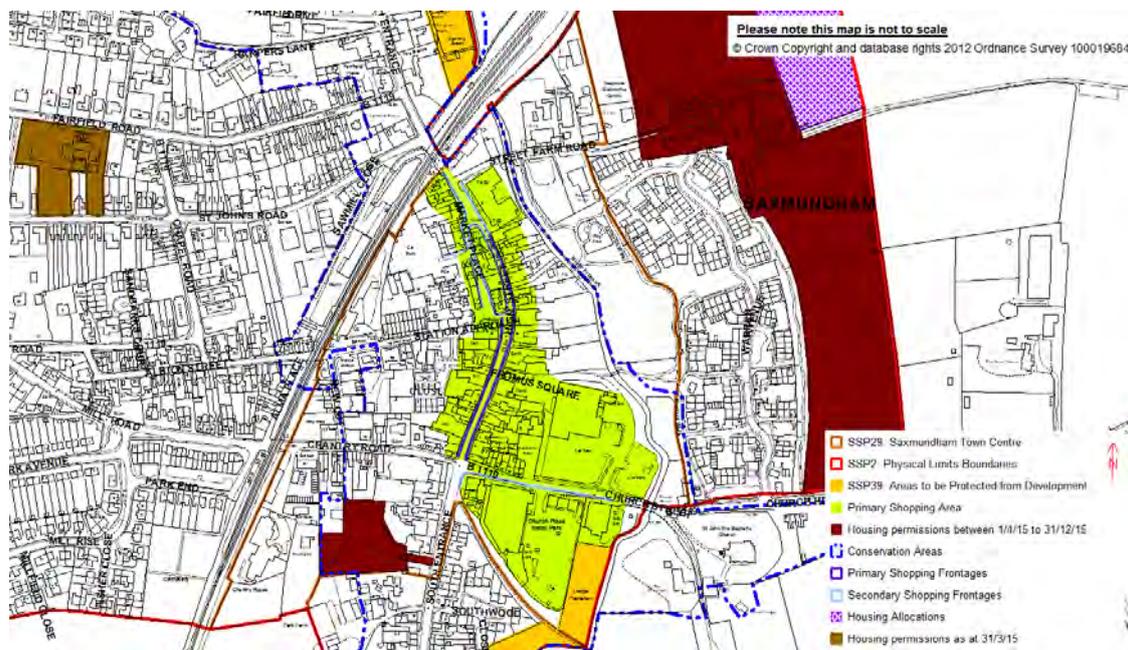
Proposals for the redevelopment/change of use of existing units should give particular consideration to retaining and/or restoring historic shopfronts.

⁷ Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Saxmundham



- 4.24 Saxmundham is a historic market town containing a variety of services and facilities including secondary school provision and a railway station. Suffolk County Council also has local offices here. The town has the traditional character of a Suffolk market town and retains much of its historic form and appearance. In terms of retail provision, the centre includes a Waitrose and Tesco stores as well as a variety of independent traders. There is evidence to support the fact that Waitrose brings additional visitors into the town from beyond its immediate hinterland.
- 4.25 The Council's annual town centre monitoring⁸ shows that within Saxmundham Town Centre there are a large number of units primarily in Use Classes A1-A5, B1a and D2. (See Appendix 5 Use Classes Order). A high proportion are in A1 retail use. Only 5 units were vacant.



⁸ Undertaken annually with last survey in May 2015

- 4.26 The town has seen considerable new residential development taking place to the east of the centre, part of which has included a new park and foot and cycle path links through to South Entrance / High Street.
- 4.27 In recognition of the changes which have taken place and the potential opportunities which may arise for re-development through the plan period, the policy for the town centre includes significant changes to the boundary from that shown on the 2001 Proposals Map.
- 4.28 The policy includes the new park, the library and Suffolk County Council offices within the town centre. The park provides a setting to the town centre and effectively provides an additional facility for people visiting. The library and other offices provide services and facilities that would be expected in a town centre. At the southern end, the primarily residential uses around Southwood Close lie outside the town centre boundary.
- 4.29 Proposals which retain and enhance the individual character of Saxmundham as a town centre with a mixture of national and local retailers will be welcomed, where these serve the local population and neighbouring communities by reducing the need to travel.
- 4.30 By drawing the town centre boundary more widely, and identifying a Primary Shopping Area, the opportunity exists to make Saxmundham town centre a destination in its own right and to encourage inward investment. The Primary and Secondary Shopping Frontages together encompass the main retail/commercial centre of the town and its historic core and the area where for vitality and viability reasons it is important to concentrate them and the associated footfall.
- 4.31 The Primary Shopping Frontage defines the main concentration of A1 retail uses within the town centre. There are 40 ground floor units (excluding C3 residential use) in this frontage. Of these 23 are in A1 retail use. To retain the vitality of this area and avoid concentrations of non A1 uses, a high proportion of A1 uses should be maintained. As a benchmark, proposals that would result in fewer than approximately 23 A1 retail units will be resisted.
- 4.32 A secondary shopping frontage has been identified along the High Street where the range of uses becomes more diverse and the retail element more interspersed with other uses and services. Within secondary shopping frontages, there is usually a mixture of A1 (retail), A2 (financial and professional services), A3 (restaurants and cafes), A5 (hot food takeaways), B1a (business) and D2 (assembly and leisure). There are 32 units at ground floor level (excluding C3 residential) and 16 of these are in A1 use. The aim will be to maintain the current proportion of A1 uses.
- 4.33 A Primary Shopping Area designation has also been identified focusing on the Primary and Secondary Frontages and to provide a boundary for applying the sequential test for locating retail development. The NPPF is clear that the definition of “*edge of centre*” for retail

planning purposes is “a location that is well connected and up to 300 metres of the primary shopping area.”

Policy SSP29 – Saxmundham Town Centre

Main town centre uses⁹ will be directed to sites and buildings within the town centre boundary as identified on the Policies Map.

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

In the Primary Shopping Frontage, as defined on the Policies Map, a high proportion of ground floor retail (A1) uses will be encouraged and retained. Proposals that reduce the high proportion of A1 uses and/or result in concentrations of non A1 uses will be resisted.

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

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

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

District Centres

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

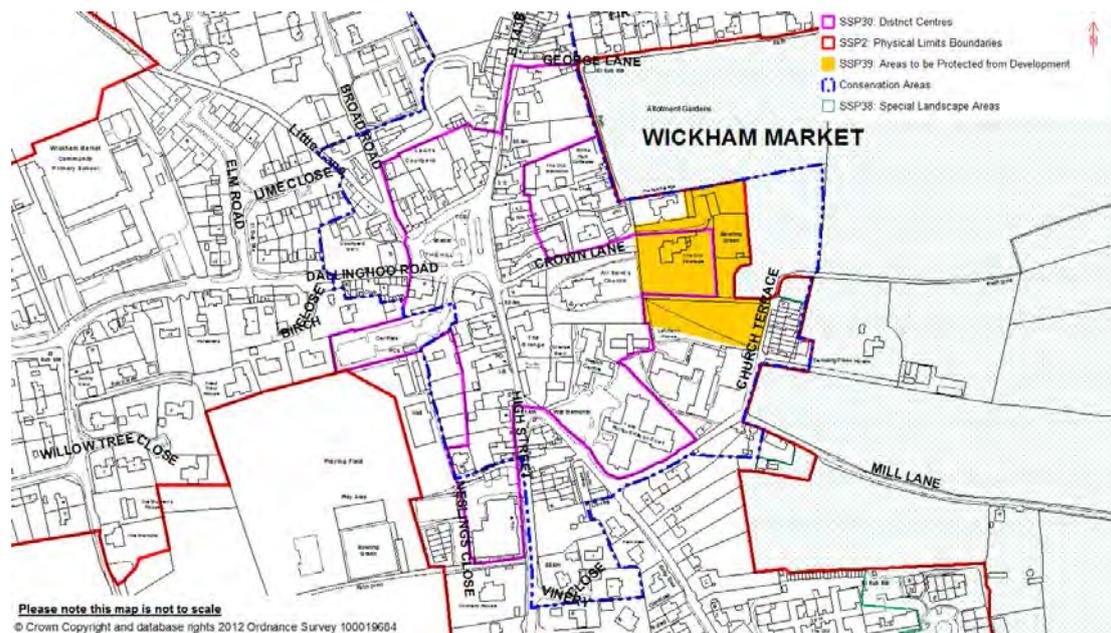
⁹ Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

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

- 4.35 The NPPF and changes to permitted development rights that affect the Use Classes Order promote greater flexibility between uses, so the Site Allocations Document does not prescribe the type of uses appropriate in a district centre. However, it is considered that appropriate uses within a District Centre should primarily include the following (with examples):
- A1- Shops – e.g. shops, hairdressers, undertakers, post office, dry cleaners.
 - A2 – Financial & Professional Services – e.g. banks, building societies, estate agents.
 - A3 – Restaurants and Cafes – including snack bars.
 - A4 – Drinking Establishments – e.g. public houses, wine bars.
 - A5 – Hot Food Take Away – e.g. for the sale of hot food for consumption off the premises
 - C1 – Hotels – e.g. hotels, guest houses.
 - D1 – Non Residential Institutions – e.g. clinics, health centres, creches, day nurseries, schools, church halls, libraries.
 - D2 – Assembly and Leisure – e.g. cinemas, swimming baths, bingo halls
- 4.36 **Martlesham Heath – The Square:** It is expected that the policy as it relates to Martlesham Heath will be picked up through the Martlesham Neighbourhood Plan. That document will also be expected to provide policy guidance for the retail/commercial area around Beardmore Park and the Tesco site.
- 4.37 **Kesgrave - Grange Farm, Ropes Drive West:** This is an established district centre including a library, and small supermarket, the town council offices and the community centre.



- 4.38 **Rendlesham:** has a “made” Neighbourhood Plan and provides policy guidance in respect of the District Centre. (Neighbourhood Plan Policies RNPP1 and RNPP2)
- 4.39 **Wickham Market – The Hill:** Wickham Market is a larger village with significant employment provision, a primary school, health centre and library. It has in addition a number of independent retail units, pharmacy, post office, vets, take-away, cafes, dentist, hairdressers and public house. With this extensive range of facilities it provides services and facilities to a population beyond that of just the village itself. The central area has suffered since the closure of the original co-op store and other units around Market Hill.
- 4.40 The Wickham Market Town Team have been working to improve the vitality and viability of the central area. Part of this work has also included looking at parking provision and management. Wickham Market is now a designated neighbourhood plan area and it is expected that this central core to the village will form a key topic area within that plan. In the meantime, this matter continues to be addressed through this Site Allocations Document.
- 4.41 The District Centre boundary reflects the wider central core for the village encompassing retail, commercial, social and community facilities including associated public car parking provision. It includes the area around the post office, the new co-op store, library and community rooms and the public house. This will enable a more comprehensive approach to be adopted to the range of uses and management of this area.



- 4.42 The following policy sets out the approach to development in the district centres as identified on the Policies Map.

Policy SSP30 – District Centres

District Centres are defined on the Policies Map for:

- Kesgrave, Grange Farm, Ropes Drive West; and
- Wickham Market; Village Centre.

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

Local Centres

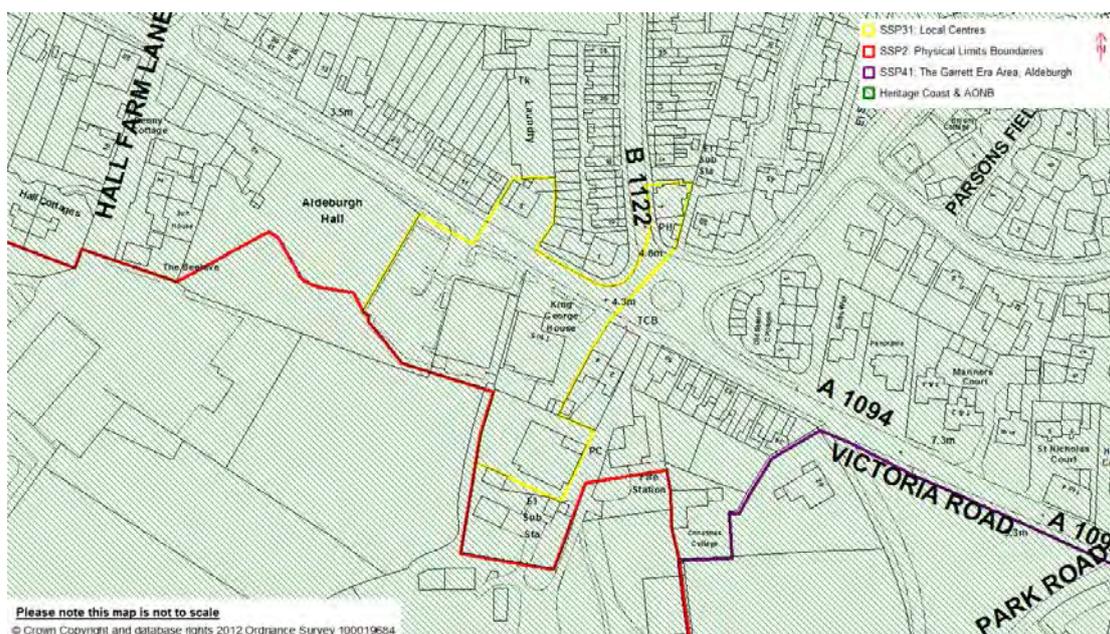
- 4.43 There are two Local Centres in the plan area. Local Centres are defined as centres which include a range of small shops of a local nature serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and pharmacy. Other facilities could include a hot-food takeaway and launderette. Where possible, the Council will look to retain retail provision where this will help to meet the day to day needs of local residents.



- 4.44 **Bixley Farm, Rushmere St Andrew:** This area was previously identified as a District Centre under “saved” policy AP59, but it has only limited facilities including hot-food take away, hair salon, one-stop newsagents and nursery and pre-school. It is therefore more appropriately classified as a local centre.



- 4.45 **Saxmundham Road, Aldeburgh:** This Local Centre contains the Co-op and Tesco stores which together provide an important facility for local residents. It was extended, in response to consultation feedback, to encompass the area around the public house and the community and sports centre. The relative importance of these local facilities reflects in part the fact that a significant element of the retail and commercial uses within Aldeburgh town centre are targeted on the tourist market. The Local Centre is well related to the main residential area of the town as opposed to those areas where many properties are known to be operated as second homes or holiday lets.



Policy SSP31 – Local Centres

Local centres are identified on the Policies Map at:

- Bixley Farm, Rushmere St Andrew; and
- Saxmundham Road, Aldeburgh.

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

5



TOURISM

5. Tourism



Core Strategy Objective 6 – Tourism; Strategic Policy SP8 – Tourism

- 5.01 Core Strategy Policy SP8 outlines that “tourism is an important sector within the local economy” and in many of the smaller rural communities such as Orford, provides an important source of local employment. The district does not contain large attractions such as Center Parcs or Alton Towers, but rather a significant number of smaller attractions rooted in the local area. Within the Site Allocations Document area these include Sutton Hoo, Framlingham Castle, Orford castle and village and The Suffolk Punch Trust. Many are linked to the high quality historic environment and nature conservation interest such as Minsmere Nature Reserve, Dunwich Coast and Heaths; and Rendlesham and Tunstall Forests. The area has strong cultural traditions such as the music centre at Snape Maltings and a reputation linked to food and drink. It is an area which is attractive to artists. The estuaries in particular are good for sailing and other water related activities and for bird watching. In support of these activities, the area contains a variety of self catering and serviced accommodation for visitors. The District contains the Trinity Park Suffolk Showground and Foxhall Stadium, both of which are facilities of county wide significance, including for hosting events.
- 5.02 The Core Strategy includes a positive approach to tourism development. There is a need to ensure that increased tourist and leisure activity does not detract from the environment and in particular the nature conservation interest associated with the estuaries, which are designated as being of national and international importance (European sites). It is important the planning policies for the district work in harmony with relevant management

plans including those for the estuaries, the Suffolk Coast and Heaths AONB and the Forestry Commission. The Deben Estuary Plan for example has been produced by the Deben Estuary Partnership together with the Environment Agency and the Suffolk Coasts and Heaths AONB Unit. Suffolk Coastal District Council, as the planning authority, has endorsed the Plan in the context of Local Plan Policy SP30 - The Coastal Zone. The Deben Estuary Plan is a material consideration in the determination of relevant planning applications has been endorsed by the Council. A similar estuary plan is currently being prepared for the Alde and Ore estuary.

Visitor Access to the Special Protection Areas

5.03 The Habitat Regulations Appropriate Assessment work undertaken in support of the Core Strategy concluded that there would be a need to mitigate the recreational impact, on sites designated as being of international importance for their nature conservation interest (European sites¹⁰) from increased housing provision:

- Minsmere – Walberswick SPA/Ramsar;
- Minsmere to Walberswick Heaths and Marshes SAC
- Sandlings SPA
- Alde-Ore Estuary SPA / Ramsar
- Alde-Ore and Butley Estuaries SAC
- Orfordness – Shingle Street SAC
- Staverton Park and Thicks SAC
- Deben Estuary SPA / Ramsar; and
- Stour and Orwell Estuaries SPA / Ramsar

The Deben and Orwell Estuaries in the south of the district are specifically noted as this is where the majority of new housing is proposed. Impacts on European sites elsewhere in the district is more limited given the smaller number of homes proposed at the market towns and key and local service centres. The main concern was an increase in disturbance to wildlife linked to people walking their dogs and the potential increased recreational use of the estuaries for example from sailing or jet-skiing.

¹⁰ Source European Commission/Environment.

Natura 2000 (European site) is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right. It stretches across all 28 EU countries, both on land and at sea. The aim of the network is to ensure the long-term survival of Europe's most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive. Natura 2000 is not a system of strict nature reserves from which all human activities would be excluded. While it includes strictly protected nature reserves, most of the land remains privately owned. The approach to conservation and sustainable use of Natura 2000 areas is much wider, largely centred on people working with nature rather than against it. However, Member States must ensure that the sites are managed in a sustainable way, both ecologically and economically.

- 5.04 Core Strategy Policies SP20 and SP21 require specific mitigation measures in respect of strategic housing growth proposed in the East of Ipswich and Felixstowe areas respectively. This includes provision of alternative open space attractive for daily dog walking, and visitor management. One way that planning policy can assist with managing visitor access is to ensure that new vehicle parking (parking provision whether publicly or privately owned (e.g. a church car park) which is available for wider public use) will only be permitted where it can be demonstrated that it would not result in an increase in activity likely to have a significant effect upon a European site either on its own, or in combination with other uses. It is to be expected that new parking provision in areas which are already well used such as Woodbridge Riverside for example, would have a more limited effect than the provision of a new car park in a more tranquil and less visited part of the estuary.
- 5.05 The evidence considered in the Core Strategy Appropriate Assessment identified a 1km buffer from the boundary of the designated area as an appropriate distance to apply when determining impact. This is because studies have shown that people are reluctant to walk 1km to get to the start of their main walk. Beyond this distance they tend to drive. The following policy therefore adopts the same 1km buffer to remain consistent with the strategic policies. The information contained in the relevant estuary management plan, or AONB management plan will also be a material consideration in the determination of planning applications.
- 5.06 In addition to the following policy, other visitor management measures will be investigated as part of the “Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council” which is due for completion by March 2017. The strategy will also review and monitor the effectiveness of this approach and any amendments deemed necessary will be made accordingly.



Policy SSP32 – Visitor Management – European Sites

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

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

Snape Maltings

- 5.07 The former maltings known as Snape Maltings is an important visitor attraction, famed within the district as a local and tourist destination. The industrial buildings on the site comprise a rare and relatively complete example of a large-scale nineteenth and early twentieth century maltings complex covering around 9.5 hectares. The site is set within the AONB and Heritage Coast. The Alde-Ore Estuary and wetland area is designated as SSSI and Special Protection Area and Ramsar wetland site. Many of the buildings within the site are Grade II listed. The site has been designated a Conservation Area in recognition of its considerable architectural and historical significance.
- 5.08 Over recent years, the complex has successfully evolved to incorporate a variety of uses. It is now an internationally significant music and arts venue, attracting in the region of 500,000 visitors per year and is famed for its Concert Hall and School of Music designated as “The National Centre for the development of Professional Musicians”. It also contains a wider mix of retail and café/pub type uses attracting visitors in their own right. More recently, formerly vacant buildings on the site have been converted to residential use.
- 5.09 The site still contains opportunities for further development and it is important that this continues to be achieved in a sympathetic way which works for the site as a whole. In this regard, in addition to the buildings, the wider setting is promoted as a destination for walkers both through businesses at the Maltings and via the Suffolk Coast and Heaths AONB

Unit. The 2015 Habitat Regulations Assessment which has informed this plan indicates that it is currently unclear whether or not the existing activity from walkers and dog walkers alongside the Alde –Ore Estuary European sites causes unacceptable levels of disturbance for birds. An increase in residential accommodation could result in an increase in the local cat population as well as disturbance from dog walking. Natural England have confirmed that any development proposals will be required to demonstrate that they will not have an adverse impact on the protected landscape and designated sites and may require a Habitats Regulations Assessment and/or Landscape and Visual Impact Assessment at the planning application stage.

- 5.10 In addition to the following policy, other visitor management measures will be investigated as part of the Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council which is due for completion by March 2017.

Policy SSP33 – Snape Maltings

The District Council will support the further use of Snape Maltings, as shown on the Policies Map, for arts, recreation, and tourism-related uses with associated retail and craft activities and accommodation. This must follow the preparation of a comprehensive scheme for the future development and enhancement of the site, which shall make provision for:

- **improved vehicular access to the site, together with measures to reduce car parking and points of vehicular entry/egress on the site frontage;**
- **measures to rationalise parking and regulate vehicular movements within the site;**
- **the provision of enhanced pedestrian links with the adjoining footpath network;**
- **environmental enhancement measures, including surfacing and landscaping;**
- **the provision of a heritage centre within the site;**
- **flood risk management across the site, including appropriate defence measures;**
- **the need to demonstrate there is adequate capacity in the foul sewerage network, or that capacity can be made available; and**
- **an Air Quality Assessment for on-site receptors.**

All proposals should seek to protect and enhance the special character and interest of the heritage assets and natural environment at the site and the wider Snape Maltings Conservation Area. Reflecting the architectural and cultural heritage and international significance of the site, all proposals should meet the highest standard of design.

Applications for development of this site will need to be subject to an HRA screening. Any development which would result in significant adverse effects which could not be appropriately mitigated will not be permitted. A Landscape and Visual Impact Assessment will also be required at the planning application stage.

Suffolk Showground

- 5.11 The Suffolk Show Ground (Trinity Park) is an important events venue of county wide significance. The Council is supportive of the continuing use of the site for this purpose and has recently agreed to an enabling development of up to 300 new homes on part of the site to enable significant investment and improvement to the main showground use (planning application ref C/12/1930/OUT). The Site Allocations Document therefore needs to reflect this change of circumstance.
- 5.12 The site should be subject to archaeological assessment at an appropriate stage in the design of new development to allow for preservation in situ where appropriate of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed.



Policy SSP34 – Suffolk Showground – Trinity Park

The Suffolk Showground is an events facility of county wide importance providing employment and income into the local economy. Development proposals which up-grade the facilities within the site to enable it to continue in its present role will generally be supported, but would need to demonstrate that they are acceptable in terms of impact on the local highway network and residential amenity and that measures had been taken to avoid damage to the adjacent Site of Special Scientific Interest.

Proposals should demonstrate that appropriate measures have been taken to assess and manage any heritage assets on the site.

Planning permission will only be granted for housing within the site, where its provision is legally bound to the long term future of the Showground as an events venue being retained.

6



RECREATION AND GREEN INFRASTRUCTURE

6. Recreation and Green Infrastructure

Core Strategy Objective 14 – Green Infrastructure

- 6.01 **“Summary outcome:** Access to green space is important for people’s mental and physical well-being. Green spaces also have a function to play in helping to adapt to climate change and can be used to form green corridors which can benefit and boost wildlife. In addition, the creation of new green infrastructure is required to mitigate the impact of new development, to provide recreation/leisure space for existing and new residents, to help relieve pressure on the estuaries and their populations of over-wintering birds.



A comprehensive green infrastructure network will be achieved by establishing and maintaining a network of accessible good quality play spaces, sport and recreation facilities (including allotments) based on established standards. In addition there will be a growing network of natural green spaces across the district based upon local standards to be created.

Opportunities for the local population to live and enjoy a healthy lifestyle will be encouraged through improved access to these areas. Partnership working to identify and provide for missing links within the public rights of way network serving these areas will be encouraged.”

- 6.02 Recreation and green infrastructure provision make a significant contribution to sustainable development and sustainable communities, contributing to improved physical and mental health; the overall quality of the built and natural environment; and enhancing biodiversity. These facilities and spaces provide an important opportunity for communities to get together. Multi-functional spaces such as village halls can provide for a wide range of activities from fitness classes to art or painting classes, local theatre or play groups. Green infrastructure includes the many forms of open space including formal sports pitches, informal open spaces and parks or allotments which also serve a social function. Green infrastructure also encompasses public rights of way which allow access to the wider countryside, coast and estuaries.
- 6.03 In support of the Core Strategy and the approach to recreation and green infrastructure provision as set out in the Summary Outcome above, two pieces of evidence have been updated which provide information in support of the adopted Core Strategy policies and this Site Allocations Document:

- The Suffolk Coastal Leisure Strategy looks at built provision and formal sports pitch provision in terms of quality and quantity and location in relation to centres of population; and
- the Update of the Haven Gateway Green Infrastructure Strategy (HAGGIS) for the Ipswich Policy Area (defined in Core Strategy) provides an up to date framework for implementing the local plan policies of the four authorities (Suffolk Coastal, Ipswich Borough Council; Babergh & Mid Suffolk District Councils) and for mitigating the effects of new development on protected habitats.

6.04 A third, complementary piece of work is being prepared and will be complete by March 2017. That is the Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council. This strategy will help guide development and activity which will impact on existing Special Protection Areas and Special Areas of Conservation (European sites) in a sustainable way.

6.05 The HAGGIS identifies accessible natural greenspace (ANG) standards which reflect those set down by Natural England in their document Nature Nearby. The standards of provision are:

- 2ha of ANG within 300m of home – neighbourhood level
- 20ha of ANG within 2km of home – district level
- 100ha of ANG within 5km of home – sub-regional level; and
- 500ha of ANG within 10km of home – regional level.

Greenspaces are also mapped according to the Woodland Trust’s standards for woodland provision which are:

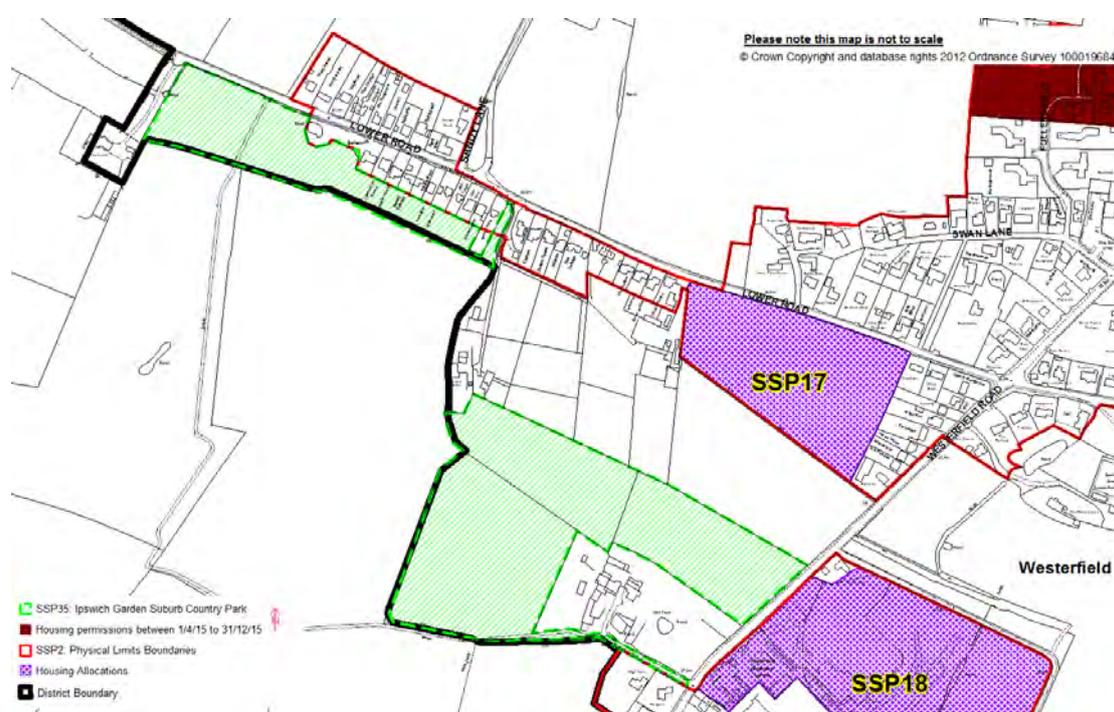
- No person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size; and
- There should be at least one area of accessible woodland of no less than 20ha within 4 kilometres (8 km round trip) of people’s homes.

6.06 In relation to the Site Allocations Document plan area the update concludes that:
“Geographically, in terms of overall provision, the eastern Ipswich area towards Suffolk Coastal is well served with a corridor of neighbourhood level greenspaces, sub regional and regional greenspace due to the large catchment served by Rendlesham Forest. Furthermore, the planned provision at Adastral Park will enhance provision of district scale accessible greenspace in this area.”

6.07 In Suffolk Coastal district there is a deficit of accessible natural greenspace along the northern edge of Ipswich. The planned provision of a country park at Ipswich Garden Suburb will help address this deficiency. This is relevant for nearby parishes in Suffolk Coastal district such as Westerfield.

6.08 The Ipswich Garden Suburb is a significant urban extension to Ipswich which will provide up to 3,500 new homes, supported by new social, community and physical infrastructure provision (further detail is provided in paragraphs 2.126 & 2.127 Westerfield). The provision

of a country park is an important element of the Ipswich Garden Suburb required to mitigate the impact of new development from the Ipswich Garden Suburb and beyond the Ipswich Garden Suburb in both Ipswich Borough Council and Suffolk Coastal district areas on nearby sites designated as being of international importance for their nature conservation interest (e.g. Orwell and Deben estuaries European sites). Part of the land required for the provision of a country park, including a car park to serve the country park is located within Suffolk Coastal. Policy SSP35 allocates these two parcels of land for public open space as part of the new country park. This allocation will help maintain the separate identity of Westerfield from the new development. The provision of the car park to serve the country park is expected to be provided within that parcel of land accessed via Westerfield Road.



Policy SSP35 – Land off Westerfield Road and Lower Road, Westerfield (Ipswich Garden Suburb Country Park)

Two parcels of land as shown on the Policies Map are designated as public open space. This land is intended to form part of the country park (minimum of 24.5ha total) required to be provided in association with the new Ipswich Garden Suburb the built area for which is located within the administrative boundary of Ipswich Borough Council. The detailed scheme for the country park as it relates to Suffolk Coastal District will be expected to:

- Safeguard existing pedestrian and cycle access points and provide suitable links to the existing public rights of way network;
- Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road;
- Make suitable provision for the provision of any necessary maintenance tracks and

access points;

- **Provide detailed boundary treatments and be required to demonstrate that the residential amenity of dwellings which abut the boundary of the country park and the public rights of way has been safeguarded;**
- **Sensitive treatment will also need to be given to Mill Farm, which is a listed building, and its setting. An archaeological investigation may be required dependent on the nature of the groundworks involved.**

6.09 Most new provision of natural greenspace will be developed in conjunction with new housing development. Reference has already been made to the strategic provision associated with Adastral Park and Ipswich Garden Suburb. At a smaller scale new open space has been provided at Saxmundham in the form of a park which provides a buffer area between the new housing and the town centre. A new village green or similar provision is proposed as part of new housing at Westerfield. New open space is also proposed in conjunction with new housing at Rendlesham (see section Housing).

6.10 New development can only be expected to provide new or improved open space/recreation provision to meet the needs of new residents. It cannot be used to address existing deficiencies of provision. However, the introduction of the Community Infrastructure Levy (CIL) provides an important new source of funding which can be used to address this by retaining an element of the CIL for each individual property built. This can be pooled to fund identified projects, for example enhancing existing areas of open space, or drainage or changing facilities to enable them to be used more intensively. It may also be used to help provide or improve foot and cycle path links to improve access to existing areas. This will be an important contribution from the many smaller residential developments which are expected to take place across the plan area, but which are of insufficient size to require recreation/open space provision on site.

6.11 In response to the evidence provided in the HAGGIS, emphasis and priority will be given to funding schemes which contribute to providing access to neighbourhood and district level alternative natural greenspaces, to divert recreational pressure away from the estuaries. The mitigation measures required through the Core Strategy in particular require alternative greenspace provision for daily dog walking away from the estuaries. Circular routes and fenced areas within parks where dogs can run free, such as that at Sutton Heath, are two examples of how this can be achieved. Policy SSP32 is designed to restrict opportunities for additional access to sites designated as being of international importance for their nature conservation interest (European sites) through new car park provision.

6.12 With regard to new built recreation provision and formal sports pitches, no specific requirements have been identified that would require a specific site allocation. However, recent evidence such as the Council's Leisure Strategy will be referred to when considering applications for new residential development. This Strategy will also assist in identifying the priorities for spending the Community Infrastructure Levy funding.

SSP36 - Open Spaces near Rushmere Street

- 6.13 This policy replaces Local Plan 'saved' Policy AP228. It relates to an extensive area of land near Rushmere Street and Playford Road to Bent Lane as shown on the Policies Map (Appendix 6) which takes in the sports pitches together with adjoining undeveloped land on the north east site of Humber Doucy Lane. Taken together this area creates an important green space between Ipswich and Rushmere Street and the developed areas of Kesgrave and Rushmere to the south. Small parts of this previously identified area have been given over to small scale housing in recent years. The revised alignment takes account of these changes. The bulk of this remaining area however retains a distinctive urban fringe character due to the extensive areas of sports pitch provision with its associated changing/club house provision and associated structures such as goal posts and training ground facilities for Ipswich Town Football Club. The sports grounds contribute to meeting the recreational needs of this part of the district and Ipswich. Whilst the site lies within countryside, it has been subject to pressure for development and there is local support for the character and role of this largely open area to be recognised and protected.

Policy SSP36 – Recreation / Open Space near Rushmere Street

Land is identified near Rushmere Street as shown on the Policies Map. Much of the land is in use as sports pitches which together with some adjoining undeveloped land forms an important greenspace between Rushmere Street, the urban area of Ipswich and Kesgrave and Rushmere. The sports uses also contribute to meeting the recreational needs of this part of the district and Ipswich. Accordingly, permission will only be granted for sports ground or other associated recreational uses.



ENVIRONMENT

7. Environment



- 7.01 Suffolk Coastal district is characterised by the North Sea, the estuaries of the Rivers Deben, Orwell, Blyth, Alde and Ore, the Suffolk Coast and Heaths AONB, Heritage Coast and the forested areas at Rendlesham and Tunstall. The district has a rich heritage with a long tradition of settlement which is reflected in the character of its many individual settlements and its noted archaeological interest. The district contains over 2,500 listed buildings and 34 Conservation Areas. More recently, the heritage relates to the many military installations and airfields.
- 7.02 The high quality of the Suffolk Coastal environment cannot be underestimated and is a key factor in what makes the district special. It is important to the quality of life of residents and business; it is an important element in the districts tourism offer; it makes a significant contribution to international biodiversity; it is increasingly a destination for film and TV.

Historic Environment

Designated Heritage Assets

- 7.03 The NPPF defines Heritage Asset as: *“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”*

7.04 Suffolk Coastal district is known to have a very rich historic legacy dating back to pre-historic times. It contains a significant number of designated heritage assets including:

- In excess of 2,500 buildings listed as being of historic or architectural significance;
- 34 Conservation Areas (for which conservation area appraisals are available);
- 117 Scheduled Monuments;
- 1 Protected Wreck (off Dunwich); and
- 7 Historic Parks and Gardens

7.05 Along with Conservation Area Appraisals, Core Strategy Policies SP15 and DM21 provide the Council's strategy for Landscape and Townscape across the district and this is in accordance with the NPPF. Historic England also publishes guidance on the historic environment across the district. It is not therefore considered necessary to provide additional local policies for designated heritage assets within this document.

7.06 Conservation Area Appraisals are an important part of the evidence base which underpins this Local Plan and to which, the Council will have regard, when determining planning applications for schemes affecting Conservation Areas and listed buildings. Conservation Areas are delineated on the Policies Map.

7.07 However, amendments may be made to individual Conservation Area boundaries as they are re-appraised and consulted upon as part of a separate on-going programme being undertaken by the Council. Any future designations or amendments to Conservation Areas following updated appraisals will be made to the Policies Map following adoption of this document.

Archaeology

7.08 Suffolk Coastal has a rich, diverse and dense archaeological landscape with the river valleys, in particular, topographically favourable for early occupation of all periods. There are over 7,300 sites of archaeological interest currently recorded in the Suffolk Historic Environment Record for the district. The distinctive character of the historic environment in the District includes outstanding coastal archaeology of all dates, prehistoric burial tumuli on the open heathlands around the eastern margins of Ipswich and on the Felixstowe peninsula, the remains of Roman small towns at Felixstowe and Wenhaston, the internationally important Anglo-Saxon burial ground at Sutton Hoo, numerous medieval historic towns and villages with both above and below ground heritage assets, for example Woodbridge and Aldeburgh, and the strategically placed, Napoleonic Martello towers. It is considered that there is no identified need to provide separate policies in relation to these un-designated heritage assets over and above that contained in the Core Strategy and National Planning Policy Framework.

- 7.09 Suffolk County Council Archaeological Service routinely advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of proposed sites at an appropriate stage in the design of new developments. This approach complies with the requirements of the NPPF with regards to designated and non-designated heritage assets.

Local Listing (Non-Designated Heritage Assets)

- 7.10 Paragraph 126 of the NPPF states that *“Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...”* In an area which is noted for the quality of its historic environment, there is a growing recognition that there are other buildings and features not already specifically designated, which have an importance in the local context. Comments received in response to the earlier Issues and Options Consultation supported the idea of local listing.



Locally Listed Historic Parks and Gardens

- 7.11 Former “saved” policy AP4 Parks and Gardens of Historic or Landscape Interest and Supplementary Planning Guidance (SPG) 6 identifies 21 parklands across the district of 50 hectares or more. Two further sites not currently included within SPG6, due to their later designation in 2003 are Woodbridge Cemetery, Woodbridge; and Cliff and Town Hall Gardens, Felixstowe. The site size threshold adopted was considered to be an appropriate measure for identifying parklands of District-wide significance, although the sites themselves were never identified on the Policies Map. Lack of identification on the Policies Map of those parks and gardens not included on the National Register of Parks and Gardens of Special Historic Interest created a perception by some, that they therefore carried little weight in terms of their importance as a material consideration in the determination of planning applications. At Yoxford for example, the village is surrounded by three locally listed historic parks. The opportunity has been taken to rectify that situation. This also requires SPG6 to be updated to better reflect the NPPF.
- 7.12 Whilst the detailed survey work undertaken to define the parks and gardens was completed in 1995, the Council remains of the view that most of the boundaries shown in the SPG are still valid. It is these boundaries, with one or two revisions, which are now shown on the Policies Map. A more detailed consideration of the boundaries will be undertaken as part of the update of the SPG6.
- 7.13 The following policy supports the implementation of Core Strategy Policy SP15 – Landscape and Townscape.

Policy SSP37 – Parks and Gardens of Historic or Landscape Interest

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

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

In addition, the following historic parklands have been identified as being of district wide significance having a site size threshold of at least 50 hectares. A major attribute of a parkland “of note” is its extensive coverage within the landscape:

- | | |
|-------------------------------------|--|
| • Benhall Park, Benhall | • Grove Park, Yoxford |
| • Boulge Park, Boulge | • Grundisburgh Hall Park, Grundisburgh |
| • Broke Hall Park, Nacton | • Marlesford Hall Park |
| • Carlton Park, Kelsale | • Orwell Park, Nacton |
| • Cockfield Hall Park, Yoxford | • Rookery Park, Yoxford |
| • Easton Park, Easton | • Sibton Park, Sibton |
| • Glemham House Park, Great Glemham | • Staverton Park, Wantisden |
| • Glevering Hall Park, Hacheston | • Sudbourne Park, Sudbourne |

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

The District Council will encourage the preservation and or enhancement of these parks and gardens of historic interest and their surroundings. Applications for planning permission will be permitted where the development proposal will not have a materially adverse impact on the character, features or immediate setting of the delineated park or garden and which have due regard to the additional advice and guidance in Supplementary Planning Guidance SPG6 (as updated).

Locally Listed Building and Features

- 7.14 In addition to the non-designated historic parks and gardens, the district contains a large number of buildings and features (e.g. railings) which are not specifically designated as being of historic or architectural importance, but are nonetheless considered by local communities

to be important within their local context. This only becomes an issue when an application is received to alter, re-develop, remove or convert these assets.

- 7.15 To assist in determining whether or not a building or feature would qualify as a non-designated heritage asset, the Council has produced a set of criteria to be used as technical guidance to assist the decision maker. It is additional guidance which will be used in support of Core Strategy Policy SP15 – Landscape and Townscape.
- 7.16 Buildings or features which have been assessed by the criteria and qualify as a non-designated heritage asset will be added to a district wide public register of non-designated heritage assets. Together with consideration of Core Strategy Policy SP15 and Core Strategy Policy DM21, designation of a building or feature as a non-designated heritage asset is a material consideration in the determination of planning applications which may have an impact on that asset.

Natural Environment

- 7.17 Mitigating the impact of future development on European sites (Special Protection Areas, Special Areas of Conservation and Ramsar sites) is a key environmental consideration within this document. It is also an issue which will need to be addressed in relation to relevant neighbourhood plans such as those for Melton, Woodbridge and Martlesham.



Elsewhere, it is an issue which is picked up through the relevant estuary management plans such as the Deben Estuary Plan which has been endorsed by the Council (a similar plan is currently in preparation for the Alde and Ore Estuary) and is a material consideration in the determination of planning applications and, the Suffolk Coast and Heaths AONB Management Plan. For those matters more closely linked to issues such as visitor management, the Council in conjunction with neighbouring authorities is producing a “Recreational Avoidance and Mitigation Strategy for Babergh District Council, Ipswich Borough Council and Suffolk Coastal District Council” which is due to be adopted by March 2017. Throughout this document, specific issues to be considered, or confirmation of the need for a Habitats Regulation Assessment (to identify any potential significant effect upon a European site) to be undertaken at the planning application stage, are picked up against individual policies.

- 7.18 The scale of new housing growth set out in the Core Strategy, is only acceptable if mitigation measures are provided. Core Strategy policies SP20 Eastern Ipswich Plan Area and SP21 Felixstowe with Walton and the Trimley Villages include specific reference to the type of mitigation required. Impacts from new residents are linked particularly to increased

disturbance from dog walkers, recreational activity on the estuary and a more general need for visitor management, are the activities requiring mitigation. Access to open space for health and recreation and leisure purposes, the countryside and the open spaces beyond the urban areas, is an essential part of creating sustainable communities. Recreation and visitor management matters are addressed under Tourism/Leisure. More general recreational activity linked to new housing is addressed in this section under the heading Green Infrastructure.

Areas of Outstanding Natural Beauty

- 7.19 A significant part of the east of the district is designated as an Area of Outstanding Natural Beauty to which Core Strategy policy SP15 Landscape and Townscape applies. The Council is a member of the AONB Partnership working collaboratively with other organisations to deliver objectives within the AONB Management Plan. It is not within the remit of the Council to amend the boundary of the designated AONB. However, the Council, in conjunction with Ipswich Borough Council has obtained agreement in principle to develop land which sits to the north of the A14, as an exception to normal AONB restrictions. For detail see section Economy – Ransomes (policy SSP20).

Special Landscape Areas

- 7.20 Special Landscape Areas (SLAs) are a county wide designation that has been in place since at least 2000. “Saved” policy AP13 Special Landscape Area applies and are shown on the Policies Maps. They are areas within Suffolk with special landscape attributes which are particularly vulnerable to change. They include some river valleys which still possess traditional grazing meadows and marshes with their hedgerows, dykes and associated flora and fauna and Historic Parklands. Within Suffolk Coastal, the valleys of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere, Ore and Yox together with their tributaries have been identified as special. Work recently commissioned by Great Bealings Parish Council for their neighbourhood plan confirms the current SLA boundaries are still relevant.
- 7.21 Any review of SLAs will require a county wide approach and is beyond the remit of this Site Allocations Document. It is however a matter which will be picked up as part of the wider Local Plan Review. In the meantime, it is important that the policy designation is retained. In these areas, development will only be acceptable where it does not have a material adverse impact on the qualities which make the landscape special.

Policy SSP38 – Special Landscape Areas

The valleys and tributaries of the Rivers Alde, Blyth, Deben, Fynn, Hundred, Mill, Minsmere, Ore and Yox and the Parks and Gardens of Historic or Landscape Interest identified in policy SSP37 are designated as Special Landscape Areas and shown on the

Policies Map. Development will not be permitted in these areas where it would have a material adverse impact on the qualities of the landscape that make it special. Where development is considered acceptable landscape improvements should be included as an integral part of the development proposal.

Built Environment

Areas to be Protected from Development

- 7.22 The 2001 Local Plan “saved” policy AP28, identified a large number of areas across the district to be protected from development. The importance of these areas was confirmed through Core Strategy Policy SP15 – Landscape and Townscape, which retained all AP28 sites until re-considered under the various site allocations documents. Policy SP15 describes these areas as “sites, gaps, gardens and spaces that make an important contribution to a particular location in their undeveloped form”. Policy protection for these areas is considered necessary in order to protect them from development such as infilling where it would be detrimental to the character, spacing, or density of a particular area.
- 7.23 There was mixed feedback from consultation on the question of whether areas to be protected from development were still appropriate or necessary for those settlements now identified as Other Villages or Countryside under Core Strategy Policy SP19 – Settlement Hierarchy, given development would be restricted in these locations. Similarly, a mixed response was received in respect of playing fields or other open space on the edge of settlements which had other planning policy protection from development.
- 7.24 The decision was taken to re-confirm all sites previously identified under policy AP28, on the basis that the reason for their designation was their local importance to the setting and character of the settlement regardless of the likely scale of development for an area. These areas are identified on the Policies Map.
- 7.25 In addition, five new areas to be protected from development have been identified on the Policies Map:

Bawdsey: The site is currently subject to a Tree Preservation Order reflecting its importance to this part of the village. The additional designation confirms the importance of this remaining area of undeveloped land within the new physical limits boundary.

Blythburgh: This area comprises land which sits within the conservation area and extends an area already identified as an area to be protected from development due to its contribution to the setting of the settlement. The conservation area appraisal confirms the importance of this area. In the summary contained in the section entitled Conservation Area Management Plan it states “*Blythburgh has a unique overall character which is different to other villages in*

the area. Its form and appearance is derived from its landscape setting and its church but just as importantly it is also derived from a very informal layout of narrow green lanes with groups of traditional buildings scattered throughout in a rather ad-hoc fashion. Mature trees, hedgerows, grass verges and banks and large and small spaces which exist between and around buildings make a major contribution.” In addition the Conservation



Area appraisal identifies a small triangle of land at the junction of Priory Road and London Road for the contribution it makes to the setting and character of this part of the village. It states *“The Street crosses London Road (A12) and joins with Priory Road, creating a triangle of green open space in the heart of the village. Currently unmanaged the space is lined with hedgerows which contribute to the enclosed character of adjoining lanes that is characteristic of Blythburgh. The space also forms an important setting to White Cottage, a key building that contributes to the prevailing traditional scene through its attractive vernacular appearance.”* This parcel of land also contains the only tree (a single large poplar) in the village to be protected by a Tree Preservation Order.

Easton: The area around the kennels at Easton, which is identified as important through the conservation area Appraisal for Easton.

Bramfield: amendments to the physical limits boundary now incorporate an open area of land adjacent to the school which allows views through to the countryside beyond and should be protected.

Policy SSP39 – Areas to be Protected from Development

Areas to be protected from development, as identified on the Policies Map, comprise local scale sites, gaps, gardens and spaces that make an important contribution to the character and setting of a settlement in their undeveloped form. Accordingly, development within these areas will be severely restricted.

Newbourne: Former Land Settlement Association Holdings

- 7.26 Newbourne as a settlement is defined as an Other Village in Core Strategy policy SP19 Settlement Hierarchy and as such opportunities for new development are very limited. However, that part of Newbourne which comprises the former Land Settlement Association Holdings is a unique area within the district. The Land Settlement Association was set up in 1934 as an experimental scheme to provide unemployed workers from depressed industrial

areas with employment on the land. The scheme and its legacy can still be seen in the number of large regular shaped plots, some of which still contain commercial scale greenhouses. The cottages provided with the plots were of standard design.

- 7.27 To retain this character, it is important to continue to control changes which may occur through replacement, or enlargement of dwellings. The Council has previously produced Supplementary Planning Guidance containing design guidelines to help in this regard. This guidance will be reviewed and re-issued in support of this policy.
- 7.28 It is clear not all of the land plots are still used as originally envisaged and that a debate needs to be had with regard to their long term future, but this debate needs to be held in the context of the long term future of Newbourne as a whole. This is outside the remit of this Site Allocations Document, but will be picked up and addressed through the Local Plan Review.

Policy SSP40 – Newbourne: Former Land Settlement Association Holdings

The District Council will encourage the retention in horticultural or agricultural use of those parts of the former Land Settlement Association holdings shown on the Policies Map, not currently used or required in connection with the residential curtilages, taking account of any physical features which currently mark garden limits. The erection of new dwellings, or extensions to existing dwellings or ancillary residential development which would result in a major change of character of the former holdings (where they are fundamentally contrary to the design guidelines contained in Supplementary Planning Document 12.1) will be resisted.

The Garrett Era Area - Aldeburgh

- 7.29 The Garrett Era Area is a distinctive area of unique character within Aldeburgh. It was built mostly in the mid-19th century, and largely as a result of the efforts of the Garrett family. Large houses in equally large grounds, well planted with trees, occupy a prominent position to the west of the original town. Much of the character of this area, approached through its own private road, is afforded by the trees and the spaces they occupy, rather than the buildings which, from many aspects, are well hidden by the wooded nature of the area.
- 7.30 There have been a number of requests over the years for this area to be considered for designation as a Conservation Area. The Council has yet to undertake this assessment. Notwithstanding the outcome of whether or not it should be a Conservation Area, this distinctive area of townscape is vulnerable to change which could significantly affect and diminish the character of this part of the town. Such pressures include potential sub-division of plots, or loss of trees over time with no requirement for their replacement. The District

Council can provide advice with regard to the health of existing, and the possible replacement of trees within this area.

Policy SSP41 – The Garret Era Area, Aldeburgh

The area known as the Garrett Era Area in Aldeburgh as defined on the Policies Map has a unique and distinctive townscape character which it is important to retain. Accordingly, proposals to substantially enlarge existing properties or sub-divide existing plots will be refused where they would:

- Materially adversely affect the character of the area;
- Materially adversely affect the setting of existing buildings;
- Result in the serious loss of existing trees; or
- Prejudice replanting schemes of suitable species once existing trees die or are removed.

Coastal Change Management Area and Flooding

Coastal Change Management Area

- 7.31 The coast is a highly dynamic, complex environment with interaction between one section of the coast and another, both in terms of how the coast works and how different interests in the coast interrelate. The National Planning Policy Framework (NPPF) encourages local planning authorities to reduce the risk from coastal change by avoiding inappropriate development in vulnerable areas through the identification of Coastal Change Management Areas (CCMA's). The National Planning Practice Guidance outlines that a CCMA "*will only be defined where rates of shoreline change are significant over the next 100 years, taking account of climate change.*" CCMA's will not need to be defined where the Shoreline Management Plan Policy is to hold or advance the line for the whole period covered by the Local Plan.
- 7.32 The anticipated line of the coast line in 100 years time is identified in the Shoreline Management Plan (SMP). Sub-cell 3c of the SMP covers the area from Lowestoft Ness to Felixstowe Landguard Point, the first review of which was published in January 2010. The SMP provides a large scale assessment of the risks associated with coastal change and a policy framework to address the risks to people, developments and the environment in a sustainable manner. In doing so, the SMP is a high level document that forms an important part of the Department of Food and Rural Affairs (DEFRA) strategy for flood and coastal defence and is a non-statutory policy document for coastal defence management planning.
- 7.33 The SMP identifies a number of key principles as follows and from them, promotes an approach for managing risks associated with coastal change:

- To avoid the loss of life through flooding;
- To protect people’s homes from flooding and erosion;
- To protect the local economy;
- To contribute to a sustainable and integrated approach to land use planning;
- To support adaptation by the local coastal communities;
- To avoid damage to and enhance the natural heritage;
- To support the historic environment and cultural heritage where economically, technically and environmentally sustainable;
- To maintain or improve landscape designations and features; and
- To reduce reliance on defence.

7.34 The shoreline management policies (headline and abbreviated) for managing the coast over the next 100 years are:

No Active Intervention (NIA) - a decision not to invest in providing or maintaining defences or natural coastline;

Hold the Line (HTL) - maintain or upgrade the level of protection provided by defences or natural coastline;

Managed Re-Alignment (MR) - manage the coastal processes to realign the “natural” coastline configuration, either seaward or landward of its present position; and

Advance the Line (ATL) - build new defences seaward of the existing defence line where significant land reclamation is considered.

Note: It is important to recognise that the shoreline management policy for a particular frontage is typically based upon a variety of complex and sometimes competing factors. It is therefore essential for anyone considering investment in development to read the full

document www.suffolksmp2.org.uk/policy2/index.php

7.35 To make the policies more meaningful, the SMP splits Sub-cell 3 (Lowestoft Ness to Felixstowe Landguard) into smaller Policy Development Zones and within these to more detailed Management Areas to provide more specific policy guidance over the short (now to 2025), medium (2025 – 2055) and long term (2055 -2105). The coastal stretch covered by the Site Allocations Document is covered by:

Policy Development Zone3 – Easton Broad to Dunwich Cliffs;

Policy Development Zone 4 – Duwich Cliffs to Thorpeness;

Policy Development Zone 5 – Thorpeness to Orford Ness; and

Policy Development Zone 6 – Orfordness to Cobbolds Point.

7.36 The Coastal Change Management Area in Suffolk Coastal is defined as the area within the 100 year erosion risk zone from Walberswick (within Zone 3) down the coast to north of the Deben Estuary, at Bawdsey Cliffs (within Zone 6) as shown on the CCMA Inset Maps. This stretch of coast is where most coastal change is likely to take place. Further south, the

predominant SMP Policy is to hold the line. Using the information and evidence provided in the Shoreline Management Plan, a complementary set of planning policies has been devised to provide an integrated approach to land uses along the coast within and beyond the 100 year line. These planning policies continue a similar approach down the coast to that taken in Waveney District to the north. This enables a consistent approach to be taken to coastal management and adaptation along the Suffolk Coast.

7.37 In recognition of the risks associated with coastal change and climate change, development within the 100 year Coastal Erosion Risk Zone (2005 baseline) needs to be carefully controlled. Areas shown in the SMP as being at risk in the first epoch i.e. up to 2025 are those where there is currently no effective defence or where existing defences are likely to fail within the period. Here only a limited range of types of development directly linked to the coast, such as beach huts, cafes, car parks and sites used for holiday or short let caravan and camping, will be permitted subject to time-limited planning permissions. Areas within the medium-term erosion risk zone i.e. those areas likely to be affected by erosion between 2025 and 2055 may be suitable for development such as extensions including householder development. In the long-term risk areas (i.e. from 2055 to 2105) uses such as hotels, shops, offices and leisure uses requiring a coastal location and providing social and economic benefits for coastal communities may be acceptable. Within this context, favourable consideration may also be given to the redevelopment or upgrading of existing development, for example holiday facilities and relatively small scale development associated with existing buildings, such as extensions to existing properties and some commercial development may also be acceptable. However, new dwellings will not be permitted within this area.

7.38 A Supplementary Planning Document will be prepared to explain the different approach needed for different types of development and land use. It will also clarify the nature of development that could be appropriate in an at risk location and the circumstances where it could be permitted. With regards impact on the environment, additional advice can be found in Touching the Tide. 'An Assessment of Potential Coast Defence Solutions in Relation to their Potential Landscape and Visual Impacts in the Suffolk Coast & Heaths AONB', (available April 2016) and the recently published 'Natural Beauty & Special Qualities Indicators' document.



7.39 To meet the objectives of Policy SP30 of the Core Strategy, any proposals for development in this Coastal Change Management Zone (i.e. the 100 year Coastal Erosion Risk Zone) and 30 metres landward, must be proven appropriate and sustainable when assessed against the

management objectives identified within the relevant Shoreline Management Plan, or more detailed strategy plan, as appropriate. Proposals must be accompanied by a Coastal Erosion Vulnerability Assessment (CEVA) and take into account the potential impact upon the development by the retreat of the shoreline. This is defined as *“the landward movement of a cliff, a natural or artificial erosion/flooding defence structure, a dune or a tide mark and ground instability, caused by the action of the sea, collapse caused by groundwater flows, erosion caused by weathering, collapse caused by downward pressure or erosion caused by pedestrian or vehicular traffic or other activity”*. The Vulnerability Assessment should be appropriate to the degree of risk and the scale, nature and location of the development. It should demonstrate that:

- new development provides wider sustainability benefits that outweigh the predicted coastal change impact;
- will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences; and
- does not affect the natural balance and stability of the coastline or exacerbate the rate of change and should consider and identify measures for managing the development at the end of its planned life.

7.40 The Vulnerability Assessment will be required for certain defined development types that take place within, and up to 30m landward of, the forecast shoreline position assuming that adopted policies are implemented over the 100 year SMP period to 2105. The 30m landward extension is applied in recognition of the uncertainty around erosion rate forecasts and the potential for policy changes within the 100 year SMP life to lead to greater coastline retreat than currently anticipated.

7.41 undefended lengths of the coastline have the potential to contribute to the formation of future shorelines. When they erode, they are capable of releasing significant quantities of material that would usually remain within the local sediment system in the near shore zone. The process is beneficial for coast protection because the local beach and near shore sediment system are continually fed, which partly offsets the losses. Proposals for privately funded or public works to defend coastal land or property must be assessed in a holistic manner in order to identify and consider potential impacts that disruption to natural processes may cause and to ensure defence measures are technically sound and sustainable in the long term. The following policies will apply:

Policy SSP42 – Coastal Change Management Area

Any proposals for new dwellings or conversion of existing buildings to residential use will not be permitted in the Coastal Change Management Area identified on the Policies Map. All other new development, redevelopment, extensions to existing property and development or intensification of land uses will only be permitted where it can be demonstrated through the submission of a Coastal Erosion Vulnerability Assessment (CEVA) that it will result in no increased risk to life or significant increase in risk to

property.

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment. To help inform responses to coastal management proposals on the AONB, specialist advice is available and should be consulted.

Planning applications for all development within and 30 metres landward of the Coastal Change Management Area (CCMA) identified on the Policies Map must be accompanied by a Coastal Erosion Vulnerability Assessment.

Policy SSP43 – Relocation and Replacement of Development Affected by Coastal Erosion Risk

(a) Community facilities, commercial and business uses.

Proposals for the relocation and replacement of community facilities, commercial and business uses that are considered important to coastal communities affected by coastal erosion will be permitted, provided that:

- The proposed development replaces that which is forecast to be affected by erosion within 20 years of the date of the proposal;
- The new development is located an appropriate distance inland with regard to the Coastal Change Management Area (CCMA) indicated on the Policies Map and other information in the relevant Shoreline Management Plan, and where possible, it is in a location that is close to the coastal community from which it was displaced.

(b) Residential Uses

In respect of existing residential properties, development will be permitted where:

- The development replaces a permanent building which is affected or threatened by erosion within 20 years of the date of the proposal; and
- The relocated dwelling is within or adjacent to an existing settlement and is beyond the Coastal Change Management Area (CCMA) shown on the Policies Map.

In all cases:

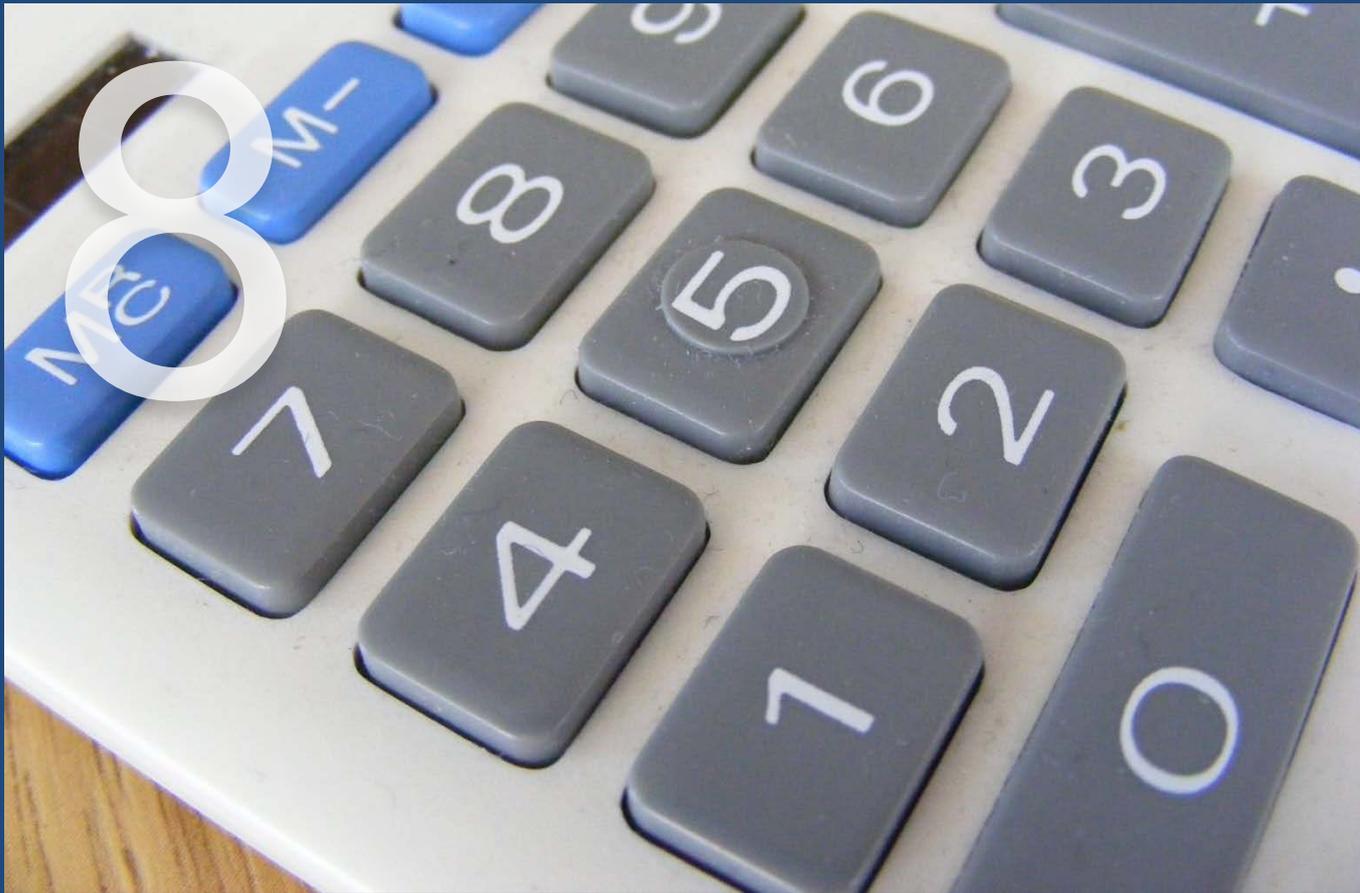
- The existing site is either cleared and made safe or in the case of (a) above, put to a temporary use beneficial to the local community; and
- The proposal should result in no adverse effect upon the landscape, townscape or biodiversity of the area.

Flooding & Flood Risk

- 7.42 The geographic area covered by the Site Allocations Document contains a number of river valleys and estuaries as well as the coast. Parts of the plan area are therefore at risk from both fluvial flooding and from flooding as a result of a coastal breach or over-topping of coastal defences. Flash flooding can also occur at times of heavy rainfall, when the surface water drainage system cannot cope.
- 7.43 Information and advice on matters relating to flooding and flood risk is provided by the Environment Agency. The Environment Agency is designated as a risk management authority under the Flood and Water Management Act 2010. Under the Act, the Environment Agency is responsible for taking a strategic overview of the management of all sources of flooding, has operational responsibility for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea, and has powers to designate structures and features that affect flooding in order to safeguard assets that are relied upon for flood risk management. The Environment Agency has endorsed the Deben Estuary Management Plan as the principal strategic plan for flood risk management in the estuary. It is expected that the Alde and Ore Estuary Management Plan currently under preparation will be similarly endorsed in due course. More detail is provided in 'Living on the Edge - Guidance for riparian owners' (Environment Agency website). For planning policy purposes, the flood risk maps produced by the Environment Agency that zones land into one of three categories – Zone 1, Zone 2 and Zone 3 have been used to inform decisions on where to allocate new housing and other development. (Zone 1 is the least risk, Zone 3 the highest risk from flooding). A strategic flood risk assessment was also undertaken as part of the supporting evidence base which underpins the Core Strategy.
- 7.44 In addition, work on or near all other watercourses requires permission from either the lead local flood authority (Suffolk County Council) or the Internal Drainage Board (IDB) via an Ordinary Watercourse Consent. Under current procedures there are three organisations with expertise in flood management who will assess the technical soundness of any private works to main river or ordinary watercourses.
- 7.45 The Site Allocations Document follows the NPPF and the Core Strategy in that new development is directed away from areas at risk of flooding. The NPPG outlines that: *“The general approach is designed to ensure that areas at little or no risk of flooding from any cause are developed in preference to areas at higher risk. The aim should be to keep development out of flood zone 2 and flood zone 3 and other areas affected by other sources of flooding where possible. The NPPG encourages the sequential, risk based approach to the location of development. By paying particular attention to and following the sequential approach, it will help to ensure that development can be safely and sustainably delivered and sites which are inappropriate on flood risk grounds are not promoted.”*
- 7.46 Where site allocations include areas of flood zone 2 or 3, proposals for development on these sites will need to consider flood risk appropriately. This will include applying the

sequential approach and directing development within the site away from those areas at risk wherever possible. Where necessary, it will be for the applicant, in partnership with the Environment Agency to consider the introduction of appropriate flood mitigation measures.

- 7.47 In respect of individual sites, the requirement for a flood risk assessment is included for those of 1ha or more. It is considered that this advice together with advice and guidance provided in NPPF and NPPG and Core Strategy Policy DM28 is sufficient for the determination of planning applications which may come forward over the plan period.



DELIVERY AND MONITORING

8. Delivery and Monitoring

- 8.01 The Site Allocations and Area Specific Policies DPD supports the targets and strategic policies outlined within the Core Strategy (adopted July 2013). It is the role of the Site Allocations Document, the Felixstowe Area Action Plan and the various neighbourhood plans when taken together, to provide the site specific details and policies to enable the delivery of sustainable communities across the district through guiding future development and growth up to 2027.
- 8.02 The Core Strategy provides the overall vision and strategic policies for the future of the district along with 15 objectives which represent the basic targets against which the success of the Core Strategy will be measured.
- 8.03 Central to the plan making system is the issue of deliverability. In order to be effective Local Plan and neighbourhood plan documents must be deliverable. In relation to the Site Allocations Document, the Council has continually engaged with landowners and developers thorough public consultation and further discussions regarding aspirations and viability of sites. As a result, the Council is confident that all sites identified will be delivered in a timely fashion during the plan period. All sites need to be in conformity with the Core Strategy, the NPPF and contribute towards the delivery of sustainable development across the district if the plan is to be found “sound”.
- 8.04 To deliver the Site Allocations Document it is essential that the Council continues to work in partnership with a range of partners in the public, private and community/voluntary sectors. Partners such as Suffolk County Council, town and parish councils, land owners, developers, utility companies and service providers such as NHS England all need to be engaged and motivated to ensure that the plan successfully delivers sustainable communities across the district. The delivery framework below highlights the partners that are likely to be involved with the delivery of each allocation together with risks to delivery and proposed mitigation and measures of contingency.
- 8.05 The vision and objectives of the Core Strategy will only be realised through significant investment in infrastructure to benefit existing local residents, business and communities across the district. Without the required infrastructure new development will not be brought forward and the future growth and development of the district will be put at risk.
- 8.06 The provision of infrastructure across the district will be delivered through funds that come about via a number of different mechanisms, including:
- Community Infrastructure Levy. In July 2015, Suffolk Coastal introduced the Community Infrastructure Levy (CIL) Charging Schedule. Funds raised through CIL will be used to deliver infrastructure across the district alongside future growth in accordance with the Regulation 123 List. The Regulation 123 List details the types of infrastructure the Council can choose to spend CIL funds on.

- Section 106 contributions. Section 106 contributions are used to contribute towards the provision of infrastructure in relation to site specific requirements. They were the common approach before the introduction of CIL and will now only be used to meet site specific needs which are outside of the CIL process.
- Government funding. From time to time funds are available from sources such as the Homes and Communities Agency, New Homes Bonus or through the Devolution process which the local authorities across Suffolk and Norfolk are currently exploring.
- Funding from partners. In order to meet statutory duties, it is anticipated that funding will be made available to provide infrastructure from partners such as Suffolk County Council in respect of the Local Transport Plan or education provision. Sources of funding may also become available from the New Anglia Local Enterprise Partnership or agencies such as NHS England, Clinical Commissioning Group or Anglian Water and their Asset Management Plans, which the Council may benefit from, if opportunities allow over the plan period.
- Other sources of funding. There are also a number of other national and international sources of funding that exist or may become available over the plan period, such as Heritage Lottery Fund or European Funds.

8.07 Table 6.1 of the Core Strategy outlines the level of infrastructure necessary for growth and development across the district. The Council also undertook an infrastructure study to accompany work on the Community Infrastructure Levy (CIL) in 2014 which has informed the infrastructure requirements for the District. The Site Allocations Document excludes consideration of several sizeable settlements because neighbourhood plans are being prepared. Therefore, it is difficult to identify in more detail a comprehensive picture of the infrastructure requirements associated with growth in the plan area. As a consequence, infrastructure identified in the Core Strategy, along with the annual infrastructure process for CIL spend and policy specific requirements in this document form the basis for identifying and addressing infrastructure requirements.

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

8.09 The information published in the AMRs is valuable and allows the Council to measure the success of the adopted approach as well as observing past trends which inform future planning policies. If, through the monitoring process the Council's planning policies are not being delivered, consideration will be given to revising the plan or elements of the plan accordingly. Where targets and milestones are not being met, the Council will detail reasons why within future AMRs. That includes monitoring progress of each neighbourhood plan.

- 8.10 The Monitoring Framework table outlines how the performance of the DPD will be monitored. It is the same as that seen in Table 6.2 of the Core Strategy but with an additional column added to provide the policy references from the Site Allocations Document. As the plan progresses, it may be appropriate to modify the indicators and monitoring targets to take account of changing priorities and objectives. Should this need arise, the Council will provide full justification as part of subsequent AMRs.

Housing Trajectory

- 8.11 The Site Allocations Document outlines the level of housing growth expected over the plan period for the communities across the plan area. The delivery of housing resulting from the Site Allocations Document will contribute towards the overall housing growth of the district as outlined in the Core Strategy. Further housing delivery will be provided for via the Felixstowe Peninsula Area Action Plan and neighbourhood plans. In order to demonstrate delivery of the full district housing requirement as identified in the Core Strategy, the housing trajectory within this chapter of the document includes information for the entire district.

Review of the Plan

- 8.12 The Council is committed to an early review of the Core Strategy which has already begun through partnership working with neighbouring authorities. The local authorities which make up the Ipswich Policy Area have committed to undertaking an aligned/joint Local Plan Review with work on an Issues and Options document due to commence at the end of 2016. An aligned/joint Local Plan Review provides opportunity for the local authorities to jointly consider up to date needs and requirements on a wider geographic area in accordance with the Duty to Co-operate.
- 8.13 The Review of the Local Plan also provides the opportunity to address any issues which may have arisen with regard to progress on anticipated housing delivery. This would include progress with housing delivery within neighbourhood plan areas.

Delivery Framework

DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
SSP1	Plan Period	Development Management Decisions Neighbourhood Plans	Developers Suffolk Coastal District Council Town and Parish Councils undertaking neighbourhood plans
SSP2	Plan Period	Development Management Policies Neighbourhood Plans	Developers, Suffolk Coastal District Council, Town /Parish Councils
SSP3	2019-2021	Development Management Decisions Archaeological Assessment Bat Survey	Developers, Suffolk Coastal District Council, Suffolk County Council, Suffolk Wildlife Trust
SSP4	2019-2023	Development Management Decisions Archaeological Assessment Biodiversity Survey Improving the capacity of the surface water network Flood risk assessment	Developers, Suffolk Coastal District Council, Suffolk County Council, Suffolk Wildlife Trust
SSP5	2019-2021	Development Management Decisions Archaeological Assessment Improving the capacity of the surface water network	Developers, Suffolk Coastal District Council, Suffolk County Council
SSP6	2018-2021	Development Management Decisions Archaeological Assessment Improving the capacity of the surface water network	Developers, Suffolk Coastal District Council, Suffolk County Council

DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
SSP7	2018-2020	Development Management Decisions Archaeological Assessment Contaminated Land Assessment Ecological Survey Provision of Village Hall	Developers, Suffolk Coastal District Council, Suffolk County Council, Suffolk Wildlife Trust, Darsham Village Hall Trust
SSP8	2018-2020	Development Management Decisions Archaeological Assessment Bat Survey Improving the capacity of the surface water network	Developers, Suffolk Coastal District Council, Suffolk County Council, Suffolk Wildlife Trust
SSP9	2017-2019	Development Management Decisions Archaeological Assessment Improving the capacity of the surface water network Provision of private sewerage treatment plant(s).	Developers, Suffolk Coastal District Council, Suffolk County Council
SSP10	2018-2021	Development Management Decisions Archaeological Assessment Improving the capacity of the surface water network	Developers, Suffolk Coastal District Council, Suffolk County Council
SSP11	2020-2022	Development Management Decisions Archaeological Assessment Improving the capacity of the surface water network Improving the capacity of the foul sewerage network.	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP12	2021-2027	Development Management Decisions Archaeological Assessment Improving the capacity of the foul sewerage network. Air Quality Assessment	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water

DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
SSP13	2018-2023	Development Management Decisions Archaeological Assessment Improving the capacity of the surface water network Improving the capacity of the foul sewerage network	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP14	2018-2022	Development Management Decisions Archaeological Assessment Improving the capacity of the foul sewerage network	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP15	2021-2023	Development Management Decisions Archaeological Assessment Improving the capacity of the foul sewerage network. Provision of area for car parking.	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water, Parish Council
SSP16	2019	Development Management Decisions, Archaeological Assessment	Developers, Suffolk Coastal District Council, Suffolk County Council
SSP17	2018-2022	Development Management Decisions, Archaeological Assessment, Provision of village green,	Developers, Suffolk Coastal District Council, Suffolk County Council, Parish Council
SSP18	2018-2020	Development Management Decisions, Archaeological Assessment, Improving the capacity of the foul sewerage network. Production of a Development Brief,	Developers, Suffolk Coastal District Council, Suffolk County Council, Parish Council,

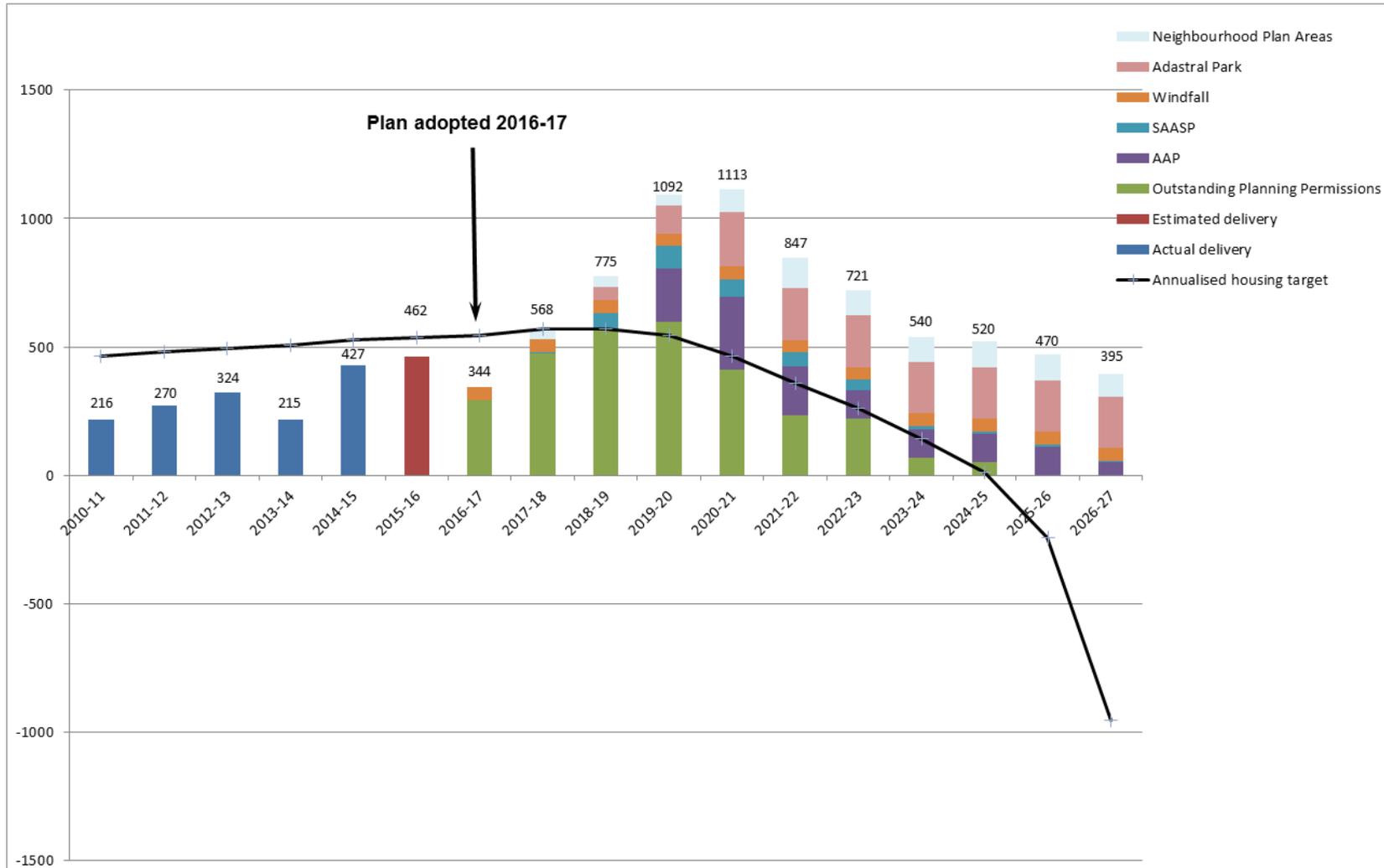
DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
		Provision of employment uses on the site	Anglian Water
SSP19	2019-2023	Development Management Decisions, Archaeological Assessment, Flood mitigation measures	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water, Environment Agency
SSP20	Plan Period	Development Management Decisions, Production of a Development Brief, Linkages to the local and strategic highway network. Improving the capacity of the foul sewerage network	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water, Highways England Suffolk Coast and Heaths AONB
SSP21	Plan Period	Development Management Decisions, Transport Assessment, Adequate sewage treatment facilities	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP22	Plan Period	Development Management Decisions, Transport Assessment, Adequate sewage treatment facilities	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP23	Plan Period	Development Management Decisions, Transport Assessment, Adequate sewage treatment facilities	Developers, Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP24	Plan Period	Development Management Decisions	Developers,

DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
			Suffolk Coastal District Council
SSP25	Plan Period	Development Management Decisions, Investigation into contamination of site	Developers, Suffolk Coastal District Council, Environment Agency
SSP26	Plan Period	Development Management Decisions, Improving the capacity of the foul sewerage network	Developers, Suffolk Coastal District Council, Anglian Water
SSP27	Plan Period	Development Management Decisions, Investigation into contamination of site, Improving the capacity of the foul sewerage network	Developers, Suffolk Coastal District Council, Environment Agency, Anglian Water, Parish Council
SSP28	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP29	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP30	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP31	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP32	Plan Period	Development Management Decisions, Mitigation measures for the European sites	Developers, Suffolk Coastal District Council, Natural England, Estuary Partnerships
SSP33	Plan Period	Development Management Decisions,	Developers,

DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
		Improving the access to the site, Improving the capacity of the foul sewerage network	Suffolk Coastal District Council, Suffolk County Council, Anglian Water
SSP34	Plan Period	Development Management Decisions, Linkages to the local and strategic highway network. Measures to avoid damage to adjacent SSSI	Developers, Suffolk Coastal District Council, Suffolk County Council, Environment Agency
SSP35	Plan Period	Development Management Decisions, Country Park for Ipswich Garden Suburb	Developers, Suffolk Coastal District Council, Suffolk County Council, Ipswich Borough Council, Parish Council
SSP36	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP37	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP38	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP39	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council
SSP40	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council Parish Council
SSP41	Plan Period	Development Management Decisions	Developers, Suffolk Coastal District Council

DPD Policy	Timescale for delivery (estimate)	Implementation Mechanism	Key Agencies & Partners
SSP42	Plan Period	Development Management Decisions, Coastal Erosion Vulnerability Assessment, Shoreline Management Plan	Developers, Suffolk Coastal District Council, Estuary Partnerships, Suffolk Coast and Heaths AONB
SSP43	Plan Period	Development Management Decisions, Coastal Erosion Vulnerability Assessment, Shoreline Management Plan	Developers, Suffolk Coastal District Council, Estuary Partnerships, Suffolk Coast and Heaths AONB, Town / Parish Councils

Indicative housing trajectory 2010-2027



Policy Ref	Parish	Location	Area Hectares (Ha)		Total No dwellings	No units estimated for completion per year										
			B	G		2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27
Policy SSP3	Aldeburgh	Land rear of Rose Hill, Saxmundham Road		3.00	10				5	5						
Policy SSP4	Aldringham	Land to the east of Aldeburgh Road		1.65	40				10	10	10	10				
Policy SSP5	Badingham	Land at Mill Road		0.53	10				5	5						
Policy SSP6	Benhall	Land Adjacent to Corner Cottages, Main Road		0.69	15			5	5	5						
Policy SSP8	Dennington	Land opposite Townsfield Cottages		0.60	10			5	5							
Policy SSP9	Hacheston	Land south of Solomon's Rest, The Street		0.42	10		5	5								
Policy SSP10	Kelsale	Land south of Ambleside, Main Road		1.86	30			10	10	10						
Policy SSP11	Orford	Land north of Mill Close		0.79	10					5	5					
Policy SSP12	Rendlesham	Land west of Garden Square		5.05	50						5	10	10	10	10	5
Policy SSP13	Rendlesham	Land east of Redwald Road, Rendlesham		4.29	50			10	10	10	10	10				
Policy SSP14	Saxmundham	Land north-east of Street Farm		2.18	40			10	10	10	10					
Policy SSP15	Shottisham	Land opposite the Sorrel Horse		0.42	10						5	5				
Policy SSP16	Thorpeness	Land fronting Old Homes Road		0.41	5				5							
Policy SSP17	Westerfield	Land south of Lower Road		1.64	20			5	5	5	5					
Policy SSP18	Westerfield	Land at Old Station Works, Main Road	3.65		20			10	10							
Policy SSP19	Witnesham	Land at Street Farm	0.70		20				5	5	5	5				

Monitoring Framework

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
1. Sustainability	To improve contributions made towards achieving a district where sustainable development principles are inherent.	<p>All indicators should contribute.</p> <ul style="list-style-type: none"> Planning applications (and number of homes) granted contrary to policies identified adjacent. 	<p>SP1</p> <p>DM24</p>	All
2. Housing Growth	<p>To satisfy locally derived housing targets a requirement of 7,900 homes throughout the district in the period 2010 to 2027. Of this, 2,320 are to be accommodated in the Eastern Ipswich Plan Area due to economic and sustainability reasons.</p> <p>In accordance with the locally derived housing targets, deliver an average of 465 dwellings per annum over the period up to 2027, which provides a mix of home sizes, type and tenure to match the needs of the existing and future population of the area.</p> <p>To maintain provision for a 15 year housing supply and a 5-year rolling housing land supply. Achieve at least 12% of new housing development upon previously developed land. Ensure that new housing makes efficient use of</p>	<ul style="list-style-type: none"> Planning applications (and number of homes) granted contrary to policies identified adjacent. Percentage of new housing in major centres, market towns, key service centres, local service centres, other villages, countryside. Housing completions and trajectory Development density. 	<p>SP2, SP3, SP4, SP19, SP20, SP21, SP22, SP23, SP24, SP25, SP26, SP27, SP28, SP29</p> <p>DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM9</p>	<p>SSP1, SSP2, SSP3, SSP4, SSP5, SSP6, SSP7, SSP8, SSP9, SSP10, SSP11, SSP12, SSP13, SSP14, SSP15, SSP16, SSP17, SSP18, SSP19,</p>

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
	land with densities appropriate to the locality.			
3. Local Housing	<p>To increase the number of affordable homes by constructing 1,896 affordable homes in the period up to 2027.</p> <p>To achieve at least 380 new affordable homes in the first five years of the Plan.</p> <p>Deliver an average of 465 new homes per annum over the Plan period, which provides a mix of home sizes, type and tenure to match the needs of the existing and future population of the area.</p> <p>Meeting identified need for Gypsy & Travellers accommodation.</p>	<ul style="list-style-type: none"> • Housing completions. • Affordable Housing provision. • Affordable housing delivery on exception sites. • Number of homes lost to open market under right to acquire. • Affordable Housing tenure. • Housing density. • Types and size of homes. • Home price to income ratio. • Homelessness. • Gypsy & Traveller authorised/unauthorised pitches. 	<p>SP2, SP3, SP4, SP19, SP27, SP28, SP29</p> <p>DM1, DM2, DM3, DM4, DM9</p>	<p>SSP1, SSP2, SSP3, SSP4, SSP5, SSP6, SSP7, SSP8, SSP9, SSP10, SSP11, SSP12, SSP13, SSP14, SSP15, SSP16, SSP17, SSP18, SSP19,</p>
4. Economic Development	<p>From 2001 – 2027, to facilitate the creation of at least 8,000 new jobs including providing for no less than 8.5 hectares of new employment land to meet the current and predicted economic</p>	<ul style="list-style-type: none"> • Amount of employment floor space created / lost. • Development lost / gained on 	<p>SP5, SP6, SP7, SP8, SP9, SP20, SP21, SP22, SP23, SP24, SP25, SP26, SP27</p>	<p>SSP18, SSP20, SSP21, SSP22, SSP23, SSP24, SSP25, SSP26, SSP27, SSP28, SSP20, SSP30,</p>

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
	needs of the District. To maintain and enhance a spread of employment site take up at all scales across the district. Maximise floor space take up.	<p>previously developed land.</p> <ul style="list-style-type: none"> • VAT business registration changes. • Unemployment rate. • Employment space lost to other uses. • % employed by sector type. 	DM10, DM11, DM12,	SSP31, SSP33, SSP34, SSP41
5. The Rural Economy	Maintain and enhance the prosperity of business activity in rural areas.	<ul style="list-style-type: none"> • Amount of employment floor space created / lost in rural areas. 	SP7, SP8, SP29 DM12, DM13, DM14, DM15, DM16, DM17, DM18	SSP18, SSP21, SSP22, SSP23, SSP24, SSP25, SSP26, SSP27, SSP28, SSP29, SSP37, SSP41
6. Tourism	Increase the economic benefits of tourism in a sustainable manner.	<ul style="list-style-type: none"> • Number and percentage employed in tourism. • Planning applications in accordance with and contrary to policies. 	SP8 DM17, DM18	SSP28, SSP29, SSP32, SSP33, SSP34, SSP35, SSP36, SSP37, SSP38, SSP41, SSP42,
7. Felixstowe and the Market Towns	To sustain and enhance the vitality and viability of market towns. To deliver identified floorspace needs. Vacant units in town centres not to exceed the national average of 11%.	<ul style="list-style-type: none"> • Amount of employment floor space created / lost. • Proportion of town centre units with A1 uses. 	SP9, SP21, SP22, SP23, SP24, SP25, SP26	SSP1, SSP2, SSP14, SSP28, SSP29, SSP41, SSP42, SSP43,

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
	To improve the number and mix of services available at town centres. Encourage protection of key local services.	<ul style="list-style-type: none"> • Vacant town centre units. • % of national to independent retailers (policy objective). 		
8. Transport	Increase the proportion of journeys taken by sustainable modes.	<ul style="list-style-type: none"> • Car parking standards. • Developments where a Travel Plan was submitted as a condition of development. • Employment permissions and allocations in urban areas. • Proportion of Port freight carried by rail. • Developer contributions to public transport, foot and cycle ways. 	SP10, SP11 DM19, DM20	SSP20, SSP24, SSP30, SSP31,
9. Climate Change	To mitigate against the effects of climate change and minimise the factors that contribute towards the problem. To improve the energy efficiency of homes. Ensure that at least 10% of energy consumption in relevant new development is from renewable or low carbon energy. Increase installed capacity of renewable energy	<ul style="list-style-type: none"> • Number of planning applications approved that meet or exceed the Code for Sustainable Homes / BREEAM standard. • Renewable energy installed by type. 	SP12, SP1, SP30 DM24, DM28	SSP32, SSP42, SSP43

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
	generation. Minimise the risk of flooding and coastal erosion and to allow flexibility for roll-back planning applications.	<ul style="list-style-type: none"> Flood risk – planning application approved contrary to Environment Agency advice. Coastal erosion – planning applications refused due to coastal erosion. Planning applications which have triggered use of the roll-back policies. 		
10. The Coast	To secure continuing prosperity of coastal communities. To respond to climate change.	<ul style="list-style-type: none"> Rate of loss, or damage, to protected areas. Indices of Multiple Deprivation. Length of protected and defended coastline. Creation of integrated management plan. 	SP21, SP22, SP30	SSP28, SSP31, SSP32, SSP33, SSP38, SSP41, SSP42, SSP43
11. Protecting & Enhancing The Physical Environment	Improve biodiversity, geodiversity, landscape and townscape quality throughout the district. No loss in number and area of ecological and geological designations. No loss of areas or populations of biodiversity	<ul style="list-style-type: none"> Number of planning applications refused due to design policies. Change in the area of designated 	SP14, SP15, SP17, SP18 DM8, DM 21, DM22, DM27	SSP2, SSP32, SSP33, SSP34, SSP35, SSP36, SSP37, SSP38, SSP39, SSP40, SSP41, SSP42, SSP43,

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
	importance. Continually improve the condition reported of SSSIs.	landscapes. <ul style="list-style-type: none"> Change in areas and populations of biodiversity importance. The annual condition of SSSIs. 		
12. Design	To deliver high quality developments, based on principles around quality, local distinctiveness and sustainability. To not permit planning applications where the design standard is poor in line with paragraph 64 of NPPF.	<ul style="list-style-type: none"> Number of instances where the policies have been used for a reason for refusal of planning permission. 	SP15 DM21, DM22, DM23, DM25, DM26	SSP1
13. Accessibility	To improve the proportion of the population with access to key local facilities as defined in the Settlement Hierarchy.	<ul style="list-style-type: none"> Parishes lost/gained key facilities. New retail floor space in town centres. VAT business registration changes. Proportion of A1 units in town centres. 	SP11 DM30, DM31, DM32, DM33	SSP1, SSP7, SSP15, SSP17, SSP28, SSP29, SSP30, SSP31
14. Green Infrastructure	To increase the amount of open space and play space. To increase the amount of high quality open space managed to Green Flag standard.	<ul style="list-style-type: none"> Amount of leisure development. Change in the provision of open space meeting the standard. 	SP16, SP17	SSP32, SSP34, SSP35, SSP36, SSP37, SSP42, SSP43

Core Strategy Objective	Target	Indicators	Core Strategy & Development Management Policies	Site Allocations and Area Specific Policies
	In partnership, to set up and implement Visitor Management Plans on the Deben and Orwell Estuaries.	<ul style="list-style-type: none"> • Change in the provision of Play Space meeting the standard. • The amount and percentage of open space managed to Green Flag award standard. • Gains/Losses of green infrastructure over 1ha. • Progress milestones of Visitor Management Plan. 		
15. Physical & Community Infrastructure	To improve levels of service provision and ensure identified deficiencies are addressed and ensure that planning growth is supported by appropriate provision for physical and community infrastructure and funding.	<ul style="list-style-type: none"> • Amount of S106 money secured. • Number of planning applications incorporating a contribution towards provision of services and infrastructure. • Successful achievement of identified key infrastructure projects. 	SP18 DM32, DM33	SSP3, SSP4, SSP5, SSP6, SSP7, SSP8, SSP9, SSP10, SSP11, SSP12, SSP13, SSP14, SSP15, SSP16, SSP17, SSP18, SSP19,

Appendix 1

'Saved' policies to be Replaced or Deleted

On adoption of the Site Allocations and Area Specific Policies the following 'saved' policies from the old Suffolk Coastal Local Plan (incorporating 1st and 2nd Alternations) 2001 will either be replaced or deleted as no longer applicable. Those policies marked with an * also apply to the part of the District for which the Felixstowe Peninsula Area Action Plan is being simultaneously prepared. So the replacement or deletion of these policies also relies on the adoption of that Local Plan document. It will be for neighbourhood plans to confirm which policies no longer apply to their area at the point the neighbourhood plan is "made".

Saved Policy Number	Saved Policy Title
AP1*	Conservation Areas - Control of Development and Enhancement
AP4*	Parks and Gardens of Historic or Landscape Interest
AP13*	Special Landscape Areas
AP118	Development in Blyth area villages
AP119	Parham Airfield
AP123	Coastal Instability: Dunwich
AP124	Aldeburgh: New Housing
AP125	Aldeburgh: The Garrett Era Area
AP128	Aldeburgh: Enhancement of Town Centre
AP129	Aldeburgh: High Street
AP130	Aldeburgh: Pedestrian Priority
AP132	Aldeburgh: Brickworks Jetty
AP134	Framlingham: New Road and College Field
AP148	Saxmundham: Land east of the River Fromus
AP150	Saxmundham: Carlton Park Industrial Estate, Kelsale
AP151	Saxmundham: Rendham Road
AP153	Saxmundham: Enhancement Schemes east and west of the High Street
AP155	Saxmundham: Non-Shopping Uses in the High Street
AP156	Saxmundham : New Retail Development
AP157	Deben Peninsula: Residential Development in the Villages
AP158	Deben Peninsula : Woodbridge Base
AP159	Rendlesham/Wantiden (Former Base): General Principles
AP160	Rendlesham (Former Domestic Base): Creation of a New Community
AP161	Rendlesham/Wantiden (Former Technical Base)
AP162	Deben Peninsula: Enhancement Schemes
AP164	Deben Peninsula: Coastal Instability, Bawdsey Manor
AP165	Deben Peninsula: East Lane, Bawdsey

Saved Policy Number	Saved Policy Title
AP166	Deben Peninsula: Snape Maltings
AP167*	Felixstowe Peninsula: Development in Villages
AP168	Newbourne: Former Land Settlement Association Holdings
AP169	Felixstowe Peninsula: Levington Park
AP209	Grundisburgh Area: Residential development in the Villages
AP210	Grundisburgh Area: Debach Airfield
AP211	Ipswich Fringe: Development in the Villages
AP215	Ipswich Fringe: Nacton Heath
AP217	Ipswich Fringe: BT Laboratories, Martlesham
AP218	Ipswich Fringe: Employment land at Grange Farm, Kesgrave
AP219	Ipswich Fringe: Kesgrave and Grange Farm
AP220	Ipswich Fringe: Warehousing/Haulage Depots on the Ipswich Fringe
AP222	Ipswich Fringe: A1214 Park and Ride
AP225	Ipswich Fringe: Foxhall Road Woodlands
AP226	Ipswich Fringe: Foxhall Stadium
AP227	Ipswich Fringe: Suffolk Showground, Purdis Farm
AP228	Ipswich Fringe: Open Spaces near Rushmere Street
AP229	Ipswich Fringe: The Priory Area, Nacton
AP230	Woodbridge Area: Development in Villages
AP232	Wickham Market: Central Area
AP235	St Audry's Hospital: Development Framework
AP238	Woodbridge: Garden Centre, Ipswich Road
AP240	Woodbridge & Melton: Development to the West of the A12 (T)
AP241	Woodbridge & Melton: Houseboats
AP244	Melton: Deben Mill
AP245	Woodbridge : Lime Kiln Quay and Ferry Quay
AP247	Woodbridge: Environmental Enhancement, Riverside
AP255	Woodbridge Retailing
AP256	Woodbridge: New Street/Oak Lane Car Park
AP260	Woodbridge Town Centre : Enhancement

Appendix 2

Core Strategy Policy Overview

OBJECTIVES	SUPPORTING POLICIES TO ACHIEVE THE VISION & OBJECTIVES	
	STRATEGIC POLICIES	DEVELOPMENT MANAGEMENT POLICIES
SPATIAL AND SUSTAINABILITY		
Obj 1 Sustainability	<p>SP1 (p.24) Sustainable Development SP1A (p.24) Presumption in Favour of Sustainable Development</p> <p>SP13 (p.48) Nuclear Energy SP19 (p.61) Settlement Policy SP20 (p.70) Eastern Ipswich Plan Area SP21 (p.75) Felixstowe with Walton and the Trimley Villages</p> <p>SP22 (p.77) Aldeburgh SP23 (p.78) Framlingham SP24 (p.79) Leiston SP25 (p.80) Saxmundham SP26 (p.81) Woodbridge SP27 (p.83) Key and Local Service Centres SP28 (p.84) Other Villages SP29 (p.84) The Countryside SP30 (p.86) The Coastal Zone</p>	<p>Site specific policies will follow in the 'Site Specific Allocations and Area Specific Policies' document, Area Action Plans and Neighbourhood Plans.</p>
HOUSING		
Obj 2 Housing Growth Obj 3 New Homes	<p>SP2 (p.28) Housing Numbers and Distribution SP3 (p.32) New Homes SP4 (p.35) Gypsies Travellers and Travelling Showpeople</p>	<p>DM1 (p.91) Affordable Housing on Exception Sites DM2 (p.92) Affordable Housing on Residential Sites DM3 (p.92) Housing in the Countryside DM4 (p.93) Housing in Clusters in the Countryside DM5 (p.94) Conversions and Houses in Multiple Occupation Residential Annexes DM6 (p.94) Infilling and Backland Development within Physical Limits Boundaries DM7 (p.95) Extensions to Residential Curtilages DM8 (p.95) Gypsies, Travellers and Travelling Showpersons</p>
THE ECONOMY		
Obj 4 Economic Development Obj 5 The Rural Economy Obj 6 Tourism Obj 7 Felixstowe and the Market towns Obj 8 Transport	<p>SP5 (p.37) Employment Land SP6 (p.38) Regeneration SP7 (p.39) Economic Development in the Rural Areas SP8 (p.40) Tourism SP9 (p.42) Retail Centres SP10 (p.45) A14 & A12 SP11 (p.46) Accessibility</p>	<p>DM10 (p.97) Protection of Employment Sites DM11 (p.97) Warehousing and Storage DM12 (p.98) Expansion and Intensification of Employment Sites DM13 (p.99) Conversion and Re-Use of Redundant Buildings in the Countryside DM14 (p.100) Farm Diversification DM15 (p.100) Agricultural Buildings and Structures DM16 (p.101) Farm Shops DM17 (p.102) Touring Caravan, Camper Vans and Camping Sites DM18 (p.103) Static Holiday Caravans, Cabins and Chalets DM19 (p.103) Parking Standards DM20 (p.104) Travel Plans</p>
THE ENVIRONMENT		
Obj 9 Climate Change Obj 10 The Coast Obj 11 Protecting and Enhancing the Physical Environment Obj 12 Design	<p>SP12 (p.47) Climate Change SP14 (p.50) Biodiversity and Geodiversity SP15 (p.52) Landscape and Townscape</p>	<p>DM21 (p.105) Design: Aesthetics DM22 (p.106) Design: Function DM23 (p.107) Residential Amenity DM24 (p.108) Sustainable Construction DM25 (p.109) Art DM26 (p.109) Lighting DM27 (p.110) Biodiversity and Geodiversity DM28 (p.111) Flood Risk DM29 (p.112) Telecommunications</p>
COMMUNITY AND WELL-BEING		
Obj 13 Accessibility Obj 14 Green Infrastructure Obj 15 Physical and Community Infrastructure	<p>SP16 (p.55) Sport and Play SP17 (p.56) Green Space SP18 (p.57) Infrastructure</p>	<p>DM30 (p.113) Key Facilities DM31 (p.114) Public Buildings DM32 (p.115) Sport and Play DM33 (p.115) Allotments</p>

Appendix 3

Housing Permissions for 5 or more dwellings as at 31 March 2015 (District wide)

Housing permissions for 5 or more dwellings as at 31/03/15			
PLANNING REF	PARISH	LOCATION	net TOTAL UNITS
C12/2573	Aldeburgh	Aldeburgh Brickworks, Saxmundham Road	15
DC13/2174	Alderton	Land adj. to 45 & 50 Watson Way	9
C00/0985 C96/1000 C06/1062 C07/0084	Blythburgh	Blythburgh & District Hospital	55
DC13/3010	Blythburgh	Amberley, Dunwich Road	8
C09/1862	Campsea Ashe	1-6, 9 & 10 Ullswater Road	12
DC14/1844	Charsfield	Land east of St Peters Close	20
C11/1123	Chillesford	Land/buildings at Chillesford Lodge Estate	20
C08/0390	Cransford	land adjacent to Cherry Trees	5
C13/0911	Cratfield	School Farm, Church Road	6
C13/0300 DC14/2337 DC13/2489 DC14/2338	Darsham	Land to west of Mill House, The Street	19
C13/0060	Earl Soham	Land south of Glebe Cottage Surgery, The Street	6
C08/1913	Felixstowe	Stowe House, 105 Cliff Road	9
C07/0193	Felixstowe	85-93 St Andrews Road	5
C05/1723 C12/0068 DC13/3598	Felixstowe	Land btwn Orford Road & Langer Road ['South Seafront']	121
C10/1948 DC/14/1868	Felixstowe	23 Leopold Road	6
C10/0987	Felixstowe	Allotment Land, Philip Avenue	10
C11/1502 DC13/2716 DC14/2167	Felixstowe	The Bartlett Hospital	34
C07/2364 C13/1012 DC14/0992	Felixstowe	Cliff House, Chevalier Rd, Hamilton House & Car Park, Hamilton Rd	74
C08/1656	Felixstowe	Garage site, Langer Rd	5
DC14/3431	Felixstowe	Garage and parking area rear of	11

		2-16 Philip Avenue	
DC13/3057	Felixstowe	The Feathers Public House, High Street	5
C08/1081	Felixstowe	Waverley Hotel, Wolsey Gardens	23
DC14/3432	Felixstowe	Land adj. 11 Penfold Road	5
DC15/0332	Felixstowe	38-40 Victoria Street	5
C08/0795 C13/0773 DC14/0435	Framlingham	Land off Station Road	140
DC13/3234	Framlingham	Land south east of Rawlings Cottage, Saxtead Road	10
DC13/2619	Grundisburgh	Development site at Top Field Barn Farm, Ipswich Road	24
C01/0361	Hollesley	Duck Corner / Rectory Road	63
DC13/3693	Hollesley	Heath Dairy Farm, Melton Road	6
DC13/2461	Knodishall	Land opposite 57 to 61 Judith Avenue	8
C04/1826	Leiston	15 High Street	8
C13/0475	Leiston	Land between 55 & 81 Valley Road	25
C12/2139	Leiston	Land opposite 18 to 30a Aldeburgh Road	119
DC14/1007	Leiston	69 High Street	5
C10/1906	Martlesham	Land south of Main Road	180
C10/0773	Melton	Deben Mill, Melton Hill	33
C12/2255	Melton	Land between 1 Potash Cottages & Woodroyd Cottage, Woods Lane	11
DC14/0715	Melton	Land to rear of Cedar House, Pytches Road	10
DC13/2425	Melton	Land north of New Quay Court, Old Maltings Approach	5
DC14/0329	Middleton	Land adj. Green Garth, Mill Street	6
C13/0617	Nacton	Amberfield School, The Street	22
DC13/3229	Otley	Hillview, Church Road	35
C01/0759	Peasenhall	OS 0960 Mill View Farm, Mill Road	5
C12/1813	Purdis Farm	Purdis Rise, Purdis Farm Lane	9
C12/1381	Purdis Farm	Land at Purdis Farm Lane & Bucklesham Road	23

C08/0670 C11/1376 C13/0677 DC14/1605	Rendlesham	Domestic Base RAF Bentwaters	545
C00/1637	Rushmere St Andrew	Bixley Farm (a)	53
C12/0237	Rushmere St Andrew	Phase 6,7 & site A, Bixley Farm	63
C93/0722 C7777/3/6	Rushmere St Andrew	Bixley Farm (b)	126
C11/0036 C13/0051	Rushmere St Andrew	Land r/o 82-94 Woodbridge Rd & 14-18 Playford Rd	5
C11/2864 C13/0056 DC13/2671	Saxmundham	Land btwn Rendham Rd & A12	90
C12/1123 DC13/2520	Saxmundham	Land west of 56 to 80 Mayflower Avenue	20
C11/1539	Saxmundham	Former County Primary School, Fairfield Road	21
C12/2289 DC13/3263	Saxmundham	Land between Rendham Rd & A12	57
C11/1316	Sibton	Sibton Croft, Abbey Road	6
C10/1630	Snape	Land rear of 7 Church Road	10
C10/3278	Sudbourne	Former Walled Garden, Sudbourne Park	10
C09/2012	Sutton	21-24 Old Post Office Lane	5
C01/0921 C02/0985 C04/0623	Trimley St Martin	Rear of 10-28 Old Kirton Road	22
C13/0219	Trimley St Martin	Land at and adj. to Mushroom Farm, High Road	66
C05/0210 C11/1047	Tunstall	Snape Maltings, Snape Bridge	65
DC14/3368	Westerfield	Land adj. Manor Farm House, Church Lane	6
C12/2123	Wickham Market	Land south of Featherbroom Gardens, High Street	65
DC13/2115 DC14/3333	Wickham Market	43 Dallinghoo Road	8
C12/2072 DC14/3252	Witnesham	Land at Warrens Barn, Jacks Field, The Street	6
DC14/2382 DC15/0147	Witnesham	Land north of Elm Cottage, Mow Hill	7
C04/1823 C08/0136 C08/0143 C11/1087	Woodbridge	Land at Notcutts Garden Centre, Ipswich Road	95
C13/0767	Woodbridge	Quayside Mill, Quay Side	11

Appendix 4

Housing Permissions for 5 or more dwellings between 1 April 2015 to 31 December 2015 (District wide)

Planning Ref	Parish	Location	net Total Units
DC/13/2933	Darsham	Land rear of 1 & 2 Chapel Cottages, adj The Street	20
DC13/3821	Felixstowe	Walton Green South, High Street	190
DC/13/3069	Felixstowe	Land west of Ferry Road Residential Centre, Ferry Road	200
DC15/2471	Felixstowe	23 & 25 Crescent Road	18
DC/15/0151	Felixstowe	North Sea Hotel	21
DC/15/0931	Felixstowe	Adastral Close	13
DC/13/2505	Felixstowe	Marlborough Hotel	24
DC/14/4202	Foxhall	Former Civil Service Sports Ground	14
DC/15/1090	Framlingham	The Woodyard, Vyces Road	5
DC/15/0496	Hollesley	Glebe House Residential Care Home, Rectory Road	9
C13/0320	Hollesley	Land at Mallard Way, Off Rectory Road	16
DC/14/4225	Kirton	Falkenham Road	43
DC/14/0991	Melton	Land north of Woods Lane	180
C12/1930	Purdis Farm	Western part of land at Trinity Park & land at White House Farm, Felixstowe Road	300
DC/14/2473	Rushmere St Andrew	Land at 155 The Street	14

DC/14/1497	Saxmundham	Land east Warren Avenue, Church Hill	170
DC/15/3197	Saxmundham	Land South Entrance	5
DC/14/2561	Snape	Church Road	5
DC/14/3076	Tunstall	Snape Maltings	73
DC13/2457	Tunstall	Land west of Street Farm, School Road	33
DC/14/3558	Ufford	Crown Nurseries	31
DC/14/2069	Wenhaston	St Michaels Way	26
DC/14/3660	Westerfield	North of Fullers Field	14
DC/14/1363	Woodbridge	Whisstocks, Woodbridge	14

Appendix 5

Use Classes Order

Definitions taken from the Planning Portal Webpage.

Use Class		Description
A1	Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2	Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below).
A3	Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés.
A4	Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot food takeaways	For the sale of hot food for consumption off the premises.
B1	Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2	General industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8	Storage or distribution	This class includes open air storage.
C1	Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2	Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A	Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3	Dwellinghouses	This class is formed of 3 parts: C3(a): covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and

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

Appendix 6

Policy Maps

(Inset Maps and Coastal Change Management Areas)

Aldeburgh Policy Map (inc Garrett Era Area)	153	Marlesford Policy Map	183
Alderton Policy Map	154	Middleton Policy Map	184
Aldringham Policy Map	155	Nacton Policy Map	185
Badingham Policy Map	156	Newbourne Policy Map	186
Bawdsey Policy Map	157	Orford Policy Map	187
Benhall Policy Map	158	Otley Policy Map	188
Blaxhall Policy Map	159	Parham Policy Map	189
Blythburgh Policy Map	160	Peasenhall (with part of Sibton) Policy Map	190
Bramfield Policy Map	161	Purdis Farm Policy Map	191
Brandeston Policy Map	162	Rendham Policy Map	192
Bruisyard Policy Map	163	Rendlesham Policy Map	193
Butley Policy Map	164	Rushmere St Andrew (inc village)	194
Campsea Ashe Policy Map	165	Saxmundham Policy Map	195
Charsfield Policy Map	166	Shottisham Policy Map	196
Chillesford Policy Map	167	Snape Maltings Policy Map	197
Darsham Policy Map	168	Snape Policy Map	198
Dennington Policy Map	169	Stratford St Andrew Policy Map	199
Dunwich Policy Map	170	Sutton Heath Policy Map	200
Earl Soham Policy Map	171	Theberton Policy Map	201
Easton Policy Map	172	Thorpeness Policy Map	202
Eyke Policy Map	173	Tunstall Policy Map	203
Grundisburgh Policy Map	174	Ufford Policy Map	204
Hacheston Policy Map	175	Walberswick Policy Map	205
Hasketon Policy Map	176	Waldringfield Policy Map	206
Hollesley Policy Map	177	Westerfield Policy Map	207
Kelsale Policy Map	178	Westleton Policy Map	208
Kesgrave Policy Map	179	Wickham Market Policy Map	209
Knodishall Policy Map	180	Witnesham (Bridge) Policy Map	210
Little Bealings Policy Map	181	Witnesham (Chapel) Policy Map	211
Little Glemham Policy Map	182	Yoxford Policy Map	212

Areas to be Protected from Development

Boyton	213	Heveningham	219
Chediston	214	Kettleburgh	220
Cransford	215	Pettistree	221
Cratfield	216	Saxtead	222
Cretingham	217	Sweffling	223
Farnham	218	Tuddenham	224

Conservation Areas

Bromeswell	225	Huntingfield	227
Great Glemhan	226		

Note – individual maps are only provided for those settlements which have a Conservation Area Designation that is not seen on either a Policy Map or a Map for the Areas to be Protected from Development. Conservation Areas in designated Neighbourhood Plan Areas will be shown on the maps associated with Neighbourhood Plan areas. Information relating to Conservation Areas can be found in specific Conservation Area Appraisals.

Historic Parks and Gardens

Bawdsey Manor	228	Glevering Hall Park	238
Benhall Park	229	Grundisburgh Hall Park	239
Boulge Park	230	Henham Park	240
Broke Hall Park	231	Heveningham Hall	241
Campsea Ashe Park	232	Marlesford Hall Park	242
Carlton Park	233	Orwell Park	243
Cockfield Hall, Grove & Rookery Parks	234	Sibton Park	244
Easton Park	235	Staverton Park	245
Glemham Hall Park	236	Sudbourne Park	246
Glemham House Park	237	Woodbridge Cemetery	247

Coastal Change Management Area

CCMA Map 1 – Walberswick area	248	CCMA Map 5 – Aldeburgh area	252
CCMA Map 2 – Dunwich area	249	CCMA Map 6 – Orford area	253
CCMA Map 3 – Westleton and Theberton area	250	CCMA Map 7 – Hollesley area	254
CCMA Map 4 – Leiston area	251	CCMA Map 8 – Bawdsey area	255