

A photograph of a historic building, likely a church or schoolhouse, featuring a large brick chimney with a diamond-patterned top. The building has a red brick upper section and a stone base. A sundial is mounted on the brick wall, and a wooden bench sits in front of a stone section. The text 'Section 12 Area Specific Strategies' is overlaid on the image.

Section 12 **Area Specific Strategies**

District wide criteria based policies

12 Area Specific Strategies

12.1 This part of the Plan sets out the strategy for specific parts of the District including the Major Centres of Felixstowe and the communities neighbouring Ipswich, the towns and the rural areas. This reflects the strategy of the Plan which looks to create two new Garden Neighbourhoods to the north of Felixstowe and the south of Saxmundham, respond to opportunities presented by transport connections, and sustain and enhance the vitality of the rural parts of the District.

12.2 The areas are considered below in Settlement Hierarchy order, following the section on Neighbourhood Plans, as follows:

- Neighbourhood Plans
- Approach to Site Allocations
- Strategy for Felixstowe
- Strategy for Communities to the East of Ipswich
- Strategy for Aldeburgh
- Strategy for Leiston
- Strategy for Framlingham
- Strategy for Saxmundham
- Strategy for Woodbridge
- Strategy for the Rural Areas

Neighbourhood Plans

12.3 Neighbourhood Plans were introduced through the Localism Act 2011 and enable communities to produce their own policies and to allocate sites for development. It is for Town and Parish Councils to decide whether they wish to produce a Neighbourhood Plan and where they do the District Council has a supporting role in the production of the Plan. Across the District, a number of communities have sought to develop their own plan, with a total of 18 Neighbourhood Plan areas designated (see Table 12.1 and map below). Of these, there are 7 'made' Neighbourhood Plans. Once 'made' a Neighbourhood Plan forms part of the Development Plan for the District. A Neighbourhood Plan will need to be in general conformity with the strategic policies of the Local Plan and communities may choose to review their Neighbourhood Plans to reflect the strategic policies within this Local Plan.

12.4 Table 12.1 and Table 12.2 below set out the position as at November 2018 for those Towns and Parishes which have a designated Neighbourhood Plan area. Trimley St Mary and Woodbridge also have designated Neighbourhood Plan areas, however Trimley St Mary Parish Council and Woodbridge Town Council have confirmed that they do not wish to progress with a Neighbourhood Plan at present.

Table 12.1 Made Neighbourhood Plans in Suffolk Coastal District

Neighbourhood Plan area	Status (as at November 2018)	Plan Period
Framlingham	Neighbourhood Plan made 23 March 2017	2016 - 2031
Great Bealings	Neighbourhood Plan made 23 March 2017	2016 - 2030
Leiston	Neighbourhood Plan made 23 March 2017	2015 - 2029
Martlesham	Neighbourhood Plan made 17 July 2018	2016 - 2031
Melton	Neighbourhood Plan made 25 January 2018	2016 - 2030
Rendlesham	Neighbourhood Plan made 8 January 2015	2014 - 2027
Wenhaston with Mells Hamlet	Plan made 17 July 2018	2015 - 2030

Table 12.2 Neighbourhood Plans in progress in Suffolk Coastal District

Neighbourhood Plan area	Status (as at November 2018)
Aldringham cum Thorpe	Neighbourhood area approved
Bredfield	Neighbourhood area approved
Earl Soham	Neighbourhood area approved
Easton	Neighbourhood area approved
Kelsale-cum-Carlton	Neighbourhood area approved
Kesgrave	Neighbourhood area approved
Playford	Neighbourhood area approved
Saxmundham	Neighbourhood area approved
Wickham Market	Neighbourhood area approved

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

Many have designated Neighbourhood Plan areas, as these plans are not being progressed a number is not included.

Policy SCLP12.1: Neighbourhood Plans

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

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

Neighbourhood plan area	Indicative minimum number of dwellings ¹
Aldringham cum Thorpe	Existing Local Plan allocation of 40 dwellings, plus small scale additional development and windfall
Bredfield	20
Earl Soham	25
Easton	20
Framlingham	100 in addition to allocations in 'made' neighbourhood plan
Great Bealings	Housing development as per countryside policies
Kelsale cum Carlton	20
Kesgrave	20
Leiston	100 in addition to allocations in 'made' neighbourhood plan
Martlesham	20
Melton	Existing Neighbourhood Plan allocation of 55, plus windfall
Playford	Housing development as per countryside policies
Rendlesham	Existing Local plan allocations of 100, plus windfall
Saxmundham	Small scale additional development and windfall. This is in addition to Local Plan allocation SCLP12.26 which allocates land for the South Saxmundham Garden Neighbourhood which will deliver 800 dwellings ² .
Wenhaston with Mells Hamlet	25
Wickham Market	100 This is in addition to Local Plan allocation SCLP12.61 (in Pettistree Parish, adjoining Wickham Market)

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

¹ In addition to existing permissions, allocations and dwellings with resolution to grant (as at 31.3.18)

² The South Saxmundham Garden Neighbourhood is within the Benhall Parish and Saxmundham.

Site Allocations

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

- The existence of suitable sites;
- Capacity of infrastructure, such as schools and highways;
- Consultation responses and feedback from one to one sessions held with Town and Parish Councils; and
- Environmental constraints.

12.16 Following this, potential sites were considered further in settlements where it was considered that there was potential for development. This involved considering the outputs of the SHELAA and the Sustainability Appraisals of sites, the relationship of the site to the settlement form and character, as well as consultation responses received in relation to specific sites.

12.17 By using the evidence provided in the Ipswich Economic Area Sector Needs Assessment (September 2017) and the Employment Land Supply Assessment (2018), the Council is able to direct employment related allocations to those sites within the identified areas most attractive to the market. Directing future allocations into these areas will ensure that the Council has greater confidence in the deliverability of these sites over the plan period. The Council also commissioned a Port of Felixstowe Growth and Development Needs Study (2018) which has helped to inform the selection of an allocation at Innocence Farm, Trimley to meet the future needs related to the Port.

12.18 This Local Plan has reviewed and carries forward the unimplemented allocations (as at 31st March 2018) contained in the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan Development Plan Document (see Table 12.2 and Table 12.3).

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

Reference number in Site Allocations and Area Specific Policies DPD
Policy SSP3 – Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.27)
Policy SSP4 – Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.43)
Policy SSP8 – Land opposite Townsfield Cottages, Dennington (Part of SCLP12.50)
Policy SSP10 – Land south of Ambleside, Main Road, Kelsale cum Carlton (SCLP12.53)
Policy SSP11 – Land north of Mill Close, Orford (SCLP12.58)
Policy SSP12 – Land west of Garden Square, Rendlesham (SCLP12.62)
Policy SSP13 – Land east of Redwald Road, Rendlesham (SCLP12.63)
Policy SSP14 – Land north-east of Street Farm, Saxmundham (SCLP12.30)
Policy SSP15 – Land opposite The Sorrel Horse, The Street, Shottisham (SCLP12.64)
Policy SSP17 – Land south of Lower Road, Westerfield (SCLP12.68)
Policy SSP19 – Land at Street Farm, Witnesham (Bridge) (SCLP12.72)
Policy SSP20 – Ransomes, Nacton Heath (SCLP12.21)
Policy SSP21 – Land at Silverlace Green (former airfield) Parham (SCLP12.39)
Policy SSP22 – Former airfield Parham (SCLP12.40)
Policy SSP23 – Former airfield Debach (SCLP12.36)
Policy SSP24 – Bentwaters Park, Rendlesham (SCLP12.41)

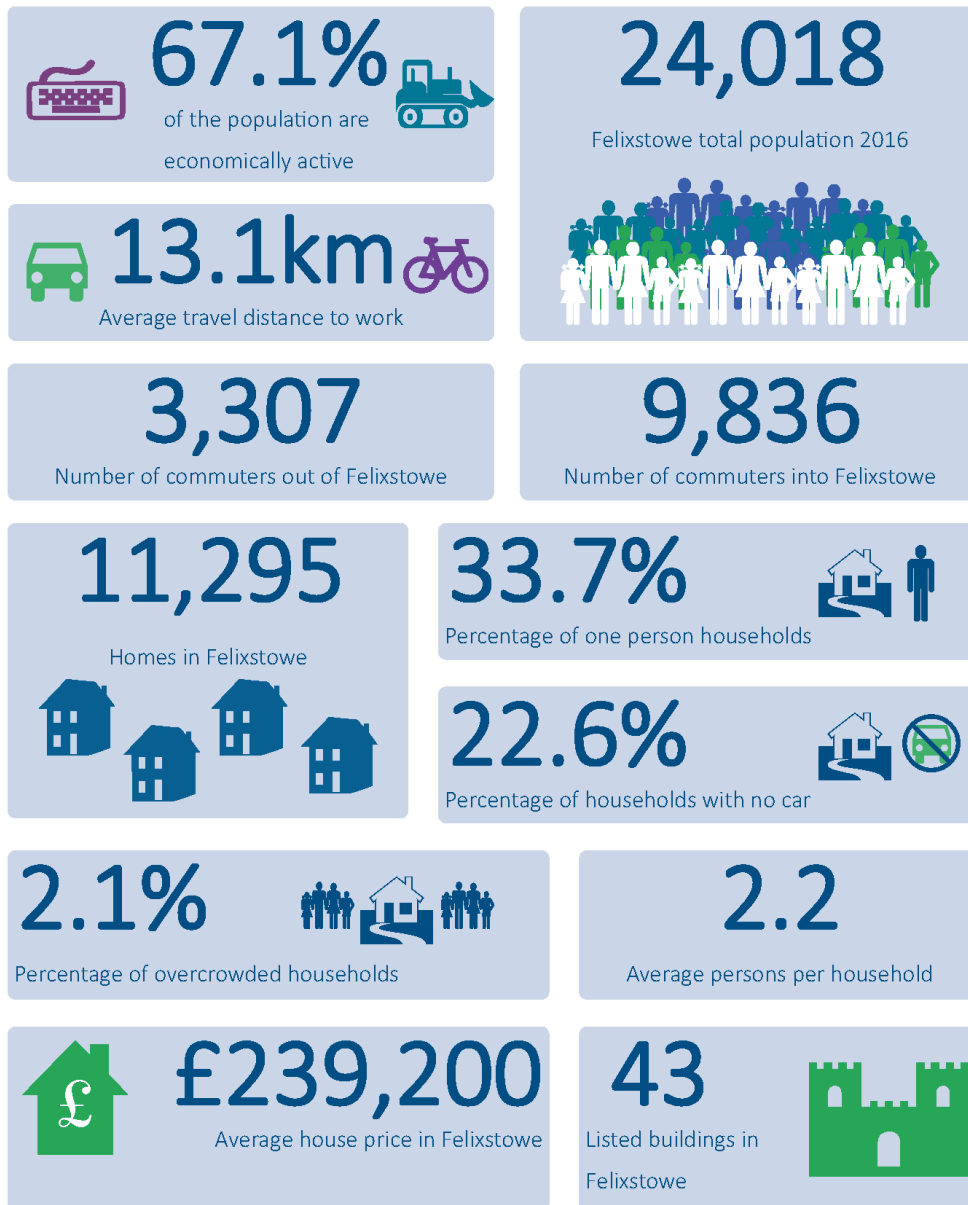
Policy SSP25 – Carlton Park, Main Road, Kelsale cum Carlton (SCLP12.37)
Policy SSP26 – Levington Park, Levington (SCLP12.38)
Policy SSP27 – Riverside Industrial Estate, Border Cot Lane, Wickham Market (SCLP12.42)

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

Reference number in Felixstowe Peninsula Area Action Plan (January 2017)
Policy FPP3: Land at Sea Road, Felixstowe (SCLP12.6)
Policy FPP5: Land north of Conway Close and Swallow Close, Felixstowe (SCLP12.4)
Policy FPP7: Land off Howlett Way, Trimley St Martin (SCLP12.65)
Policy FPP10: Land at Bridge Road, Felixstowe (SCLP12.8)
Policy FPP11: Land at Carr Road/Langer Road, Felixstowe (SCLP12.9)
Policy FPP12: Land at Haven Exchange, Felixstowe (SCLP12.10)

Strategy for Felixstowe

Key Statistics for Felixstowe



- 12.19 Felixstowe is the largest settlement in Suffolk Coastal with a 2011 Census population of 23,689. It is located on a peninsula bounded by the River Deben, River Orwell and the North Sea. The peninsula is designated as being of national and international importance for its landscape, environmental and nature Conservation Areas.
- 12.20 The town serves many important functions in respect of community and education provision alongside a range of shopping opportunities and facilities for the residents of Felixstowe and the surrounding communities. Felixstowe also benefits from its coastal location and retains an attractive resort with access to the beach providing a range of complementary resort attractions

and traditional seaside activities, alongside a rich architectural heritage and quality buildings. Felixstowe is also home to the largest container port in the country which provides a variety of economic opportunities and jobs locally as well as supporting the national and international economies.

- 12.21 Felixstowe is a town with many different characteristics and the Local Plan seeks to retain and enhance this unique community. The town is well served by a successful town centre with a low level of vacant units and provides a mixture of national and independent retailers and enterprises which over the plan period will also provide further opportunities for social interaction and appropriate residential developments.
- 12.22 The sea front location is attractive and appeals to a wide variety of residents and visitors. The contrast of activities and attractions caters for all sectors of the tourism industry which is of great benefit to the town and the rest of the District. In recent years, significant regeneration and investment has taken place in the Spa Pavilion, Pier head, Seafront Gardens, Promenade and Coastal Defences which have been successful. Over the plan period, the success of these regeneration projects and investment will be realised alongside future opportunities.
- 12.23 Car parking provision is spread across Felixstowe with a variety of short and long term facilities targeted at meeting the needs of residents, visitors to the town centre and resort. In peak periods, the car parking provision can be stretched and requires on street opportunities to be utilised. Over the plan period, opportunities to improve the car parking provision through redevelopment of existing sites (including multi storey) will be encouraged to support the vitality of Felixstowe.
- 12.24 Land to the north and south west of Felixstowe is designated as being of national and international importance for its landscape and nature conservation interests. Over the plan period opportunities to enhance design, landscaping and green spaces will be realised which take account of the town setting and protected landscapes. Alongside the countryside locations, the sea as well as the River Deben and River Orwell provide an important and valued backdrop to the town for both residents and visitors.
- 12.25 The Port of Felixstowe and businesses associated with the port provide a significant amount of employment opportunities and this is seen in the high volume of commuting flows into the town. Over the plan period, it is fundamental that the operations of the Port of Felixstowe are maintained and economic opportunities realised, but widening the range of employment opportunities in Felixstowe is also encouraged. Providing a wider range of employment opportunities in the town will ensure that the local economy becomes more resilient and continues to thrive.
- 12.26 In recent years, Felixstowe has experienced a number of public and private regeneration initiatives and projects which have had a positive effect on the town and resort. However parts of the town experience significant levels of deprivation. Over the plan period, opportunities to

address the levels of deprivation will be welcomed to provide a sustainable future for the communities across the town.

- 12.27 The town has good transport links through the A14 and rail access. Both are vital to the operation of the Port of Felixstowe as well as residents and visitors. However, the geographical location at the end of the peninsula means there are no suitable alternative routes, particularly for the HGV traffic when the A14 is closed. Maintaining the flow of the traffic along the A14 is vital for the Port of Felixstowe and the rest of town. Rail services are made up of passenger and freight traffic which provide an alternative to the road and it is essential that increased capacity on the railway line is realised. Over the plan period, the Council will continue to promote improvements to the A14 and passenger and freight rail services where appropriate due to their regional, national and international importance in conjunction with partner organisations such as Highways England, Suffolk County Council, Network Rail and Greater Anglia.
- 12.28 Felixstowe, like many other parts of Suffolk Coastal has an ageing population. Over the plan period, residential opportunities will be focussed on providing for the needs of the ageing population through appropriate accommodation. However, this must be balanced by the need to provide accommodation for the younger generations who wish to continue to live in the area. Increasing numbers of people are looking outside of Felixstowe for careers and housing, and this Local Plan seeks to address this issue by providing appropriate housing opportunities over the plan period.

Policy SCLP12.2: Strategy for Felixstowe

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

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

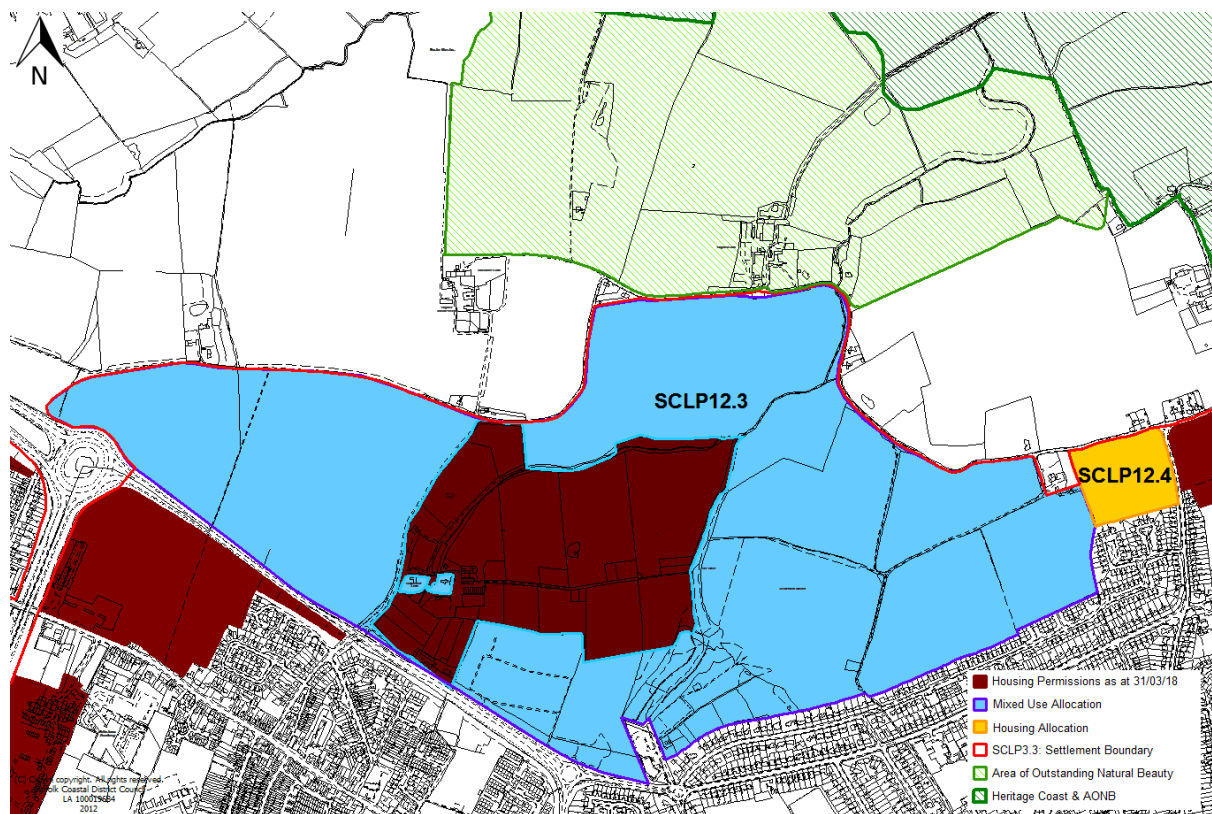
The strategy will seek to ensure that:

- a) Employment opportunities are maintained to support the operations of the Port of Felixstowe and a wider range of employment types including tourism and technology related enterprises and sites are created across the town;
- b) Services and facilities support the needs of local residents, visitors and those in surrounding communities;
- c) Areas of deprivation are supported through positive interventions;
- d) Dementia friendly environments are created throughout the town;
- e) The town centre and district centres maintain vibrant and successful shopping, retail and commercial leisure opportunities;
- f) Links between the town centre and the sea front are enhanced including the completion of Shared Space on Hamilton Road;
- g) The resort continues to flourish and opportunities for regeneration and additional tourist attractions are brought forward;
- h) Car parking provision is maintained and enhanced through redevelopment opportunities to serve residents, visitors and tourists
- i) The rich built heritage is maintained and measures are introduced to enhance the two Conservation Areas in the town;
- j) The protected habitats and designated landscapes are protected from inappropriate development and access to the countryside is enhanced;
- k) The risk of flooding and coastal erosion is carefully overseen through partnership working, mitigation and management; and
- l) Residential opportunities are provided to meet the needs in particular of younger people entering the housing market and those of an ageing population and changing demographic over the plan period.
- m) Open spaces are preserved, enhanced or otherwise re-provided to ensure that all residents have easy access to informal recreational green space.

The creation of the North Felixstowe Garden Neighbourhood will provide new opportunities for a leisure centre, housing, employment, education provision and community facilities, focused around the principles

of an inclusive community, and integration with Felixstowe and the surrounding countryside through enhancing green infrastructure networks.

North Felixstowe Garden Neighbourhood



- 12.29 The current Local Plan (Core Strategy and Felixstowe Peninsula Area Action Plan) seeks to ensure that Felixstowe will be further enhanced as a thriving community, coastal resort and port with a mix of employment and housing opportunities attractive to residents of all ages and welcoming to visitors.
- 12.30 It is essential that this Local Plan retains these principles and the Council considers that in order to do this there is an opportunity to take a master plan approach informed by public engagement and land owner collaboration, to deliver a leisure led sustainable garden neighbourhood to the north of the existing built up area. Landowner collaboration and partnership working with a range of stakeholders such as Suffolk County Council, Felixstowe Town Council, Trimley St Mary Parish Council, Suffolk Coast and Heaths AONB unit and community groups will inform a master plan for the Garden Neighbourhood covering the whole site as part of a future planning application.
- 12.31 The existing Leisure Centres in Felixstowe are coming to the end of their operational life and the Council considers it necessary to redevelop these existing facilities with a new purpose built modern facility which will serve the community for future generations and provide a destination facility to attract tourists and visitors to Felixstowe. As part of the Suffolk Coastal District Council Leisure Redevelopment Programme which has the purpose of increasing participation in health and well being activities across the District a new leisure centre as part of the Garden Neighbourhood will meet the needs .

- 12.32 In spring 2018, the District Council undertook a public consultation survey as a provider of leisure facilities. Individuals who currently use the existing facilities in Felixstowe, as well as sports groups and local organisations provided response to this consultation. Many respondents to the consultation felt the current facilities were inadequate with 68% identifying that they travelled to the leisure centre by car. The consultation asked what people used the existing facilities for and the most common responses were swimming for leisure and keeping fit, gym use, exercise classes and racket sports. The feedback from the consultation will inform the future provision of facilities at a new modern facility. A new modern facility will significantly improve the recreational facilities available to the local community as well as reducing the need for old facilities to be closed for a significant period of time whilst redevelopment of existing provision takes place..
- 12.33 To the north of Felixstowe, some areas are designated as part of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and provide an attractive landscape on the edge of the River Deben. To complement the landscape designation, it is essential that the master plan development proposed for this area includes significant green infrastructure provision and areas of natural green space for recreation. Integrating the provision of appropriate green infrastructure is a fundamental part of the creation of a new Garden Neighbourhood in Felixstowe and will complement the existing areas,, the public rights of way and the adjacent countryside.
- 12.34 The Grove Woodland which has many veteran trees and is an important area for wildlife and biodiversity along with the playing pitches and open space at Eastward Ho are well used recreational and community facilities for the residents of Felixstowe. Consultation responses have highlighted the importance of these existing areas and through the master planning process these areas are to be retained for continued community uses. Although the land at Eastward Ho provides open space and recreational activities in the form of playing pitches the quality of these is below what might be expected within a Garden Neighbourhood. As part of the master plan process, opportunities to enhance the quality and amount of provision will be explored in conjunction with stakeholders.
- 12.35 The allocation is also within close proximity to a number of European protected sites including the Stour and Orwell Estuaries SPA / Ramsar and the Deben Estuary SPA/Ramsar. The Habitats Regulations Assessment has identified that the Garden Neighbourhood requires the provision of “Suitable Alternative Natural Greenspace” (SANG) to mitigate any potential impact on the protected sites in the District. These areas provide an alternative on-site recreational opportunity for walkers with or without dogs which reduces the visitor pressure on the European protected sites and address any likely adverse effects. The SANG requirements need to be central to the design and layout of the Garden Neighbourhood and provided in convenient locations which are easy to access. Walking routes which can utilise the existing network of public rights of way need to provide opportunity for a long and exhilarating circular walk as an alternative to the nearby estuary environments. The size of the SANG for the Garden Neighbourhood is to be informed by locally relevant information and further provision of natural green space throughout the site in accordance with the Habitats Regulations and the principles of Garden Cities..

- 12.36 Areas of surface water flooding currently exist within the site and an area within the northern part of the site is within Flood Zone 2. The development will need to ensure that any potential risk of flooding from surface water is addressed and that Sustainable Drainage Systems are an integral part of the master plan through Holistic Water Management. Focusing the development away from the northernmost parts of the site will help to address this, whilst also avoiding the most sensitive areas in landscape and nature conservation terms.
- 12.37 Introducing a comprehensive approach to green infrastructure will allow the biodiversity networks to be enhanced both through natural processes and any management techniques that may be introduced over the plan period. Guidance from Public Health England is clear that access to the natural environment improves physical and mental health and wellbeing for communities. Open space provision at the Garden Neighbourhood should be integrated across the development and enable people of all ages to be active.
- 12.38 Currently the green infrastructure and biodiversity networks in Felixstowe are supported by the allotments which are owned by Felixstowe Town Council. As well as making a valuable contribution to the biodiversity network in this part of the District, the allotments provide a successful community facility in a location well related to the existing Felixstowe communities. Through the master plan it will be important to consider the contribution the allotments make to the environment and community well being. The master plan approach provides the opportunity to consider the enhancement and/or increased provision of allotments to serve the existing and future residents of Felixstowe.
- 12.39 There are a number of Listed Buildings outside but in close proximity to the northern boundary of the site, notably the Grade II Listed Candleat Farmhouse, Gulpher Hall and Park Farm Cottages. Development of the site will need to ensure that any potential harm to the setting of these buildings is mitigated through the retention of open spaces and important views.
- 12.40 This allocation spans an area of high archaeological potential and sensitivity, with Prehistoric, Roman, Early Saxon, Medieval and other multiperiod remains across the area. Development here will undoubtedly have an impact on archaeological sites. It has not been subject to systematic evaluation, but information in the Historic Environment Record records significant cropmarks, indicating remains. In the western part of the site, this may include a barrow cemetery. Roman and multiperiod remains indicate a site in the northern part of the allocation. World War 2 features may also constitute non- designated assets under the National Planning Policy Framework. Suffolk County Council have highlighted that an archaeological assessment should be required to inform a masterplan, to inform viability of schemes, mitigation requirements and conservation in situ of significant remains. Any mitigation should involve outreach proposals.
- 12.41 Felixstowe is well served in respect of community facilities, such as meeting places, places of worship, sports facilities and health care provision. However with a comprehensive master plan it will be essential that appropriate community facilities and services such as policing are provided and integrated into the Garden Neighbourhood. As the master plan evolves the Council will work

with the local community, landowners and service providers to ensure the delivery of appropriate facilities over the plan period. Through a master plan approach, the opportunity is available to consider the enhancement, extension or re-provision of existing facilities such as playing fields and allotments which are currently found on the site.

- 12.42 An important aspect of any master plan development of this scale is to ensure that the relationship between the existing community and the new Garden Neighbourhood is seamless and connections between can be easily navigated through a choice of walking, cycling and vehicular routes. Integrating new connections with the existing network of roads and footpaths will provide opportunities to enhance the area and encourage ease of movement for all. The area to be master planned is in close proximity to established areas of residential development, community facilities such as the Grove Medical Centre & Pharmacy, railway station and the town centre. Fundamental to the success of any master plan is to ensure that the local community can access existing services and facilities as well as those which will be created over the plan period. Taking a comprehensive approach to facilities and ensuring that links connecting the new Garden Neighbourhood are attractive to use, secure, well designed and implemented at the start of the development will be beneficial to creating a successful community. Opportunities to provide off road cycle paths are encouraged to increase recreational opportunities for active lifestyles as well as making provision to access employment sites (such as the Port of Felixstowe, SCLP12.7 and Innocence Farm, SCLP12.35) through sustainable forms of travel.
- 12.43 Currently Candlet Road is the northern boundary of Felixstowe and as such is anticipated to provide the primary vehicular access points into the areas to be master planned. It is anticipated that a site of this size will require multiple access point for vehicular traffic as well as further links provided solely for walking and cycling. Opportunities to create a network of vehicular and non vehicular links throughout the Garden Neighbourhood are to be explored to provide interconnectivity and free movement through the site and beyond. New vehicular junctions will need to be established to provide access from Candlet Road and ensure that Gulpher Road which is a designated 'Quiet Lane' is not used for vehicular access. The Council will work closely with Suffolk County Council and Highways England to establish the most appropriate highway access points. In terms of the wider highways network, initial transport modelling has identified potential issues at Dockspur roundabout and the A14 corridor and developers will be expected to work with Highways England to ensure that any necessary works are provided for. In relation to promoting rail travel, Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Felixstowe rail station may be required.
- 12.44 Any new residential development, places a greater demand on the early years provision, primary and secondary school places in the area. Suffolk County Council as local education authority has

identified a need for further education provision across Felixstowe³. Through the creation of a master plan, the Council along with Suffolk County Council will seek to ensure that appropriate provision is made for a 630 place primary school and early years settings within the Garden Neighbourhood. The exact location of the primary school and early years settings will need to be considered early in the master planning stages so that it takes into account the design and layout of the master plan which is yet to be prepared.

- 12.45 Depending on the rate of delivery associated with the master plan development, the Council will work in partnership with Suffolk County Council to ensure that sufficient capacity for secondary education provision in Felixstowe is maintained over the plan period. Felixstowe Academy currently provides provision for secondary education in the town, but over the plan period will require improvements to ensure sufficient capacity is maintained.
- 12.46 Additional floorspace for primary care will need to be provided to meet growth planned in the Felixstowe area and therefore a contribution will be required towards enhancements in provision.
- 12.47 In January 2018, Felixstowe became a dementia friendly town. Through the Felixstowe Dementia Action Alliance set up in 2015 the aim is to make Felixstowe a dementia friendly community by engaging with local businesses and organisations to deliver person centred outcomes in a timely fashion. Across Felixstowe organisations and businesses are working to identify and implement improvements to assist those with dementia in the town.
- 12.48 Over the plan period the Council will work with Anglian Water to ensure that improvements funded through the Anglian Water Asset Management Plan are delivered in a timely manner alongside the delivery of the Garden Neighbourhood..
- 12.49 There are existing water mains and sewers in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. The existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.
- 12.50 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase 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 Need identified in the Felixstowe Peninsula Area Action Plan (2017) along with Statements of Case prepared for the Candlet Road Planning Inquiry (2016).

- 12.51 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.52 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.
- 12.53 The services and facilities outlined as part of the master plan will in part be provided through the statutory responsibilities of service providers and landowners, but to assist the timely delivery of these they will need to be supported by residential development. Land at Candlet Road was granted outline planning permission for 560 dwellings by the Secretary of State in 2017 and it is anticipated that additional housing will also be provided in this area to complement this existing provision. Based upon the principles of establishing a Garden Neighbourhood, it is considered that the Garden Neighbourhood could provide for a total of up to 2,000 dwellings (including the 560 already permitted). The approach to master planning will need to ensure that the Candlet Road site is an integral part of the development. In relation to the requirement for self-build dwellings, these will be expected to come forward through various phases of the development.
- 12.54 The illustration below shows how the Garden Neighbourhood could be developed, and demonstrates the principles of creating a community focused around provision of green infrastructure. The masterplan is indicative at this stage and further refinement of the masterplan will be informed by responses to consultation and community engagement.



North Felixstowe Garden Neighbourhood – Indicative draft masterplan

Policy SCLP12.3: North Felixstowe Garden Neighbourhood

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

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

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

- a) A new leisure centre in a location which is easily accessible for the existing community;
- b) Provision of a 630 place primary school and early years provision;
- c) Protection of the Grove Woodland and Eastward Ho recreational areas along with appropriate green infrastructure provision to provide accessible natural green space and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;
- d) Appropriate substantial open space provision for both informal and formal recreational opportunities to be retained or created.
- e) Public rights of way on the site should be preserved and enhanced, and opportunities sought to maintain and provide access to the countryside;
- f) Biodiversity networks and habitats to be preserved and enhanced;
- g) Setting of Listed Buildings in proximity to the site to be preserved;
- h) proportionate archaeological assessment;
- i) A site-specific Flood Risk Assessment;
- j) Community Hub comprising a variety of services and facilities* to be created in a central location ;
- k) Provision of new vehicular access points off Candlet Road supported by further access for pedestrian and cycle traffic in other locations;
- l) Design and layout that supports a dementia friendly environment;
- m) Consideration of the existing water mains and sewers in Anglian Water's ownership which influence the design of the Garden Neighbourhood following the principles of Holistic Water Management;
- n) Employment land for high quality non-port related small business units;
- o) Retirement dwellings comprising care home extra care / sheltered dwellings; and
- p) Up to 2,000 dwellings, providing a mix of dwelling types, sizes and tenures including housing to meet the specialised housing needs of older, younger and vulnerable people and self build plots, and provision of affordable housing.

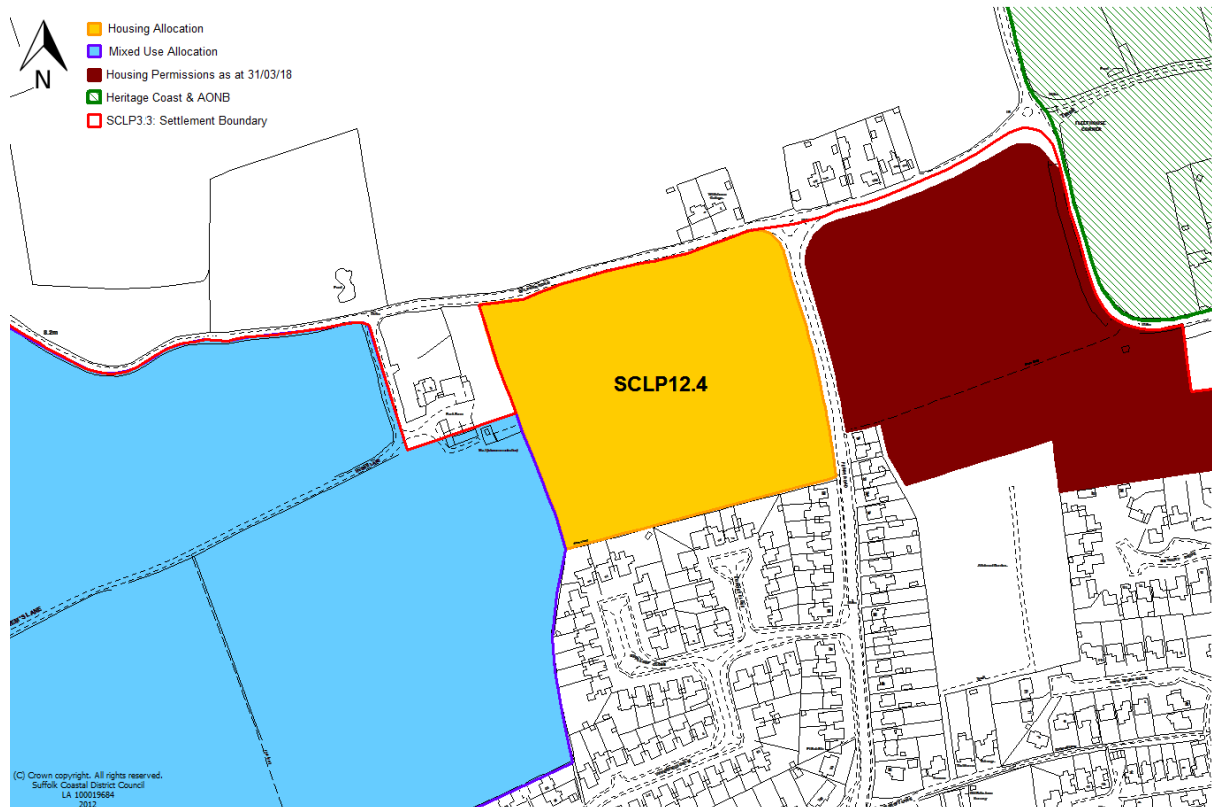
The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan.

Any necessary off-site transport improvements will need to be provided to the satisfaction of Suffolk County Council and where appropriate Highways England.

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

Area specific policies for Felixstowe

Land North of Conway Close and Swallow Close, Felixstowe



- 12.55 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.56 The properties on Conway Close, Swallow Close and Upperfield Drive currently define the edge of the built up area of Old Felixstowe with countryside to the north. The land to the north of Conway Close and Swallow Close can provide a natural extension to the built form of Felixstowe without causing a detrimental impact on the Area of Outstanding Natural Beauty or important views of the Deben Estuary.
- 12.57 As the current properties define the edge of the built up area, it will be important to ensure that future development on this site is sympathetic to the size and scale of the existing properties. Old Felixstowe is predominately 1 or 2 storey buildings and as this site is bordered by countryside it is appropriate to retain the low rise nature of the area.
- 12.58 The Suffolk Coastal Leisure Strategy (2014) and the evidence base supporting that document identifies that all new development which results in an increase in the number of dwellings should contribute towards the provision of open space. Open space provision can take many different forms and facilities can differ from site to site but may include parks and gardens, amenity green

space, allotments, play areas, footpaths or dog walking areas. Developers will be required to consider local needs and requirements as part of their proposals alongside the nationally published standards of 2.4ha per 1000 population, and will be expected to make provision for people of all ages to be active.

- 12.59 Along with a sympathetic design to reflect the edge of the built up area, Historic England advise that the layout and design will need to be sympathetic to Park Farm Cottages which is a Grade II Listed Building to the west of the site.
- 12.60 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of additional dwellings in this area. The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water. Issues in respect of surface water management will have to be overcome to the satisfaction of Suffolk County Council who has statutory responsibility for Surface Water Management.
- 12.61 The site lies in an area that is topographically favourable for early occupation, with Bronze Age ring ditches to the north and cropmark evidence of field systems. Archaeological finds on the site to the east suggest that extensive remains may be found on this site. Suffolk County Council have highlighted that an Archaeological Assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission.
- 12.62 Links to the existing Public Rights of Way network from new developments are key to promoting sustainable forms of travel, as well as providing circular routes for recreational purposes. Upgrading Footpath 8 should be given consideration to ensure greater connectivity through the proposed site.
- 12.63 In 2014, an outline planning application was permitted (DC/13/3069/OUT) which provides for up to 200 units on an adjacent site. In order to understand the cumulative impacts of both sites coming forward with access onto Ferry Road, Suffolk County Council as highways authority will require a Transport Assessment to be undertaken and submitted as part of a future planning application. Part of this Transport Assessment will also need to consider the impact the development would have on Gulpher Road which has been designated as 'Quiet Lane' by Suffolk County Council.
- 12.64 The site is adjacent to the proposed North Felixstowe Garden Neighbourhood and this site should be designed in a way which enables it to be integrated through appropriate access for vehicles, pedestrians and cyclists with the Garden Neighbourhood.
- 12.65 Kingsfleet Primary School is forecast to be over capacity during the first five years of the plan period. A new primary school will be delivered as part of the North Felixstowe Garden Neighbourhood with the potential to provide capacity for 630 spaces. A contribution towards additional school spaces will be required as detailed in the Infrastructure Delivery Framework.

Felixstowe Academy currently provides provision for secondary education in the town, but over the plan period will require improvements to ensure sufficient capacity is maintained.

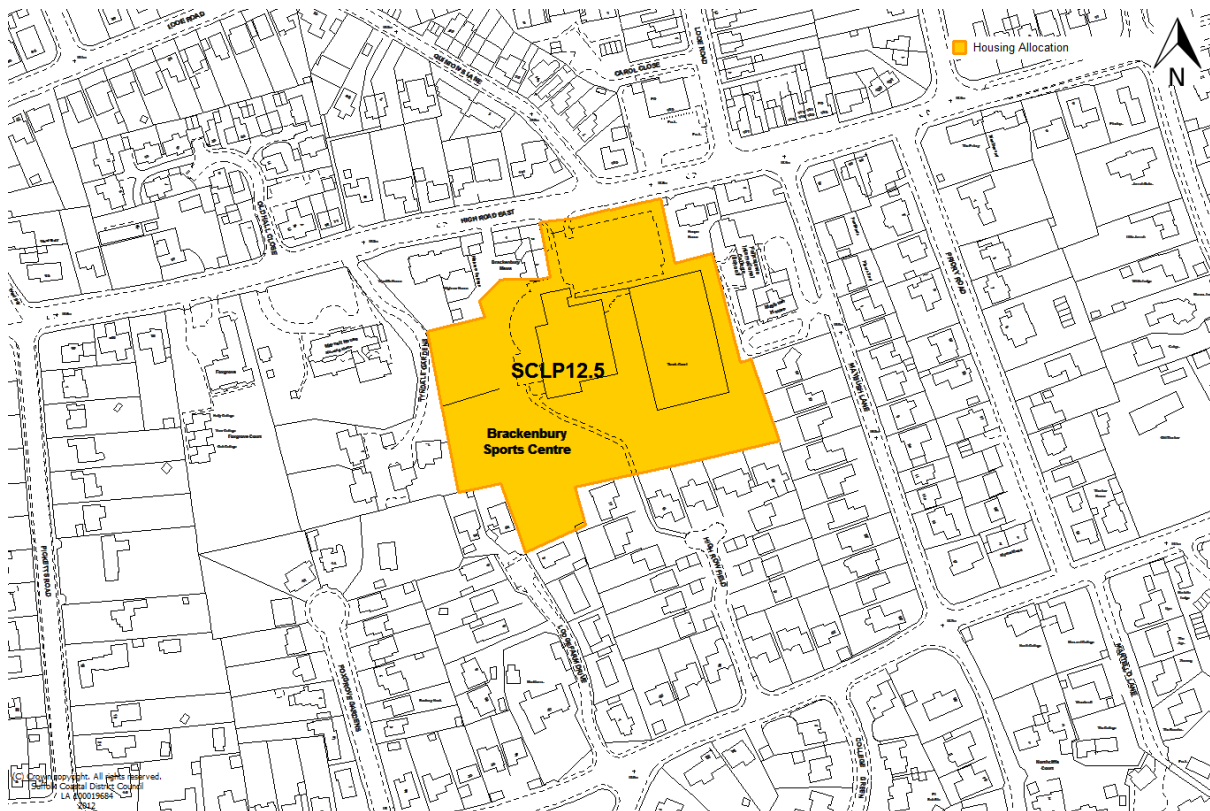
- 12.66 Early years provision in Felixstowe is forecast to be over capacity and therefore a contribution towards the provision of a new setting will be required.
- 12.67 The Ipswich and East Suffolk Clinical Commissioning Group have advised that additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.68 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.69 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.70 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the development proposed in this area would result in an increase in throughput at this site and improvements are therefore required. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.71 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance the library provision, as set out in the Infrastructure Delivery Framework. A contribution will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.72 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution through the Community Infrastructure Levy relating to Felixstowe rail station may be required.
- 12.73 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the cumulative impacts of the developments in this part of Felixstowe.

Policy SCLP12.4: Land north of Conway Close and Swallow Close, Felixstowe

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

- a) Affordable housing provision to be in line with Policy SCLP5.10;
- b) A site-specific Flood Risk Assessment;
- c) A range of housing types (including bungalows) and tenures in keeping with surrounding area and in line with Policy SCLP5.8;
- d) Highway design which provides for appropriate vehicular access to the Garden Neighbourhood;
- e) Maximum building height of 2 storeys;
- f) Development will need to be high quality and sympathetic to the surrounding character of the area and Listed Building at Park Farm Cottages to the west of the site;
- g) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy and to provide opportunities for all ages to be active;
- h) An Air Quality Assessment will be required, and any necessary mitigation provided;
- i) An Archaeological Assessment is required;
- j) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- k) Green infrastructure to be complementary to the green infrastructure provided at Felixstowe Garden Neighbourhood;
- l) Creating links to the existing public rights of way network including upgrading Footpath 8 so as to allow cycling and to provide a circular route; and
- m) A financial contribution towards the provision of new early years settings in Felixstowe.

Land at Brackenbury Sports Centre



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

- 12.78 The Council as landowner will work in partnership with the local community to ensure that the redevelopment of this site for residential uses is fully informed by public participation and addresses the need to provide appropriate housing to meet existing and future needs as outlined in the East Suffolk Business Plan.
- 12.79 Felixstowe Academy currently provides provision for secondary education in the town, but over the plan period will require improvements to ensure sufficient capacity is maintained.
- 12.80 Early years provision in Felixstowe is forecast to be over capacity. There may be potential to expand existing settings however this site is expected to include provision of 0.1ha of land for a new early years setting if this is needed.
- 12.81 The Ipswich and East Suffolk Clinical Commissioning Group have advised that additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.82 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.83 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.84 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the significant development proposed in this area equates to around 30% more throughput at this site and improvements are therefore required. A contribution will be requested towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.85 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance the library provision, as set out in the Infrastructure Delivery Framework.
- 12.86 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Felixstowe rail station may be required.

Policy SCLP12.5: Land at Brackenbury Sports Centre

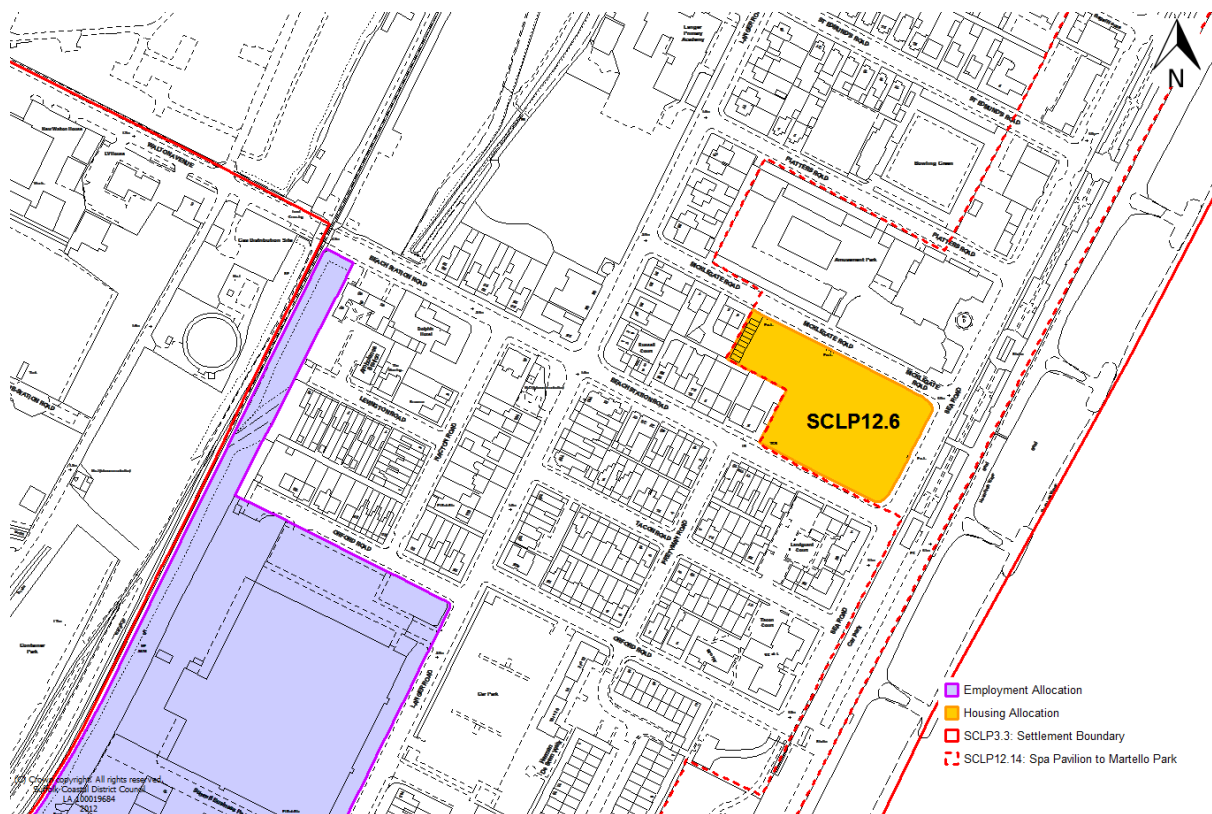
1.8ha of land on the site of Brackenbury Sports Centre, as shown on the Policies Map, is allocated for development of approximately 80 dwellings.

The re-development of this site will only come forward at a time when new leisure facilities have been brought into operation as part of the Felixstowe Garden Neighbourhood.

Development will be expected to accord with the following criteria:

- a) A mix of housing should be provided on the site including housing for older people and smaller starter home units;
- b) Design and layout which promotes a dementia friendly environment;
- c) Provision of affordable housing;
- d) Retention of walking and cycling connections through the site;
- e) Retention or enhancement of green spaces and play area;
- f) Provision of 0.1ha of land for a new early years setting if needed; and
- g) A site-specific Flood Risk Assessment.

Sunday Market Site, Sea Road, Felixstowe



- 12.87 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).
- 12.88 The site at Sea Road, Felixstowe is a site of 0.58ha and is in a prime location on the sea front. The site is currently used for a market on a Sunday and as a temporary car park during the peak tourist periods.
- 12.89 The Sunday Market site is adjacent to Mannings Amusements which provides a leisure attraction for Felixstowe. Part of the site, is within flood zone 3 as seen on the Flood Risk maps published by Environment Agency and will be a material consideration as part of any future redevelopment proposals.
- 12.90 Public consultation responses considered it essential that commercial / tourism related activities on the frontage with Sea Road are retained. Retaining the commercial / tourism related activities on the frontage with residential dwellings above would reflect uses seen in other locations on the sea front.
- 12.91 The rear of the site is adjacent to existing residential properties on Mickelgate Road and Beach Station Road. Redevelopment of this site needs to be sympathetic to the existing residential properties in respect of scale, setting and design to ensure that the quality of life of existing residents is safeguarded and that future uses on this site are complementary to the established uses.

- 12.92 The Sea Road frontage is dominated by tall buildings predominately 3 or 4 storeys high and a similar development would be in keeping with the existing streetscene. To ensure the comprehensive redevelopment of this site it is essential that commercial / tourism related activities are not prejudiced by the residential development in relation to issues such as noise, smell or air quality. The Council will expect evidence to be provided to demonstrate that the residential proposals are not to the detriment of the commercial / tourism related activities anticipated.
- 12.93 Suffolk County Council as local highways authority have advised that access to the site could be gained from Sea Road, Beach Station Road or Micklegate Road which provides flexibility when considering future schemes and proposals for the site. Car parking in the resort is an issue at peak periods and any development proposals will need to provide an appropriate level of parking provision to minimise the need for on street parking.
- 12.94 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of additional dwellings in this area. The capacity of the foul sewerage network is a constraint that needs to be overcome to the satisfaction of Anglian Water.
- 12.95 The Ipswich and East Suffolk Clinical Commissioning Group have advised that additional primary care floorspace will be required to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.
- 12.96 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.97 The Water Cycle Study also identifies this site as being within an area of high tidal or fluvial flood risk. Any proposals for further development at this site must therefore have regard to this issue and be accompanied by a site-specific Flood Risk Assessment.
- 12.98 The current Sunday Market provides an economic benefit to the Felixstowe Peninsula. Redevelopment of this site may result in the market being displaced. Relocating the market to an alternative location which is easily accessible and meets the needs of the market traders will need to be considered further by the Council, Felixstowe Town Council and landowners.
- 12.99 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the development proposed in this area would result in an increase in throughput at this site and improvements are therefore required. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.

- 12.100 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance the library provision, as set out in the Infrastructure Delivery Framework.
- 12.101 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Felixstowe rail station may be required.

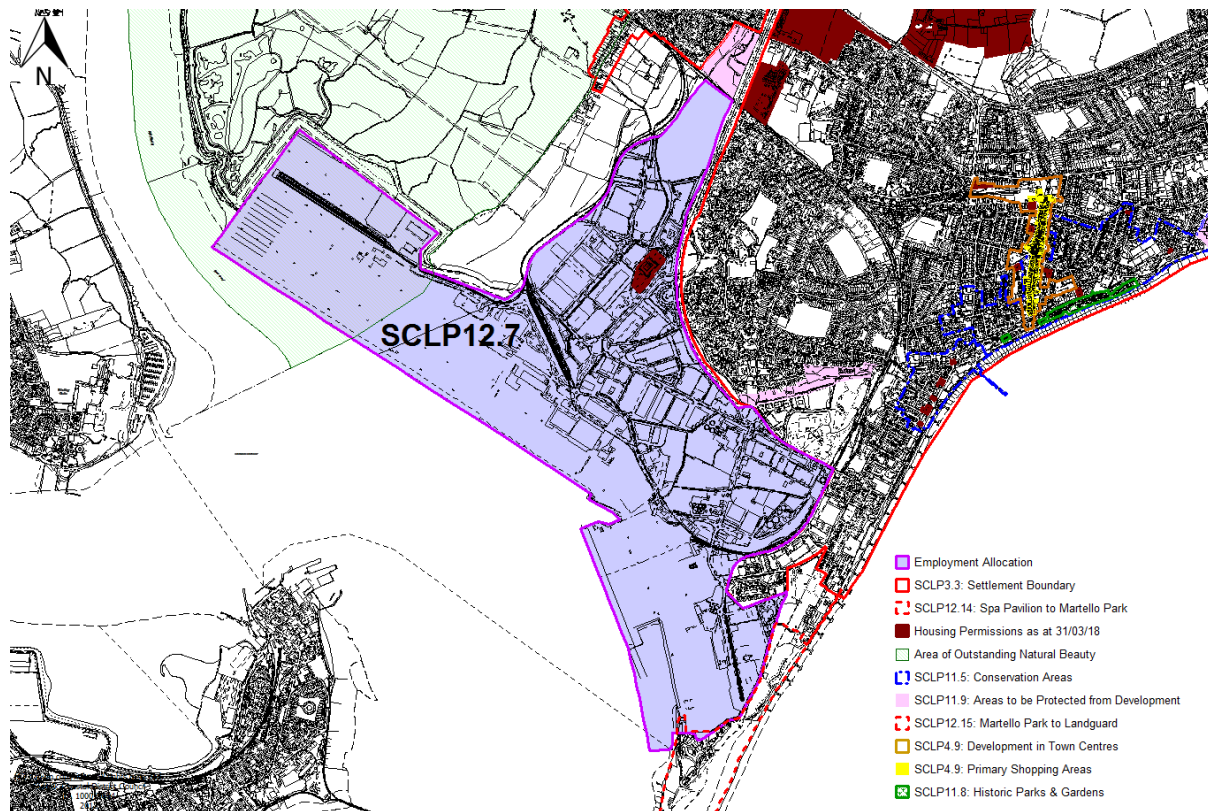
Policy SCLP12.6: Land at Sea Road, Felixstowe

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

Development will be expected to accord with the following criteria:

- a) Mixed use development site;
- b) Sea Road frontage of the site to be retained for commercial / tourism related activities which are in keeping with the surrounding resort activities;
- c) Affordable housing provision to be in line with Policy SCLP5.10;
- d) Flood mitigation measures required including no residential accommodation on ground floor and ensuring a means of escape internally to a higher level, informed by a site-specific Flood Risk Assessment;
- e) Reduce nearby flood risk by attenuation of water on-site (if infiltration is not feasible);
- f) Consideration needs to be given to relocation of the market; and
- g) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity.

Port of Felixstowe



12.102 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).

12.103 The previous Local Plan identified the Port of Felixstowe as a Strategic Employment Area because of its contribution to the sub-regional, national and international economies. As well as the operations within the Port itself, many businesses and organisations rely on the activities of the port for their own operations, such as shipping, logistics, distribution and transport companies which are common across the southern part of Suffolk Coastal.

12.104 Employment opportunities across the Felixstowe Peninsula are dominated by the Port of Felixstowe. The New Anglia Strategic Economic Plan 2014, outlines that 'Felixstowe is the UK's largest container port, handling 40% of the national container traffic. The Port employs over 2,700 people directly and a further 10,000 jobs are based in related industries.' In recent years the Port has undergone significant expansion and investment which has seen improvements to the railway connections, and further infrastructure has enabled the Port to handle the latest mega-vessels. However, it will be important to balance pressure on rail capacity to ensure quality rail services remain for both passenger and freight users.

- 12.105 The East Inshore and East Offshore Marine Plans ⁴support port growth and development to protect the economic interest of the port whilst seeking to prevent development which may restrict the ability to respond to future growth opportunities that the Port of Felixstowe may consider.
- 12.106 The employment area allocation identifies the extent of large scale employment opportunities to meet both local and national needs. It has been defined to cover the majority of the port related activities which are currently located in this area through planning applications and lawful uses. It is bound primarily by the A14, the River Orwell and the railway line which provides a valuable alternative means of transportation and needs to be safeguarded to ensure continued economic prosperity..
- 12.107 The port related activities within the employment area benefit from being clustered in one location to make use of existing strategic infrastructure and opportunities, as well as minimising the negative impacts on residents and of other businesses. There is also an emphasis on retaining existing employment opportunities, and intensifying activities within the employment area. However, the demand for land within the port is always high and operations need to be flexible to cope with changing requirements and activities. In recent years the Port of Felixstowe has seen demands for additional space to enable increased productivity in respect of container storage and facilities associated with the Roll-on and Roll-off services that operate from Felixstowe.
- 12.108 Ensuring that there is sufficient infrastructure to support the Port of Felixstowe will be fundamental to the continued success of the employment area.
- 12.109 Alongside the policy for the Port of Felixstowe Policy SCLP12.35 of this plan also allocates a large area of land at Innocence Farm, close to Trimley St Martin and Kirton, for employment uses to support the continued viability of the Port of Felixstowe.
- 12.110 Alongside the port related activities, a number of small scale complementary uses are also found within the employment area. These complementary uses serve the needs of the Port and the businesses and support the economic activity in this area. Small scale complementary uses such as cafes, small convenience shops or childcare nurseries may be appropriate within the Employment Area, or another well related location where these do not have a detrimental impact on the overall function of the employment area, Town Centre or District Centres.
- 12.111 The Habitats Regulation Assessment and Natural England have identified that any future applications for development at the employment area will need to be subject to Habitats Regulation Assessment screening to mitigate any significant adverse effects on the Special Protection Areas. The Habitats Regulations Assessment will need to consider the nature of

⁴ Policy PS3 of the 2014 Marine Plan - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/312496/east-plan.pdf

development and the proximity to the Stour and Orwell Estuaries SPA and may need to cover issues such as noise, lighting, disturbance, contamination and dredging. Anglian Water have identified a need to improve the foul sewerage network at the Port to enable future development of this site.

- 12.112 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase 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.

Policy SCLP12.7: Port of Felixstowe

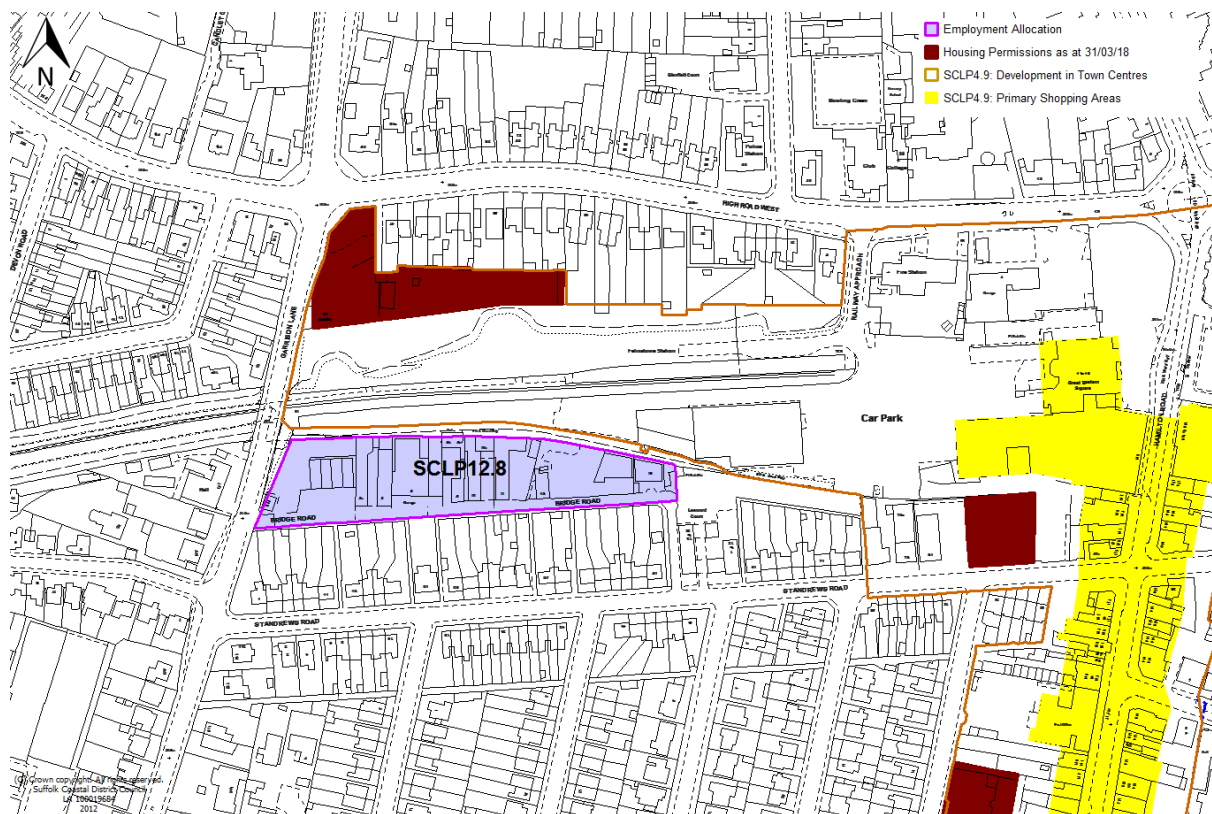
The Port of Felixstowe is identified on the Policies Map as an employment area. Land will be promoted and safeguarded for employment, activities and operations which support the retention, expansion and consolidation of the Port of Felixstowe and the jobs associated with the Port.

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

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

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

Land at Bridge Road, Felixstowe



12.113 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).

12.114 Land at Bridge Road Felixstowe is to be retained as an employment area. The area was identified within the 2001 Local Plan and is still appropriate to protect for employment purposes. Retention of existing operations on this site is essential as this site provides employment opportunities in a location which is well related to Felixstowe Town Centre, as well as some small scale units which serve a variety of needs.

12.115 The employment area is in close proximity to residential properties on St Andrews Road and it is important that the residential amenity of these properties is not adversely affected by employment operations. In order to ensure that detrimental impact is kept to a minimum the Council will seek to resist large numbers of traffic movements on this site as well as controlling hours of operation.

12.116 Vehicle movements and turning within the site is problematic. Over time and as opportunities arise consideration should be given to the introduction of a turning head to ensure that issues facing vehicular movements within the site are resolved.

12.117 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase 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.

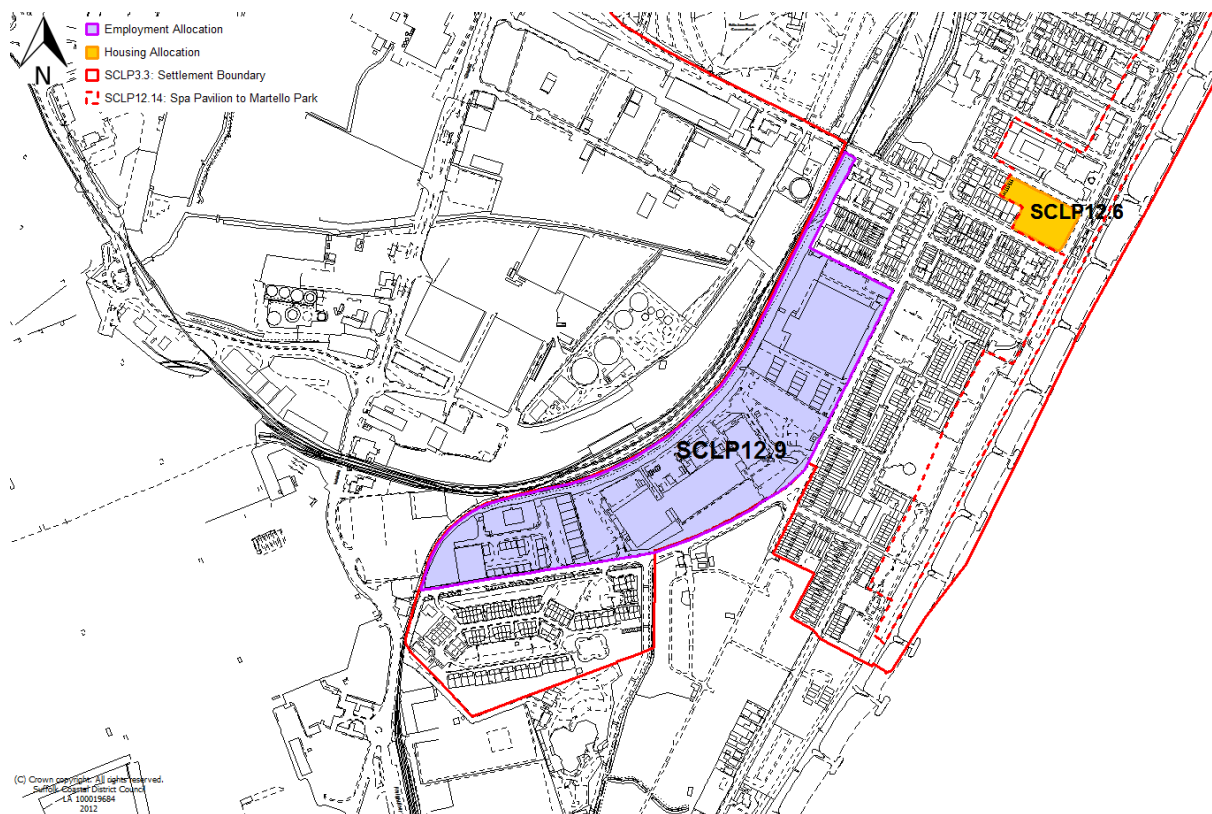
Policy SCLP12.8: Land at Bridge Road, Felixstowe

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

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

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

Land at Carr Road/Langer Road, Felixstowe



12.118 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).

12.119 The land at Carr Road / Langer Road is an existing employment allocation to be carried over from the 2001 Local Plan. The site identified on the Policies Map provides a range of general employment opportunities which are different in scale and not related to those at the Port of Felixstowe.

12.120 Retention of this site is essential as it continues to provide a wide range of business activities which offer services and opportunities required to widen the economic base across the Felixstowe Peninsula.

12.121 Suffolk County Council have identified that over the plan period, junction improvements may be needed at Langer Road and Beach Station Road to improve the capacity of the road network in this part of Felixstowe. Improvements to this junction will also enhance the welcome to Felixstowe as this route is well used by those visiting the seafront locations and attractions.

12.122 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of any future intensification of uses in this area.

12.123 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase

capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.

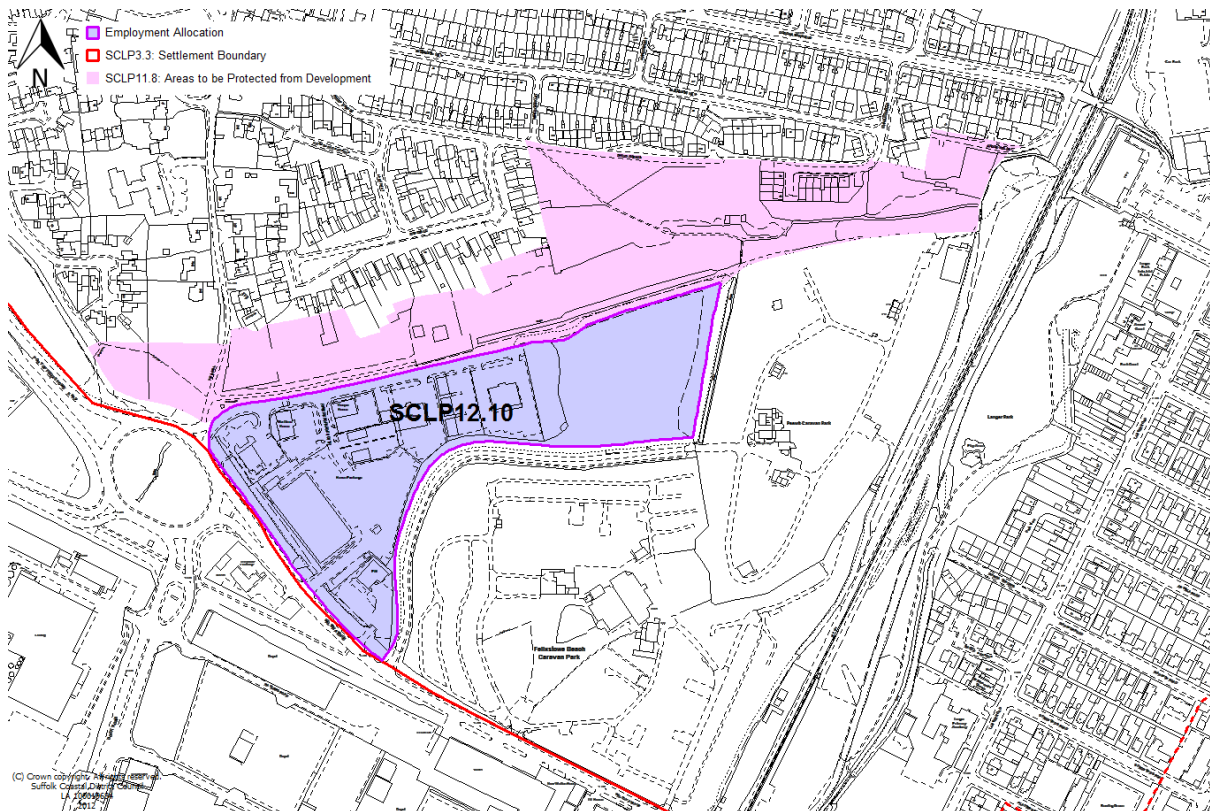
- 12.124 The Cross Boundary Strategic Flood Risk Assessment between Suffolk Coastal District Council and Waveney District Council and the Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identify this site as being within Flood Zone 3. Any proposals for further development at this site must therefore have regard to this issue and be accompanied by a site-specific Flood Risk Assessment.

Policy SCLP12.9: Land at Carr Road/Langer Road, Felixstowe

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

- a) Proposals for further development of the site should be accompanied by a site-specific Flood Risk Assessment;
- b) Existing lawful uses to be retained;
- c) Business Class proposals (B1 and B2) will be supported subject to them not having a detrimental impact on the residential properties adjacent;
- d) Warehousing or storage activities will be resisted and directed towards land identified under Policy SCLP12.4 or other areas designated for Port and Logistics uses;
- e) Proposals which generate large numbers of heavy traffic movements will be resisted;
- f) Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity;
- g) Hours of operation to be limited by planning condition to resist over-intensification of uses; and
- h) Landscaping of boundaries to be introduced to enhance the appearance of the site.

Land at Haven Exchange



12.125 This allocation is carried forward from the Felixstowe Peninsula Area Action Plan Development Plan Document (2017).

12.126 Land at Haven Exchange was allocated as part of a general employment area in the 2001 Local Plan. Since that allocation, the site has been subject to various planning applications and proposals which retain the employment uses on the site as well as other uses which create jobs. The site as seen on the Policies Map currently has a mixture of office type uses, a McDonalds restaurant, Lidl Supermarket and vacant parcels of land.

12.127 On the northern boundary is the Peewit Hill area of open space which is an Area to be Protected from Development and covered by other policies in the Local Plan. Beyond this area is an established residential area and opportunities to create sustainable links for pedestrians and cyclists are to be created. To the east of the employment site is the Felixstowe Beach Holiday Park and Peewit Caravan Park which provide an important contribution to the tourist accommodation offer across the Felixstowe Peninsula. The caravans and holiday park are low rise (predominately one storey in height) and any future employment development will need to be sympathetic to the surrounding areas.

12.128 The proximity of these residential and holiday uses preclude the use of the site for uses which may cause a detrimental impact on the residential amenity of the area. Uses which involve a large number of heavy goods vehicles will be resisted in this location, in order to minimise the impact upon the existing residential uses.

- 12.129 Anglian Water have identified that there is limited capacity in the foul sewerage network and the connections to this network may need to be reinforced as a result of any future intensification of uses in this area.
- 12.130 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the potential impacts any development in this area may have on the declared Air Quality Management Area at Ferry Lane, Felixstowe.
- 12.131 National Grid have identified that the site is in close proximity to IP/HP (intermediate pressure pipelines and high pressure pipelines) gas distribution apparatus which any future development will need to take into account. National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which affect their assets to ensure the continued safe operation of existing sites and equipment.
- 12.132 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.133 The Water Cycle Study also identifies this site as being within an area of moderate tidal or fluvial flood risk. Any proposals for further development at this site must therefore have regard to this issue and be accompanied by a site-specific Flood Risk Assessment.

Policy SCLP12.10: Land at Haven Exchange, Felixstowe

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

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

Felixstowe Sea Front

- 12.134 The Suffolk Coastal Local Plan continues to recognise the importance of the tourism industry in Felixstowe primarily centred on the coastal location, resort activities and proximity of the town to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.
- 12.135 Felixstowe is the largest tourist resort in Suffolk Coastal and offers a wide range of attractions and facilities to cater for a variety of tourist needs and requirements, as well as those of local residents and businesses. At peak periods car parking facilities provision is not sufficient to meet demand which can result in a conflict between visitors, residents and businesses across the town. Over the plan period, the Council will continue to monitor car parking provision and use to ensure demand at peak periods is not detrimental to the local community and the town's economy. The introduction of Shared Space in the town centre, new beach huts, new coastal defence works, and redevelopment of the Spa Gardens, Martello Park and the Pier demonstrate a long standing commitment to inward investment in the resort and across the town.
- 12.136 The East Suffolk Business Plan identifies specific actions for Felixstowe which focus on the resort and tourism opportunities and this Local Plan seeks to ensure further opportunities are realised over the plan period.
- 12.137 Felixstowe's long promenade which stretches from Felixstowe Ferry in the north to Martello Park in the south provides direct access to the beach and sea. Previously it was not possible to access the beach at Cobbolds Point but recent works in respect of coastal management have enabled opportunity to access this area which is of great benefit to the resort. The coastal management works have made further provision for a continuous promenade along the sea front and helps to ensure Natural England's requirements are met in respect of a Coastal Path around England.
- 12.138 Along the frontage there are clearly defined areas which serve different markets and cater for varying needs. These were originally established through the Felixstowe Peninsula Area Action Plan and are being carried forward in this Local Plan. The areas are:
- Felixstowe Ferry and Golf Course
 - Felixstowe Ferry Golf Club to Cobbolds Point
 - Cobbolds Point to the Spa Pavilion
 - Spa Pavilion to Martello Park
 - Manor End to Landguard
- 12.139 Protecting the distinct character of various parts of the sea front is necessary, but flexibility needs to be promoted to ensure that appropriate redevelopment opportunities can be taken up at the appropriate time, to boost Felixstowe's wide ranging tourist industry. The Council consider it essential that the wide range of tourism activities taking place in Felixstowe are maintained and regenerated to promote year round tourism based on the environmental, cultural and social attractions of Felixstowe.

Felixstowe Ferry and Golf Course

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

Policy SCLP12.11: Felixstowe Ferry and Golf Course

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

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

The openness of the Golf Course is to be protected as this area provides uninterrupted views of the AONB and the sea. Felixstowe Ferry Golf Club is recognised as an important leisure, community and tourism facility and proposals which significantly improve the club house facilities in order to safeguard the long term future of the golf club will be welcomed where they retain the openness of the golf course..

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

Felixstowe Ferry Golf Club to Cobbolds Point

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

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

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

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

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

Cobbolds Point to Spa Pavilion

12.147 Commercial tourism activities in this area are prominent with beach huts, ice cream kiosks, holiday accommodation and eating establishments. Within this area proposals that contribute to tourist and commercial activities will be welcomed where they do not have a detrimental impact on the surrounding residential areas.

12.148 Following major investment in 2015, the Spa Gardens are a major tourist attraction for the town, providing a high quality environment that respects the traditional character of the area. The Spa Pavilion which reopened in 2015 also provides a boost to the tourism and cultural activities in Felixstowe.

Policy SCLP12.13: Cobbolds Point to Spa Pavilion

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

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

Spa Pavilion to Martello Park

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

Policy SCLP12.14: Spa Pavilion to Martello Park

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

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

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

The Leisure Centre and the Pier head are the focal point of tourism related activities in Felixstowe. Proposals which seek to redevelop and support this central location will be supported to ensure that the resort offers a range of high quality attractions for visitors and residents, as set out in policy SCLP12.16.

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

Martello Park to Landguard

- 12.154 The Landguard Peninsula is an area of contrast with the Scheduled Monument of Landguard Fort (Grade I Listed), the Port of Felixstowe, a Local Nature Reserve and a Site of Special Scientific Interest. The historic interest needs to be carefully considered against the favourable habitats for wildlife and breeding birds and recreational opportunities for residents and visitors.
- 12.155 The existence of a number of potentially conflicting land uses and activities in close proximity to one another needs to be carefully managed to ensure that activities are not detrimental to one another or the Felixstowe Peninsula as a whole.
- 12.156 The Landguard Partnership⁵ is a long standing partnership between key players involved with the Landguard Peninsula. The Partnership seeks to provide a long term framework for the future management and development of this highly valued coastal peninsula. The Partnership recognises the very special qualities of the area which are of importance locally, nationally and internationally.
- 12.157 Through the Landguard Partnership, the Council was able to secure improved opportunities for public viewing of the Port of Felixstowe. Any future redevelopment of the Port adjacent to Landguard, will need to be carefully considered. The Landguard Partnership will have an important role in considering mitigation measures necessary to ensure that proposals do not have a detrimental impact on the Scheduled Monument and environmental designations.

Policy SCLP12.15: Martello Park to Landguard

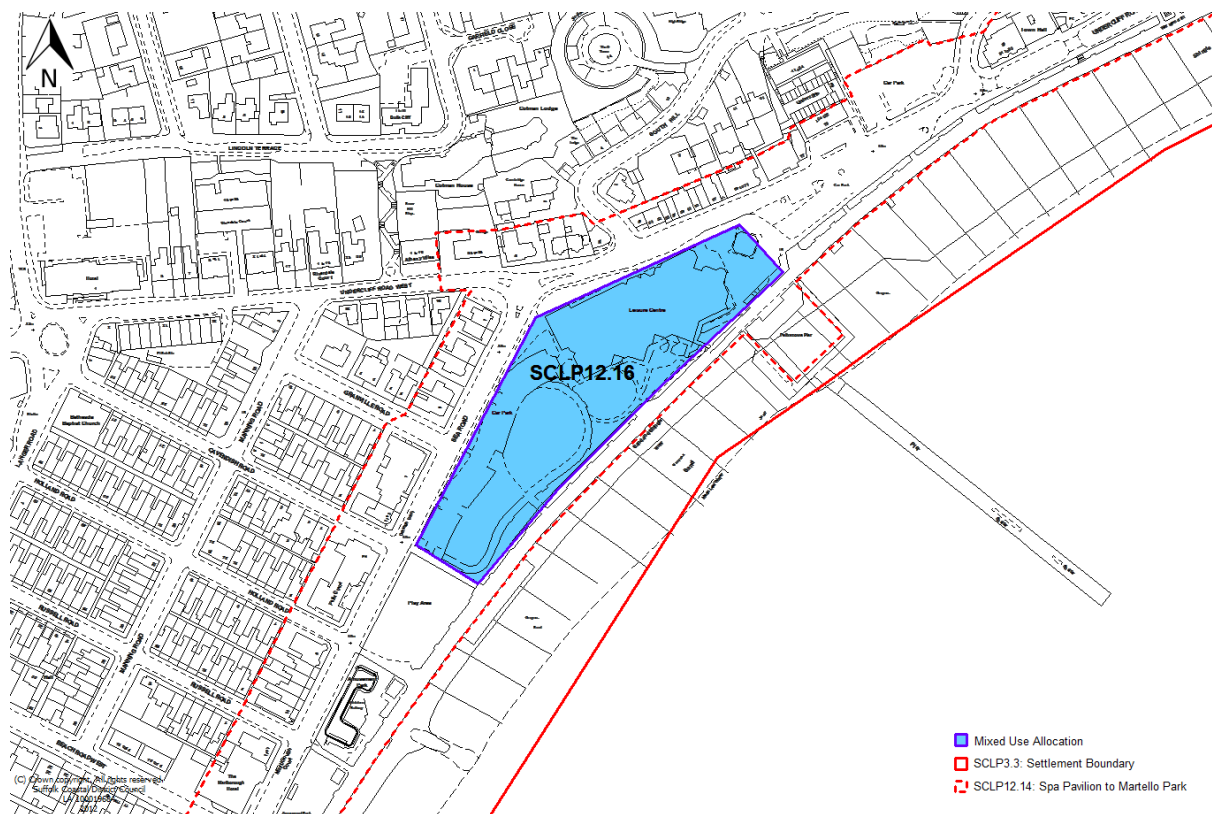
The Landguard Peninsula is a key contributor to the tourism offer in Felixstowe but is an area where visitor numbers and attractions need to be balanced with the protection of the Scheduled Monument, and maintain the favourable condition of the Site of Special Scientific Interest and Local Nature Reserve.

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

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

⁵ Members of the Landguard Partnership are Suffolk Coastal District Council, Felixstowe Town Council, Historic England, The Port of Felixstowe, Harwich Haven Authority, Landguard Fort Trust, Felixstowe History and Museum and Landguard Conservation Trust (Bird Observatory).

Felixstowe Leisure Centre



12.158 The existing leisure centre at Felixstowe is coming to the end of its operational life and requires redevelopment to continue to serve the needs of the local community and visitors to the area. The site is in a high profile location on the seafront and the relocation of this use as part of the Felixstowe Garden Neighbourhood development presents a unique once in a generation opportunity to enhance the area and deliver a modern and imaginative attraction.

12.159 Recent investment and redevelopments have significantly improved the attractions and sea front experience for residents and visitors alike and the redevelopment of the leisure centre and surrounding area will complement the activities that have taken place. Uses and activities which encourage public use and provide opportunities for social interaction will be welcomed in this high profile location which has been a key focus for the local community for generations.

12.160 The existing leisure centre is a dominant building which in part blocks the views of Felixstowe Pier and the seafront. Redevelopment of this site provides the opportunity to change the built form and provide an improved area for resort and seafront activities to take place.

12.161 Enhancing the public realm and space in this part of the Felixstowe seafront will provide flexible opportunities for events and entertainments to take place in a high quality landscaped environment which reflects the coastal location.

- 12.162 Any future development of this site will need to reflect the Conservation Area and architectural heritage of Felixstowe and provide built form that promotes attractive spaces for resort, tourist and recreational uses that support both the day time and night time economy of Felixstowe. Limited residential opportunities such as serviced apartments on upper floors which do not conflict with the predominate use may provide additional opportunities as part of any future redevelopment of this high profile location.
- 12.163 Car parking provision in Felixstowe at peak time is over subscribed. The current car park provides 85 spaces (including disabled bays). Redevelopment of this site will need to ensure that as a minimum the same level of car parking provision is provided to serve visitors to the town.
- 12.164 Redevelopment of this site will be closely linked both in terms of timing and funding to the provision of a new leisure centre as part of the Felixstowe Garden Neighbourhood.
- 12.165 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Felixstowe water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.166 The Water Cycle Study also identifies this site as being within an area of high tidal or fluvial flood risk. Any proposals for further development at this site must therefore have regard to this issue and be accompanied by a site-specific Flood Risk Assessment.

Policy SCLP12.16 Felixstowe Leisure Centre

Land currently occupied by Felixstowe Leisure Centre, car parking and event space as identified on the Policies Map is allocated for modern and imaginative resort, tourist, visitor uses which support both the day time and night time economy in Felixstowe.

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

Development will be expected to accord with the following criteria:

- a) A mix of uses which promote unique, modern and imaginative tourist, resort and visitor opportunities;
- b) Uses which do not impact the town centre;
- c) Improved public realm and accessibility;
- d) Design and layout which complements the prominent seafront location and character of the Conservation Area;
- e) A site-specific Flood Risk Assessment;
- f) No reduction in car parking spaces;
- g) Supports both the day time and night time economy; and
- h) Limited residential on upper floors.

Tourism Accommodation

12.167 Felixstowe is a popular seaside destination with a variety of accommodation available. In order to promote year round tourism the Local Plan seeks to ensure the further provision of appropriate holiday accommodation across the District and Felixstowe is a key contributor to this provision through a variety of forms. Maintaining the level of accommodation for tourism is important to support the tourist activities within the resort, however they do not need to be confined to sea front locations.

12.168 Proposals for new tourism accommodation will be welcomed primarily within the Felixstowe Settlement Boundary. New accommodation will need to take into account the impact on residential amenity and ensure adequate off street parking is delivered alongside any new development.

12.169 Alongside the hotel, guest houses and B&B provision, Felixstowe has a number of Caravan Parks and Holiday Villages which provide a different type of accommodation and provide a significant contribution to the local economy which is not to be underestimated. These sites are established and surrounded by existing land uses which potentially limit their future expansion.

12.170 Proposals which seek to intensify or modernise the tourism use on these sites will need to be considered against the character and appearance of the surrounding landscape, highway and access arrangement and the living condition of neighbouring residents. Flood mitigation will also be a key consideration as a large part of these sites are in areas at risk from flooding.

Policy SCLP12.17: Tourism Accommodation in Felixstowe

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

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

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

Strategy for Communities Surrounding Ipswich

- 12.171 The county town of Ipswich lies to the south of the District. By virtue of their proximity to the east of Ipswich, the built up areas of Kesgrave, Martlesham Heath, Purdis Farm and Rushmere St Andrew are more urbanised than other parts of the District and are well served by a range of services, facilities, public transport, employment and housing opportunities. These areas have a strong relationship with the town; a relationship that is enhanced through the urban road corridors which provide access into and out of Ipswich town centre. The Settlement Hierarchy identifies that collectively these communities to the east of Ipswich represent a Major Centre. In addition to these urbanised areas, a number of rural communities such as Foxhall, Nacton, Playford, Rushmere St Andrew (village) and Westerfield also have a strong relationship with Ipswich and these are identified in the Settlement Hierarchy as Large or Small Villages. Brightwell Lakes is a new community of 2,000 dwellings which will be delivered over the plan period and which has recently been granted outline planning permission. This development is considered as part of the East of Ipswich Major Centre⁶ within the Settlement Hierarchy.
- 12.172 Employment opportunities in this part of the District are focused on Ipswich and other large scale areas of economic activity such as Martlesham Heath and Ransomes Europark to the south east of Ipswich. These areas of employment are to be retained over the plan period and where possible enhanced to ensure economic benefits are realised.
- 12.173 Previous Local Plan documents have identified the communities surrounding Ipswich as locations for large scale residential and community development. Developments such as Grange Farm, Bixley Farm and most recently Brightwell Lakes (outline permission approved May 2018) have been identified in previous Local Plans. Ipswich Borough Council has also identified the Ipswich Garden Suburb to the north of the town and land south of Westerfield. Large scale residential developments have delivered new communities in this part of the District alongside the necessary social and community infrastructure. Consultation responses have highlighted the pressure that some of these facilities are currently under.
- 12.174 Suffolk County Council has identified capacity issues in primary and secondary schools neighbouring Ipswich. The development at Brightwell Lakes will help provide greater capacity across the District but further capacity will be needed over the plan period. The Council will continue to work with Suffolk County Council and where appropriate Ipswich Borough Council to ensure that opportunities to increase education provision within this part of the District are realised over the plan period.
- 12.175 The communities surrounding Ipswich are generally well served by public transport opportunities and the provision of infrastructure which promotes walking and cycling. Areas of residential

⁶ East of Ipswich describes those settlements that are situated to the east of Ipswich and are separate from Ipswich but which are more suburban in nature than the villages to the east of Ipswich.

development, employment sites and community facilities are accessible by public transport, walking and cycling opportunities that reduce demand on the private motor car. Consultation responses have highlighted the pressure the road network comes under at peak periods in locations such as the A1214 and the A12 between Martlesham and Seven Hills as well as some local routes which can become popular alternatives to the main roads. The Council will continue to work with Suffolk County Council to ensure that mitigation associated with the development at Brightwell Lakes mitigates impacts of traffic throughout this part of the District.

- 12.176 Suffolk County Council has consulted on the potential for an Ipswich Northern Route. Decisions on any potential route have not yet been taken and the Council will continue to work in partnership with Suffolk County Council. Working in partnership will ensure that any Northern Route provides a number of significant benefits to the local community as well as realising the economic benefits that may be brought in the future. Due to the uncertainties surrounding the Ipswich Northern Route at this stage, the Local Plan does not seek to identify any large scale developments which could potentially blight future options.
- 12.177 Communities in this part of the District have seen significant levels of growth through previous Local Plan allocations. In the short to medium term the development of Brightwell Lakes will deliver a high quality master plan development and it is recognised that this development will need the opportunity to settle and mature. In support of delivery of the Ipswich Garden Suburb and Brightwell Lakes, this plan does not propose significant additional growth in this area in the early years of the plan period. In order to assist with delivery of housing across the Ipswich Strategic Planning Area, this plan identifies land at Humber Doucy Lane, Rushmere St Andrew / Tuddenham as part of a cross boundary allocation with Ipswich Borough to deliver housing beyond 2031. The opportunity for redevelopment of the Police Headquarters site in Martlesham Heath would enable the provision of a high density brownfield development of a mix of smaller units led by innovative design. An allocation is also proposed at Woodbridge Town Football Club to deliver housing and to provide a degree of certainty regarding potential future uses, and whilst this is in Martlesham Parish it is detailed within the Strategy for Woodbridge due it being adjacent to the urban area of Woodbridge. Elsewhere in the area neighbouring Ipswich, future development will be limited to sites within the defined Settlement Boundaries.
- 12.178 This part of the District is constrained by the cumulative impact of residential development on the Orwell and Deben Estuaries. The estuaries are designated landscapes and ecological areas and mitigation measures are needed to ensure that the impact of development does not have a detrimental impact on these sites. The Sustainability Appraisal and Appropriate Assessment identify any mitigation measures that will be needed throughout the plan period, and these are incorporated into policy where appropriate. The introduction of site specific mitigation such as provision of country parks and accessible natural green spaces in this part of the District will need to be monitored as development comes forward.
- 12.179 A number of communities neighbouring Ipswich have considered undertaking Neighbourhood Plans over recent years. The Council supports the production of Neighbourhood Plans where the

community consider it appropriate for their area. Martlesham have prepared a Neighbourhood Plan which was subject to a positive vote at Referendum in May 2018. Neighbourhood Plan areas are designated in Kesgrave and Playford and work on the plans is ongoing.

Policy SCLP12.18: Strategy for Communities surrounding Ipswich

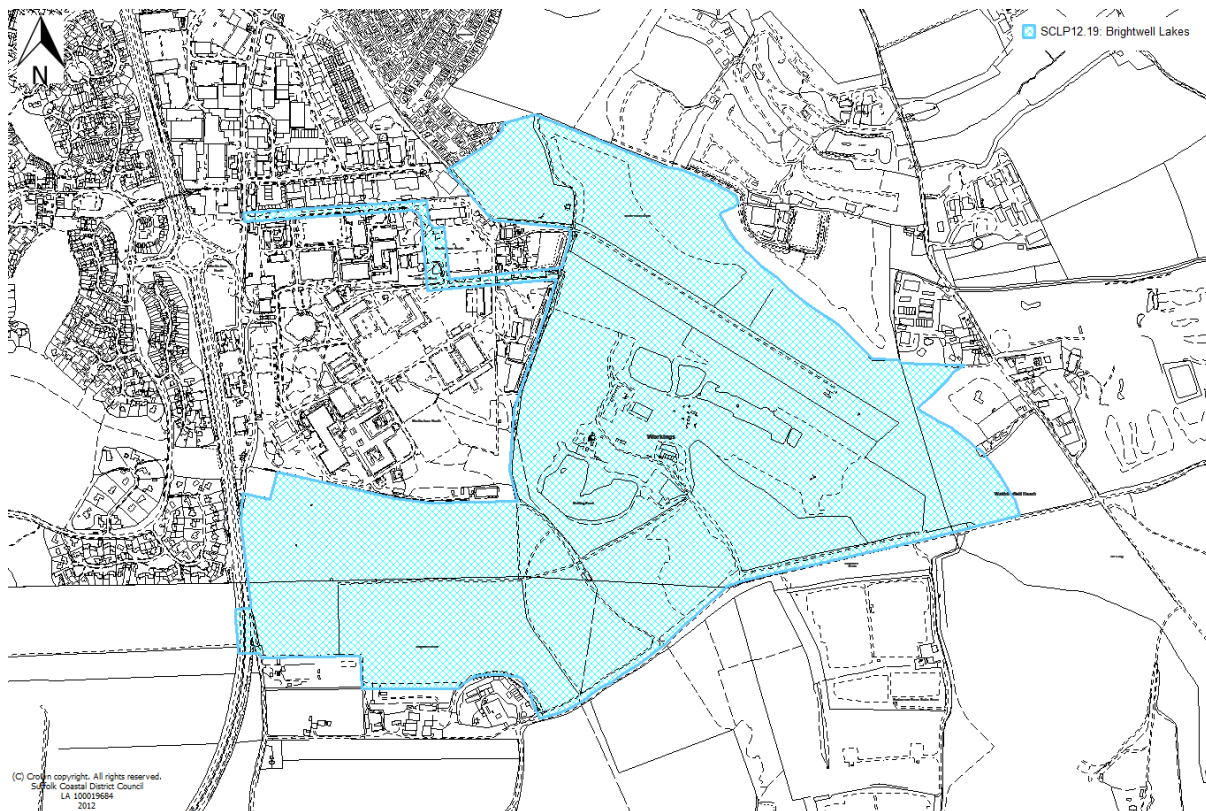
The strategy for the communities surrounding Ipswich is to maintain the healthy and vibrant communities which provide a diverse mixture of residential and employment opportunities alongside services and facilities by maintaining and enhancing the relationship with Ipswich and other parts of the District.

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

Residential developments will be limited to the proposal at Brightwell Lakes, the cross-boundary allocation at Humber Doucy Lane to come forward beyond 2031, the provision of housing in association with redevelopment of the Police Headquarters site and sites within the Settlement Boundaries of communities, consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land, plus small allocations or through Neighbourhood Plans.

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

Brightwell Lakes



12.180 The Core Strategy outlined an area of strategic development to the south and east of Adastral Park. In 2018, the Council approved an outline master plan (DC/17/1435/OUT) for 2,000 dwellings to be known as Brightwell Lakes. Alongside the residential units, the site will also deliver employment areas, local centres, education provision, green infrastructure, outdoor play areas, sports ground and allotments/community orchards, public footpaths, cycle ways, vehicle assesses and associated infrastructure. The physical extent of the area subject to outline planning permission is shown on the Policies Map.

12.181 The Northern Quadrant of Brightwell Lakes will provide road access and potential for this to facilitate comprehensive employment development and regeneration to supplement the existing employment areas in this part of the District.

12.182 Brightwell Lakes is in close proximity to the designated European sites on the Deben Estuary, Stour and Orwell Estuaries and the Sandlings Special Protection Areas. In order to overcome any potential significant adverse effects on these designated landscapes, comprehensive mitigation measures are required as identified by Habitats Regulation Assessments. Over the plan period as Brightwell Lakes is developed, monitoring will be undertaken to ensure that visitor pressure on the European sites is not causing any likely adverse effects in conjunction with Natural England.

12.183 There are Scheduled Monuments within and in close proximity to the site, including a scheduled bowl barrow and pill box, and development will need to ensure that these are protected.

12.184 Over the plan period the site is expected to be delivered and the policy will guide the future considerations for the delivery of infrastructure, community provision and residential opportunities.

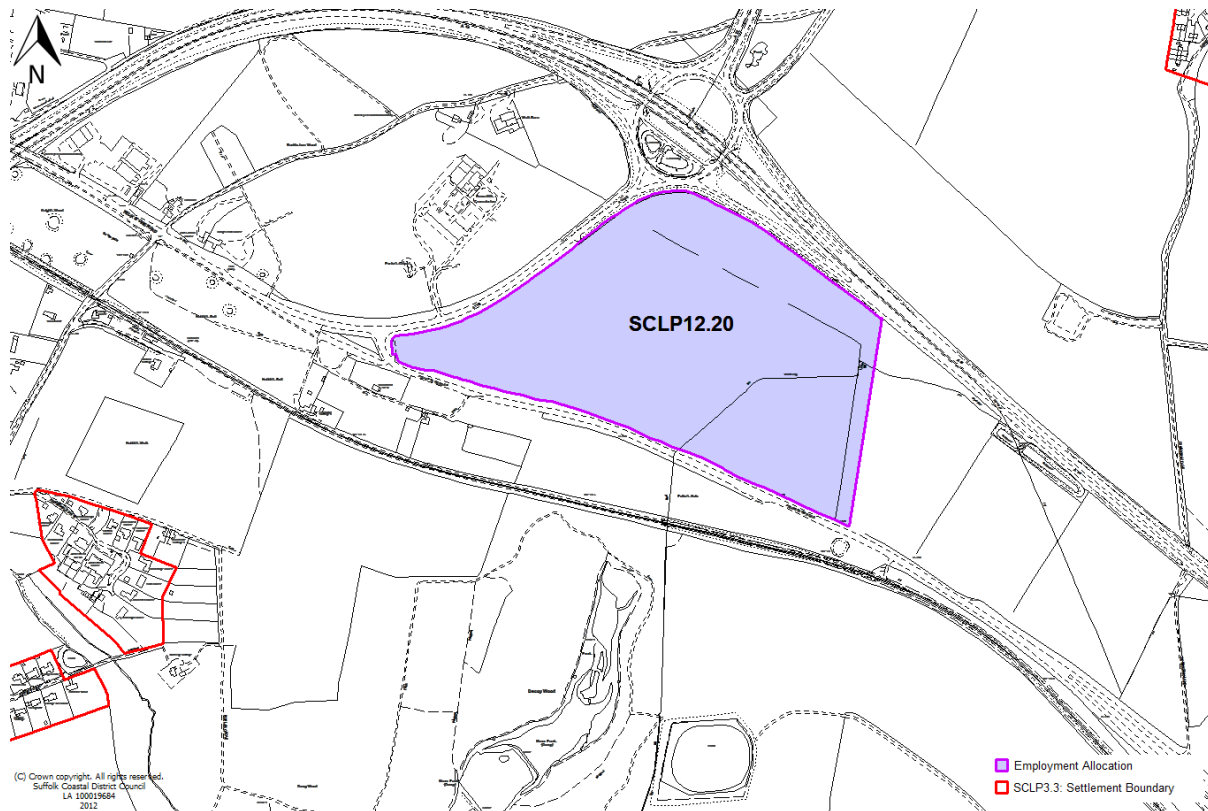
12.185 Opportunities to connect and integrate Brightwell Lakes with surrounding communities through its community cohesion strategy will be encouraged and required. Opportunities to connect and integrate with the surrounding communities will be encouraged in accordance with the Martlesham Neighbourhood Plan.

Policy SCLP12.19: Brightwell Lakes

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

- a) Provision of strategic open space in the form of Suitable Alternative Natural Greenspace (SANG) including extensive play and trim trail facilities and a wide range of walking, cycling and recreational routes. This is designed and planned to meet the mitigation measures outlined in the 2011 Core Strategy Appropriate Assessment and Habitats Regulations Assessment carried out within the outline planning permission. This includes contributions to enhanced wardening and monitoring of visitor impacts upon designated European nature conservation sites;
- b) Provision of a new all-through school, to meet identified pre-school, primary and secondary needs;
- c) Outdoor recreational sport space and facilities including changing facility and shared use with the school;
- d) Community Centre including Library and community policing provision;
- e) On-site recycling facilities;
- f) Allotments and a community orchard;
- g) Public art provision;
- h) High speed broadband;
- i) Provision of strategic drainage to manage surface water drainage within the site;
- j) Health centre or provision of improved health facilities in the area;
- k) Measures to mitigate impact on the local road network, including improvements to the A12 junction between its junction with the A1214 and Seven Hills Interchange; to the A1214 and the Foxhall Road corridor;
- l) Improved public transport provision including links to Ipswich town centre and a direct service to Ipswich Train Station;
- m) Improvements to the public rights of way network on and off site, including pedestrian and cycle links;
- n) Adequate electricity supply;
- o) Improvements to the water supply network; and
- p) Upgrades to the waste water treatment (foul sewerage) network.

Land at Felixstowe Road, Nacton



12.186 Land at Felixstowe Road is identified as a new allocation for employment uses. The site can provide economic opportunities which are targeted at the Business and Professional Services sectors. The site is well related to the A12 and the A14 and in a part of the District which provides good access to Ipswich. It is important that development of the site has regard to its sensitive setting within the setting of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

12.187 Access to the site is expected to be provided via Felixstowe Road and would need to be agreed subject to the satisfaction of Suffolk County Council as Highways Authority. Opportunities to improve access to the Seven Hills Crematorium should also be explored. Due to the proximity of the site to the Seven Hills Junction on the A12 and A14 any access arrangements and traffic management solutions will need to be informed by Highways England. Improvements to the junction are due to be undertaken as a result of development at Brightwell Lakes and the implications of economic uses at this site need to be considered in conjunction. Initial transport modelling shows that the development is likely to contribute to pressure on the A14 and the Seven Hills roundabout and therefore any necessary mitigation measures will need to be provided.

12.188 The Economic Sector Needs Assessment highlights that there is greatest need across Suffolk Coastal for land targeted at Business and Professional Services sectors. In order to meet this need,

land at Felixstowe Road is expected to provide a high quality prestigious business park which utilises good design and materials. Green infrastructure and spaces are to be provided throughout the business park to provide an exceptional high quality environment that boosts economic activity in the District.

- 12.189 The business park should include a focal outside area containing public seating and public art. To support the green infrastructure throughout the site, significant landscaping will be required to reduce the visual impact of the business park and ensure it is a complementary neighbour to the Crematorium adjacent. Opportunities should also be explored to integrate and connect landscaping to the existing Public Rights of Way Network in the area. The site is surrounded by known archaeological sites recorded in the Historic Environment Record, and to the west, cropmarks include a Bronze Age barrow cemetery of at least four barrows, likely associated with the wider group of Scheduled Monuments at Seven Hills. Suffolk County Council have highlighted that an Archaeological Assessment is to be undertaken at an appropriate design stage prior to the granting of outline, technical details or full planning permission to inform viability of schemes, mitigation requirements and conservation in situ of significant remains.
- 12.190 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.
- 12.191 The District's economy relies on the provision of appropriate spaces to encourage start up units as well as larger units which provide the opportunity for enterprises to grow into. Alongside the high quality environment targeted at Business and Professional Services Sectors, the Council, informed by consultation responses would support the provision of units targeted at start up enterprises. Units such as these are required across the District and this site provides an opportunity in this accessible location. To provide a balance across the site, larger units with grow-on space will also be encouraged to enable opportunities for established businesses to relocate to, and expand within, the area.
- 12.192 In the context of changing retail supply chain processes related to new customer technologies, proposals which provide small scale storage and distribution (B8) integrated with other B use floorspace may be appropriate. It is important that this does not detrimentally impact the overall functional differentiation of the business park destination from other nearby employment areas. To support the business park nature of the employment area uses may be permitted outside B use classes where the primary purpose is to provide a service to the businesses and employees

operating on the site. Such uses may include cafes, hotels or childcare nurseries but others may also be acceptable.

- 12.193 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.

Policy SCLP12.20: Land at Felixstowe Road

Land is identified at Felixstowe Road for a high quality business park to provide employment spaces targeted at Business and Professional Services Sectors in the form of B1 and B2 uses. Start up units and grow on space will be supported as part of the overall mix of units on the site.

Access to the site will be required from Felixstowe Road. The access arrangements and impact on the A12 and the A14 should be to the satisfaction of Suffolk County Council and Highways England. Opportunities to enhance the capacity of Seven Hills junction and access to the Crematorium should be explored and will be supported.

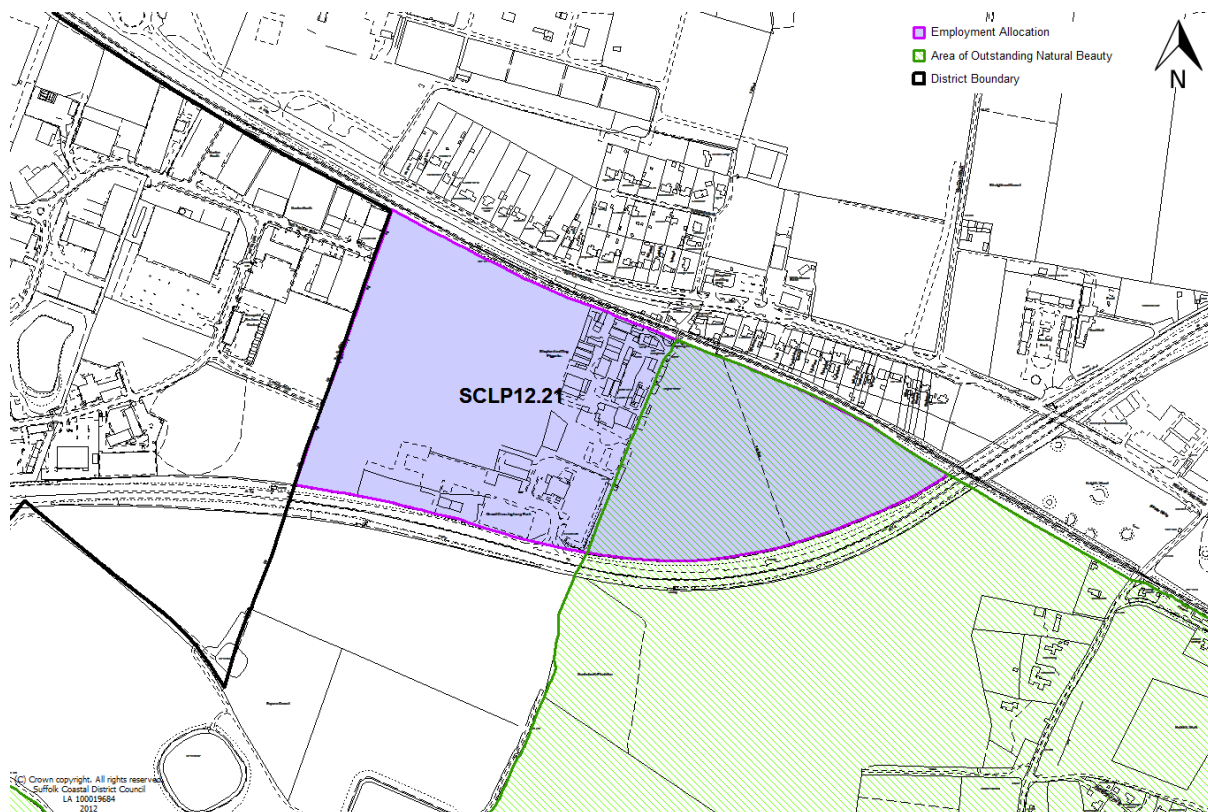
The development will be expected to represent a high quality of contemporary design and to achieve high standards of sustainable construction.

Exceptional design will provide a high quality and well screened business destination appropriate to the site's location in the setting of the AONB in terms of scale, massing, materials and lighting. A lighting strategy will be part of planning proposals for this Business Park. Significant landscaping and buffers are to be provided on the site, informed by Landscape and Visual Impact Assessments. Proportionate archaeological assessment will be required. A site-specific flood risk assessment will be required as the site is over 1 ha.

Buildings will provide a high quality attractive environment with areas of green infrastructure and appropriate provision for vehicular parking, walking and cycling. Opportunities to enhance and link into the existing Public Rights of Way network are encouraged.

Proposals outside of B1 and B2 class uses which support the high quality business park nature of the employment area, are integrated in premises with B1 and B2 uses or whose primary purpose is to provide a service to the businesses and employees operating in that location.

Ransomes, Nacton Heath



12.194 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.195 This 30 ha site lies to the east of the existing Ransomes Business Park. The whole site is self contained being bounded by the A14, the railway line and the adjacent employment corridor of Ransomes Business Park/Ransomes Europark. The site is suitable for a range of uses including B1 Business, B2 general industry and B8 storage and distribution. The primary issues are access and impact on the local road network, the desire to maintain a mix of employment uses across this wider employment area, and potential adverse impacts on the Area of Outstanding Natural Beauty (AONB) such as visual impact on the landscape and the natural beauty of the wider AONB.

12.196 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. Outline planning permission was granted in June 2018 for B8 development under application DC/17/4527/OUT which relates to 26.6ha of the site.

12.197 The site will assist in providing employment land in a well established employment area with easy access to Ipswich and the wider area via the A14. The eastern most part of the site lies wholly within the Area of Outstanding Natural Beauty, of national importance for its natural beauty. The boundary of the AONB follows the track running north-south along the eastern boundary of the Piggeries and the lorry park. This part of the AONB has a degree of physical and visual separation

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

- 12.198 Previous consultations provided a mixed response to extending the employment area into the AONB. Where objection was raised, this appeared 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. Discussions have previously taken place between Ipswich Borough Council, who have a similar site specific issue in the AONB, Suffolk County 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 was agreed with the Suffolk Coast and Heaths AONB Partnership that recognises the importance of sustainable development and the economic well-being of the area and provides support in principle for the site being allocated for economic development. The Partnership is clear that any detrimental impact upon the natural beauty and special qualities of the AONB landscape should be appropriately mitigated, through site master planning or consultation with the Partnership.
- 12.199 Historic England has confirmed that development of the part of the site in the AONB could have an impact on a number of Scheduled Monuments immediately to the east; namely several pre-historic bowl barrows (burial sites) as part of the Seven Hills barrow cemetery. These would require further investigation as proposals are brought forward for this site. **Archaeological trenched evaluation is required prior to detailed applications for the eastern area.**
- 12.200 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 site-specific Flood Risk Assessment will be required.
- 12.201 Anglian Water require any developer to demonstrate that foul sewerage can be adequately dealt with.

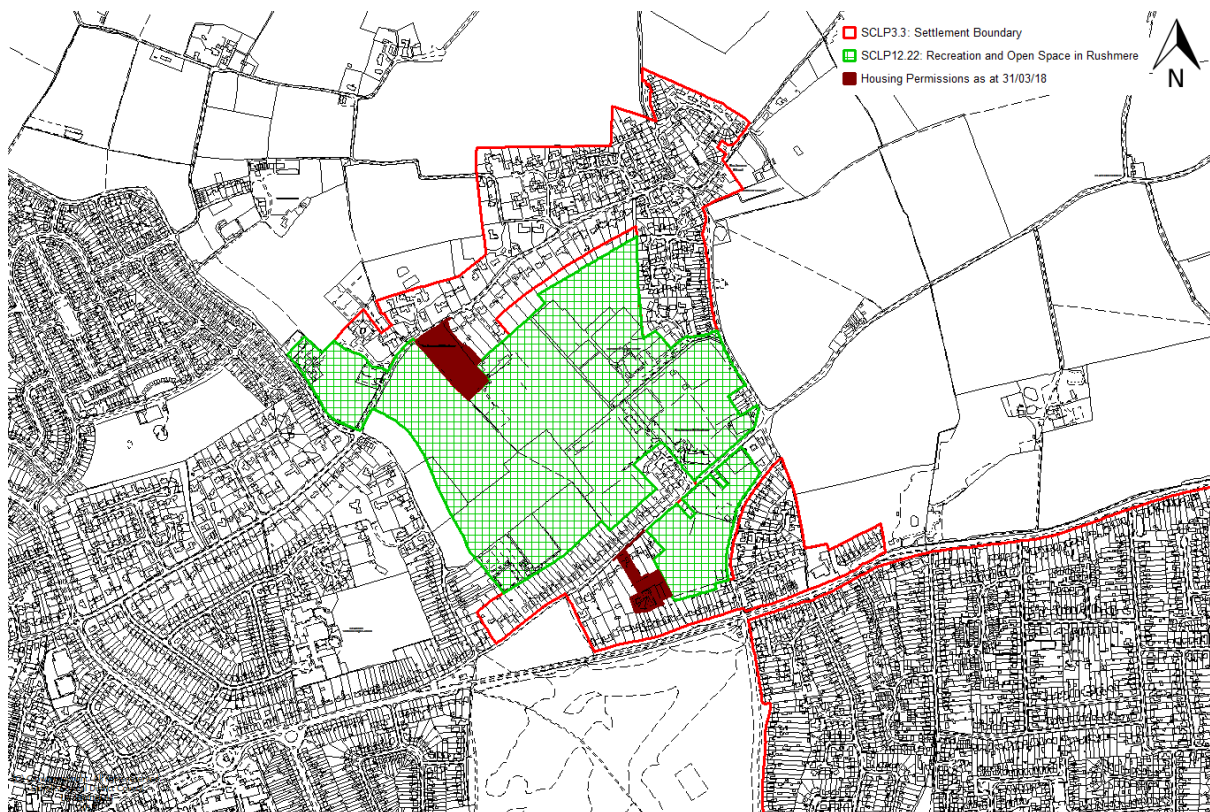
Policy SCLP12.21: Ransomes, Nacton Heath

30ha of land is identified at Ransomes, Nacton Heath as shown on the Policies Map for new employment provision for a mix of B1, B2 and B8 uses.

Development will be expected to accord with the following criteria:

- a) Minimising impact on landscape including the nationally designated Area of Outstanding Natural Beauty, including through the use of appropriate mitigation measures;
- b) Further investigation into any designated and non designated heritage assets required;
- c) Impact on the local and strategic highway network including provision for access to public transport, and access via foot and cycle, and provision of any mitigation measures required;
- d) Ensure an appropriate design, scale and massing of buildings for example through the introduction of a design code, and minimise impacts arising from lighting;
- e) Developers will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- f) Potential contamination of the site will need to be investigated and addressed where necessary;
- g) Integration of new uses with existing businesses within the site;
- h) An archaeological assessment will be required;
- i) A site wide surface water management strategy; and
- j) A site-specific Flood Risk Assessment.

Recreation and Open Space in Rushmere

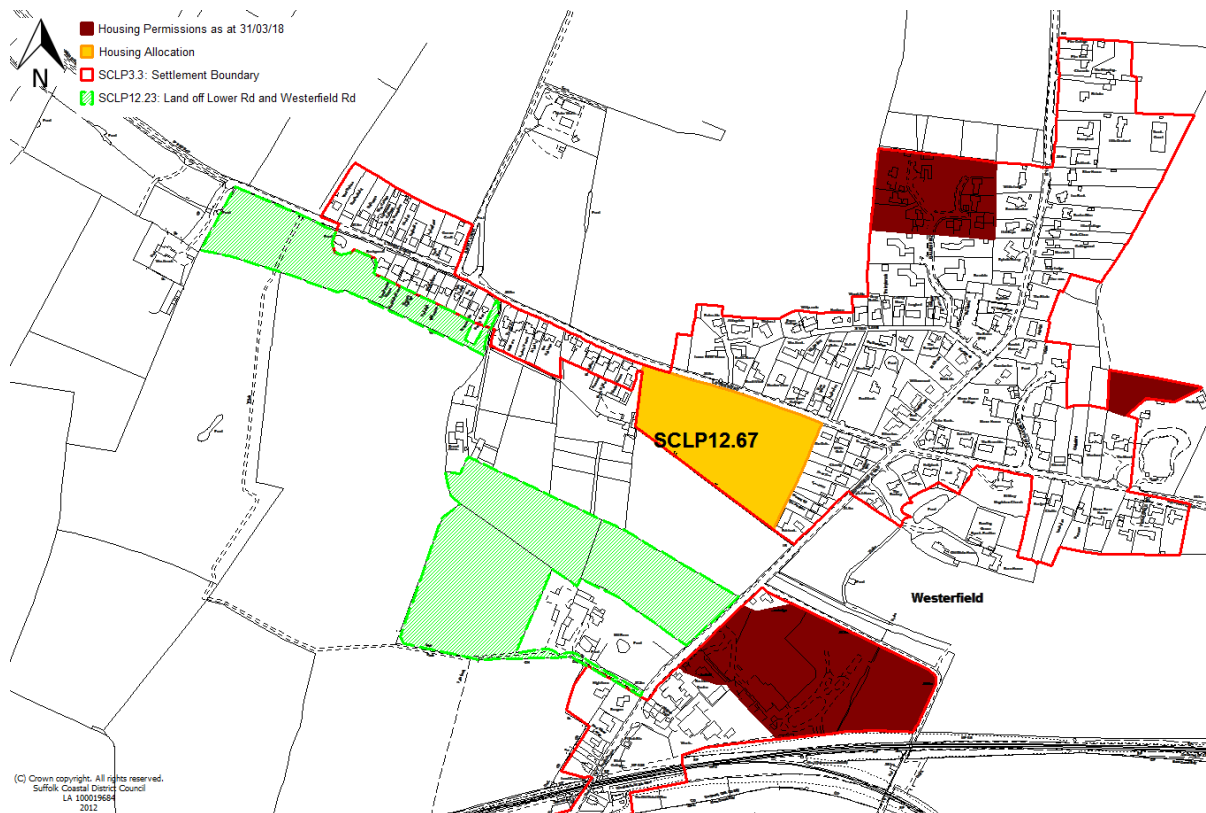


12.202 Within this part of the District, the pressure of settlement coalescence is seen most prominently. Some communities are separated from others by large areas of open space and countryside, whilst others blend into one another. Previous Local Plans sought to protect the open space between Ipswich and Rushmere Village through a specific policy and this is continued in this Local Plan. Land in this area is to be retained for sport and recreational uses primarily which also restricts inappropriate development in this location. Over the plan period, the provision of sport and recreational opportunities, both public and privately accessible, will be retained for the benefit of the community as well as reducing the coalescence of settlements.

Policy SCLP12.22: Recreation and Open Space in Rushmere

Land is identified near Rushmere Street as shown on the Policies Map to retain settlement separation and natural open spaces and support biodiversity and wildlife networks. Land between Ipswich and Rushmere village, in its undeveloped form, presents an important green space between communities whilst contributing to the recreational needs of the District and Ipswich Borough. Proposals will only be granted for sports ground or other associated recreational uses.

Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)



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

12.204 The Ipswich Garden Suburb is a significant urban extension to Ipswich which will provide up to 3,500 new homes, supported by new social, community and physical infrastructure provision. The provision of a country park is an important element of the Ipswich Garden Suburb required to mitigate the impact of new development from the Ipswich Garden Suburb and beyond the Ipswich Garden Suburb in both Ipswich Borough Council and Suffolk Coastal District areas on nearby sites designated as being of international importance for their nature conservation interest (e.g. Orwell and Deben estuaries European sites). Part of the land required for the provision of a country park, including a car park to serve the country park is located within Suffolk Coastal.

12.205 An outline planning application for the Henley Gate part of the Ipswich Garden Suburb, which includes the areas within Suffolk Coastal District, received a resolution to grant permission in April 2018 subject to the Section 106 agreement being drawn up.

12.206 Policy SCLP12.22 allocates two parcels of land for public open space as part of the new country park. This allocation will help maintain the separate identity of Westerfield from the new

development. The provision of the car park to serve the country park is expected to be provided within that parcel of land accessed via Westerfield Road.

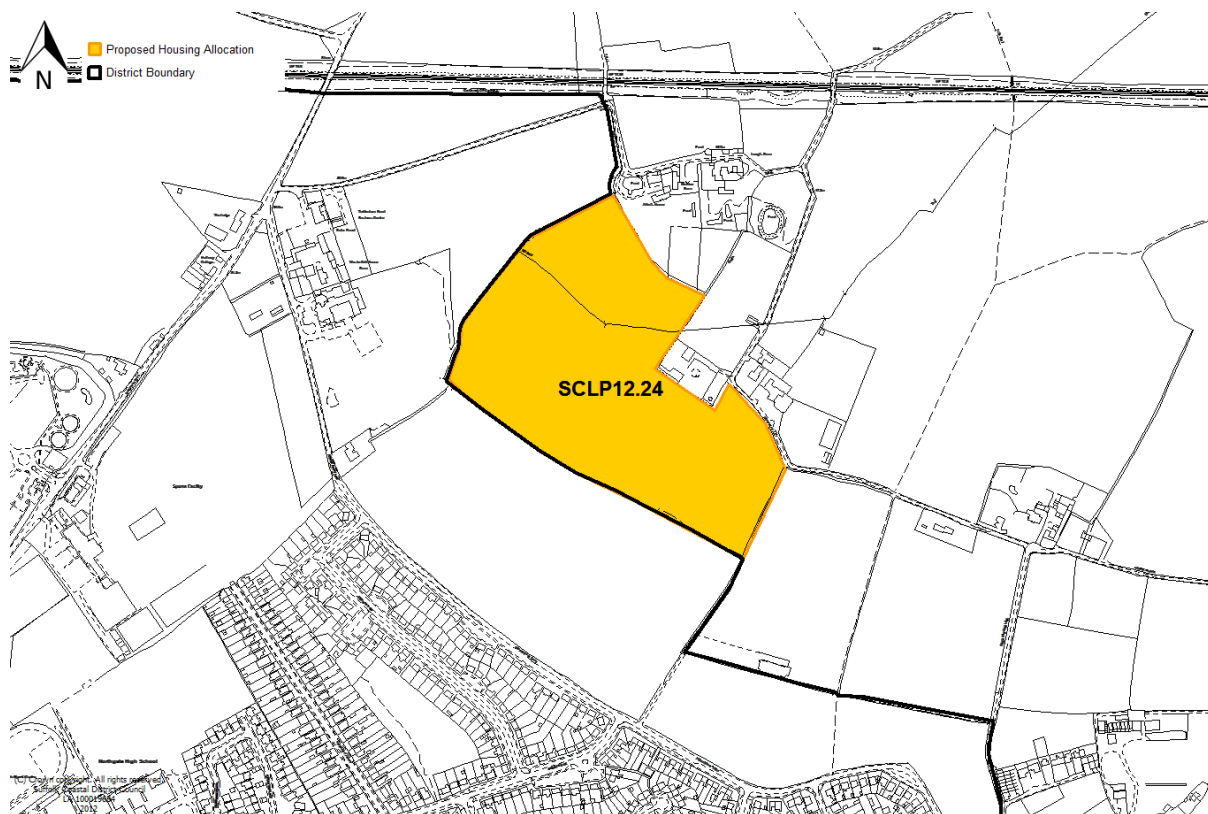
Policy SCLP12.23: Land off Lower Road and Westerfield Road (Ipswich Garden Suburb Country Park)

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

- a) Safeguard existing pedestrian and cycle access points and provide suitable links to the existing public rights of way network;
- b) Make provision for a car park to serve the country park within that parcel of land fronting Westerfield Road;
- c) Make suitable provision for any necessary maintenance tracks and access points; and
- d) Provide detailed boundary treatments and be required to demonstrate that the residential amenity of dwellings which abut the boundary of the country park and the public rights of way has been safeguarded.

Sensitive treatment will also need to be given to Mill Farm, which is a listed building, and its setting. An archaeological investigation may be required dependent on the nature of the groundworks involved.

Land at Humber Doucy Lane, Rushmere St Andrew



12.207 Suffolk Coastal District borders Ipswich Borough. The Ipswich Borough boundary is tightly drawn and to assist with enabling the housing need for Ipswich to be met within the Borough, land at Humber Doucy Lane within Suffolk Coastal District is identified as an allocation for housing development which would come forward as part of a masterplanned approach including land within Ipswich Borough. It would not be appropriate for the land in Suffolk Coastal District to come forward without the land in Ipswich Borough as access is required through the land in Ipswich Borough.

12.208 The site is within the parishes of Rushmere St Andrew and Tuddenham St Martin, however is geographically related to the edge of Ipswich rather than to the villages themselves.

12.209 The site is agricultural land and forms part of a wider, continuous, area of agricultural land which has been made available for development through the production of both the Ipswich Local Plan and the Suffolk Coastal Local Plan. The area of land in Ipswich Borough includes the land to the immediate south west of the site and the land to the immediate north west of the site.

12.210 To the north east of the site is a relatively enclosed area comprising a small number of dwellings within an area of mature trees. These are accessed via Tuddenham Lane which borders part of the north eastern boundary of the site.

12.211 The Settlement Sensitivity Assessment identifies opportunities in this area to soften the urban edge of Ipswich, and therefore development would be expected to provide significant landscaping

and open space in the north eastern part of the site which would also act to retain separation and the rural character of the area around Tuddenham Lane to the north. This could also help with the delivery of a 'green rim' around Ipswich, which is a well-established policy within the Ipswich Local Plan.

- 12.212 The site is identified to come forward post 2031 to enable the delivery of the Ipswich Garden Suburb to become well established and for infrastructure such as the primary school associated with the Ipswich Garden Suburb to be delivered.
- 12.213 The site is expected to be accessed via Humber Doucy Lane, as part of the masterplanned approach with the adjoining land in Ipswich Borough. Transport modelling indicates that there are capacity issues on the network close to the site. Due to the proximity and connectivity of the site to Ipswich, and to seek to mitigate any impacts on the surrounding road network, it is expected that a robust package of measures to promote sustainable transport would form part of any proposals.
- 12.214 The site lies in an area of archaeological potential. Cropmark sites of boundaries relating to historic landscape use are recorded to the east, as well as prehistoric artefact scatters. A scatter of medieval artefacts is recorded in the north western part of the site. However, this site has never been the subject of systematic archaeological investigations and previously unidentified remains may exist on the site which could be damaged or destroyed by development.
- 12.215 The site is located in a Source Protection Zone and treatment of surface water for pollutants prior to disposal is vital. This may require larger areas to be dedicated for SuDS than standard. The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.
- 12.216 Rushmere Hall Primary School is operating close to capacity and is forecast to exceed capacity. Consideration will therefore need to be given to the provision of primary school spaces which may include a contribution towards the provision of additional spaces at the Ipswich Garden Suburb. Northgate High School is expected to exceed capacity, with new provision due to be made at Ipswich Garden Suburb. Between them, these schools should be able to make provision for these pupils, although a contribution would be required through the Community Infrastructure Levy towards additional spaces.
- 12.217 Early years provision is forecast to be over capacity within the Fynn Valley Ward. The development of this site would therefore be required to provide 0.1ha of land for a new early years setting, and this could be either within Ipswich Borough or Suffolk Coastal. Contributions will also be sought through the Community Infrastructure Levy to provide additional spaces in Witnesham.
- 12.218 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that a contribution will be required through the Community Infrastructure Levy towards enhancements at Two Rivers Medical Centre, as detailed in the Infrastructure Delivery Framework.

- 12.219 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution through the Community Infrastructure Levy will be required towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.220 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution would be made through the Community Infrastructure Levy as set out in the Infrastructure Delivery Framework.

Policy SCLP12.24 Land at Humber Doucy Lane

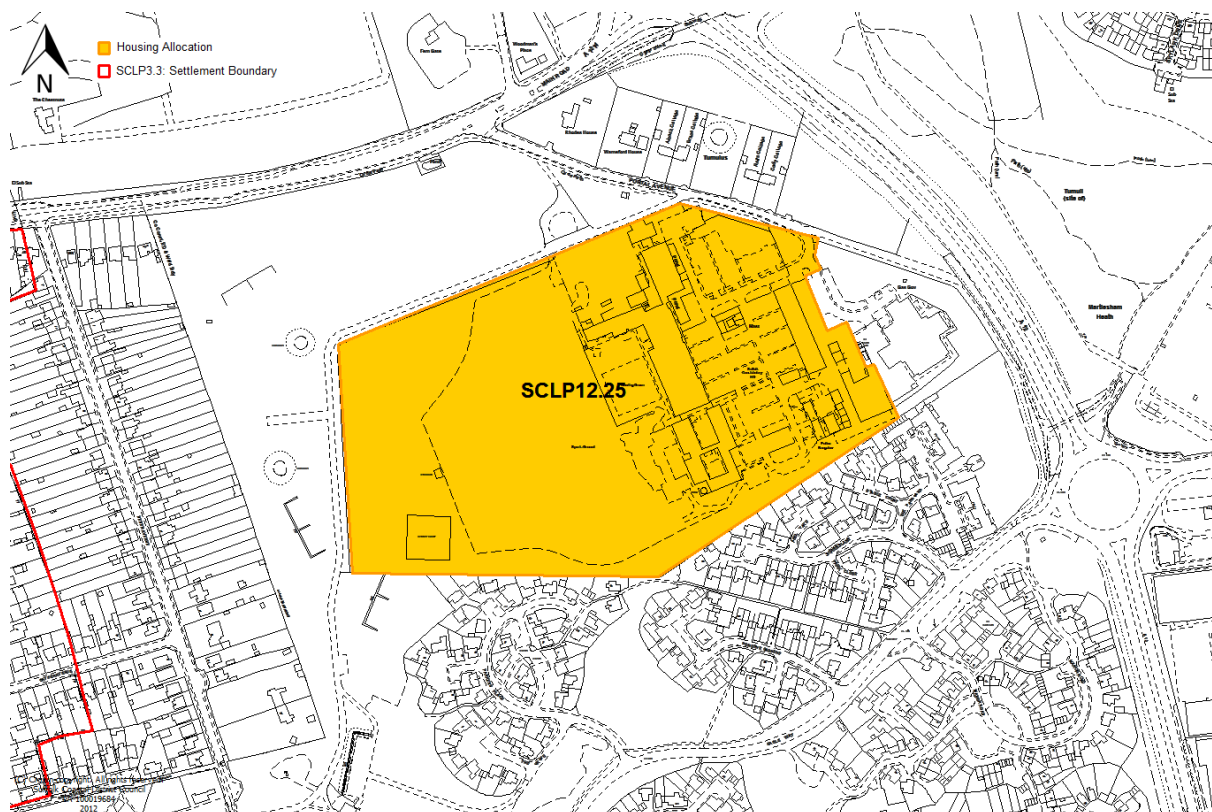
9.9ha of land to the east of Humber Doucy Lane is identified to come forward for the development of approximately 150 dwellings post 2031. Development will come forward as part of a master planned approach with land in Ipswich Borough.

Development will be expected to comply with the following criteria:

- a) Delivery of a high quality design incorporating a mix of housing types, including affordable housing on-site;
- b) A site-specific Flood Risk Assessment will be required;
- c) Provision of 0.1ha of land for an early years setting if needed within the part of the site in Suffolk Coastal;
- d) Contribution to the creation of a 'green rim' around Ipswich and provision of on-site open space;
- e) Provision of a soft edge to the urban area through the provision of significant landscaping;
- f) Promotion of the use of sustainable modes of transport; and
- g) An archaeological assessment will be required.

Development will be accessed via Humber Doucy Lane. A Transport Assessment will be required to identify any necessary improvements to highways and junctions on Humber Doucy Lane and Tuddenham Road.

Suffolk Police Headquarters, Portal Avenue, Martlesham Heath



12.221 Martlesham Heath (2011 pop. 5,478⁷) forms part of the East of Ipswich Major Centre, and represents an area of largely 1970s and 1980s development to the east of Kesgrave. Martlesham is in a strong market area for professional and business services⁸. Connected by an extensive network of public open spaces and cycle routes the area is a convenient location with good to access to services. Access to other parts of the District and surrounding area is possible through a variety of transport opportunities including cycle routes and bus services.

12.222 The Suffolk Police Headquarters site is situated on the northern edge of Martlesham Heath has with vehicle access onto the A1214 via Portal Avenue. Suffolk Constabulary have indicated that they intend to vacate the site during the plan period. The existing buildings on the site are becoming dated and are unlikely to provide the high quality office space which would meet modern day needs. This provides an opportunity to plan positively to deliver dwellings and community uses on a brownfield site. The site is well connected to the Martlesham Heath District Centre by existing walking and cycling infrastructure that could be enhanced through redevelopment of the site.

⁷ Note, this figure relates to the Parish of Martlesham

⁸ Ipswich Economic Area Sector Needs Assessment

- 12.223 Martlesham Heath is designed in the form of a series of 'hamlets' interspersed with heathland areas. This site sits to the north of this main area of Martlesham Heath, and is accessed by vehicles from the A1214 to the north rather than via Eagle Way. Redevelopment of the site should seek to maintain the character of distinct areas within Martlesham Heath, through the retention of open space and enhancement of boundary treatment between this site and the residential areas to the south and by adopting its own distinctive design and character.
- 12.224 Martlesham Neighbourhood Plan was 'made' in July 2018. Policy MAR5 identifies a need for bungalows, flats and sheltered accommodation in Martlesham Heath. It is considered that this site lends itself to providing flatted development and small, high density units, due to its physical separation from the lower density parts of the village.
- 12.225 In the west of the site there are currently sports pitches. The existing sports facilities on the site provide an opportunity to increase provision of such facilities for all age groups by exploring arrangements to make them available for community use, as supported in Policy SCLP12.17. Martlesham Neighbourhood Plan supports measures to address the lack of sports facilities for all ages and the underuse of the Police Headquarters sports facilities. The Martlesham Neighbourhood Plan identifies a need for additional sports provision in the village and therefore it is expected that provision of sports facilities for use by the community should be provided as part of the proposals.
- 12.226 The heavily wooded boundaries to the north and west of the site act as an important contextual feature, as well as providing a high quality biodiversity habitat, and will be retained. These areas would provide an attractive area of informal open space and should be retained as such. Alongside this, provision of open space on site should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Opportunities for all ages of the population to be active should be provided.
- 12.227 This site affects an area of extremely high archaeological significance and potential, on the former Martlesham Heath in the area of a series of at least eight Bronze-Age/prehistoric barrows which are either extant monuments or cropmarks. One of these, a cropmark, lies on the site itself. Anglo-Saxon round barrows are recorded to the east and Prehistoric and Roman finds are also recorded in the vicinity. There is particular potential for archaeological remains of the barrow and associated burials to survive on the site, along with prehistoric and Anglo-Saxon satellite burials and activity. The site is also within the extent of Martlesham airfield. This site has never been the subject of systematic archaeological investigations and previously unidentified remains may exist on the site which could be damaged or destroyed by development. The impact of past land use is not known. Martlesham Neighbourhood Plan Policy Mar11 details the desire for the provision of allotments and community growing spaces. The location of the site in close proximity to existing residential areas of Martlesham Heath hamlets to the south and Kesgrave residents to the west lends itself as a location for the provision of allotments and community growing spaces. The provision of allotments is considered to be particularly appropriate in the context of higher density residential development.

- 12.228 The site presents an opportunity to provide outdoor spaces, exercise trails, community facilities and shared work / meeting space. The natural woodland surroundings, sports facilities and location in relation to networks of green infrastructure present an opportunity to provide community facilities such as allotments and sports pitches which would benefit the wider community. Permeability throughout the site and linking into the existing public rights of way network is strongly encouraged, with particular regard to pedestrian and cycle accessibility.
- 12.229 The design and layout of the development will need to have regard to the amenity of residents alongside any continued use of surrounding areas of land for police functions.
- 12.230 A Transport Assessment will be required to determine any mitigation measures including in relation to the junction of the site with the A1214.
- 12.231 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.
- 12.232 Martlesham Primary Academy and Gorseland Primary School are forecast to be over capacity during the first five years of the plan period and additional school spaces will be required as detailed in the Infrastructure Delivery Framework and a contribution will be required towards increasing primary school provision. Kesgrave High School is currently operating overcapacity with no immediate opportunities for expansion and a contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes. The focus within the policy on smaller and flatted development is expected to result in a lower demand for school spaces from this development.
- 12.233 Current forecasts show that there is sufficient early years capacity within Martlesham ward to provide the proposed development. However, due to the scale of the development it will be necessary to consider the position at the point at which a planning application is made, and if necessary provision of 0.1ha of land on the site will need to be made available for a new early years setting.
- 12.234 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Martlesham Surgery to meet the needs arising from new development. A contribution through the Community Infrastructure Levy will be required towards provision at Martlesham and Birches Medical Centre, as detailed in the Infrastructure Delivery Framework.
- 12.235 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution through the Community Infrastructure Levy will be required towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

12.236 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution would be made through the Community Infrastructure Levy as set out in the Infrastructure Delivery Framework.

Policy SCLP12.25 Suffolk Police HQ, Portal Avenue, Martlesham

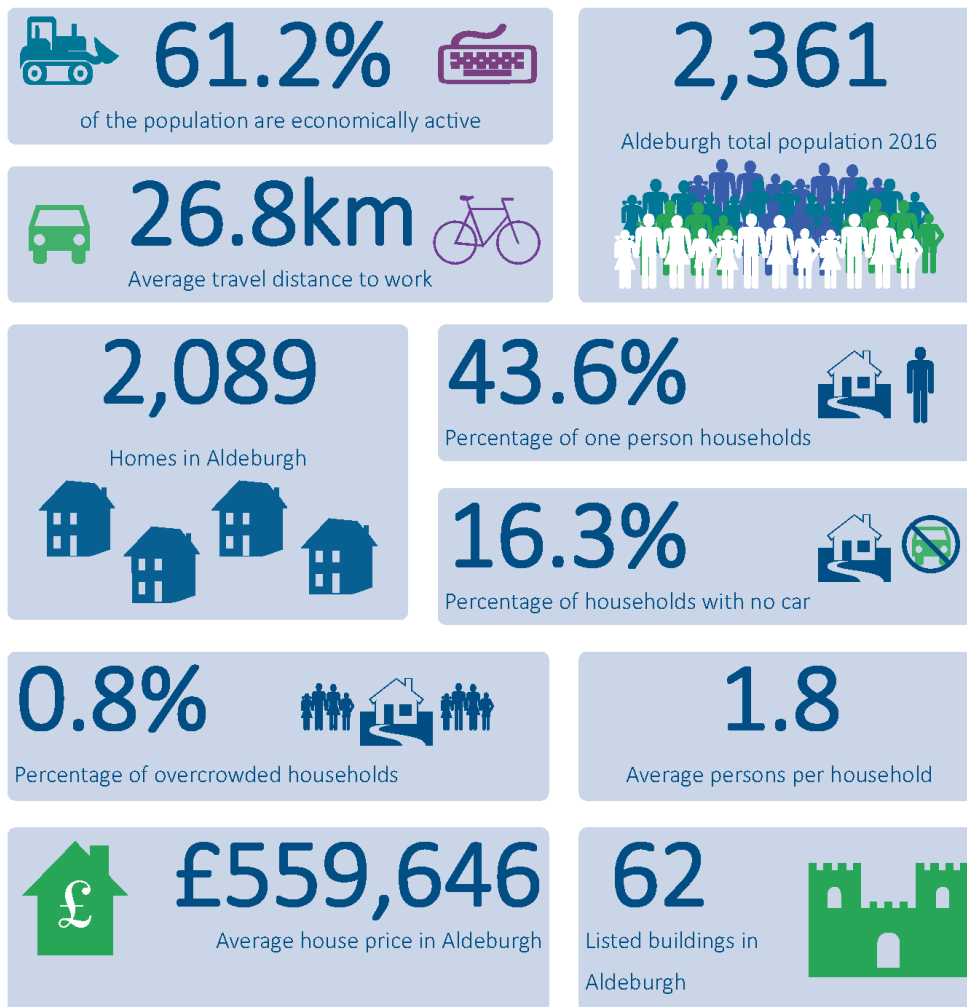
10.7ha of land at the Suffolk Police Headquarters Site is allocated for the development of approximately 300 dwellings. Development will be expected to comply with the following criteria:

- a) Delivery of a contemporary, high quality, high density residential scheme incorporating flats and smaller dwellings;
- b) Delivery of a distinctive scheme in the wider context of the Martlesham Heath hamlets and the important gaps between them;
- c) Provision of affordable housing on-site;
- d) If needed at the time of a planning application, 0.1ha of land on the site should be reserved for a new pre-school setting;
- e) An archaeological assessment is required;
- f) A site-specific Flood Risk Assessment is required;
- g) The mature woodland areas should be retained and be accessible;
- h)** Provision of open space providing opportunities for all ages;
- i) Provision of allotments which are accessible to residents and the wider community;
- j) Provision of sports facilities with opportunities for community use;
- k) Significantly enhance permeability through the site and linking into adjacent pedestrian and cycle routes; and
- l) Provision of an ancillary area of internal communal space supporting social interaction and provision of workspace.

Market Towns

Strategy for Aldeburgh

Key Statistics for Aldeburgh



12.237 Aldeburgh is a small coastal town and resort (2011 pop. 2,466) which is an extremely popular destination for tourists and visitors, which poses significant challenges in the peak periods and places increased pressure on the range of services and facilities in the town. The town of Aldeburgh is within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, surrounded by a natural landscape. The exceptional natural, built and historic environment is important to the town's prosperity.

12.238 As a centre, the town provides a range of services and facilities which meet the needs of local residents as well as tourists. Aldeburgh has become a prominent location for cultural events and

activities related to arts, music and food which has made the area a popular location and the Local Plan seeks to support such activities.

- 12.239 A high proportion of dwellings in the town are second homes or holiday homes which mean there can be significant seasonal variations in population numbers. The high number of second homes, high house prices and lack of employment opportunities make it difficult to retain and attract young people to the town. As a result, the resident population is declining and the population profile of the town is ageing.
- 12.240 Many of the shops and facilities are targeted at the tourism industry rather than the local population and there is a continuing need to ensure that this difference is rebalanced to ensure all year round services and facilities are viable.
- 12.241 Although categorised as a Market Town in the Settlement Hierarchy, Aldeburgh lacks some facilities of other Market Towns, namely secondary school provision and leisure facilities. The town also provides limited employment opportunities outside of the retail, tourist and service sectors.
- 12.242 In peak tourist periods, the town is very popular with tourists and visitors, placing greater pressure on existing facilities and infrastructure such as roads and car parking. There are also pressures around maintaining a balance of town centre shops and services that meet the needs of the local community, nearby rural areas and tourists. At the same time, these visitors bring great economic benefit to the District.
- 12.243 Aldeburgh is physically constrained by issues of coastal erosion and flood risk and surrounded by high quality landscapes and sites of ecological value, which means that limited opportunities are available for future development. Therefore no additional specific allocations are identified, for uses such as housing or employment, although the allocation at land to the rear of Rose Hillis will be carried forward from the Site Allocations and Area Specific Policies Development Plan Document. Within the Settlement Boundary there are likely to be opportunities over the plan period for redevelopment of previously developed land and buildings.
- 12.244 Where opportunities for development of previously developed land or infill come forward these will be required to provide residential accommodation that meets the needs of the local population, including affordable housing for young people and to address the ageing population. Aldeburgh has a more acutely locally ageing population than other towns in the District and this requires a more targeted range of facilities to meet these local needs. Over the plan period, the Council will work with service providers to ensure that appropriate infrastructure is delivered.
- 12.245 Aldeburgh has a special and particularly distinctive built character and the Garrett Era Area which was built in the mid 19th century is unique. Large houses in equally large grounds, well planted with trees, occupy a prominent position close to the town centre. Much of the character of this area is afforded by trees and the spaces they occupy, rather than the buildings as these are well hidden by the nature of the area. Due to the limited land available in Aldeburgh, this area may

come under pressure from potential sub-division which would impact the character of this area over the plan period.

- 12.246 Over the plan period it is fundamental that the vibrancy of the town is retained and opportunities are brought forward to improve the quality of life of the local community. Encouraging economic opportunities along with the appropriate infrastructure and residential development will enable the community of Aldeburgh to be maintained and enhanced.

Policy SCLP12.26: Strategy for Aldeburgh

The strategy for Aldeburgh is set within the physical and natural constraints of the town and the need to retain a balanced and cohesive community.

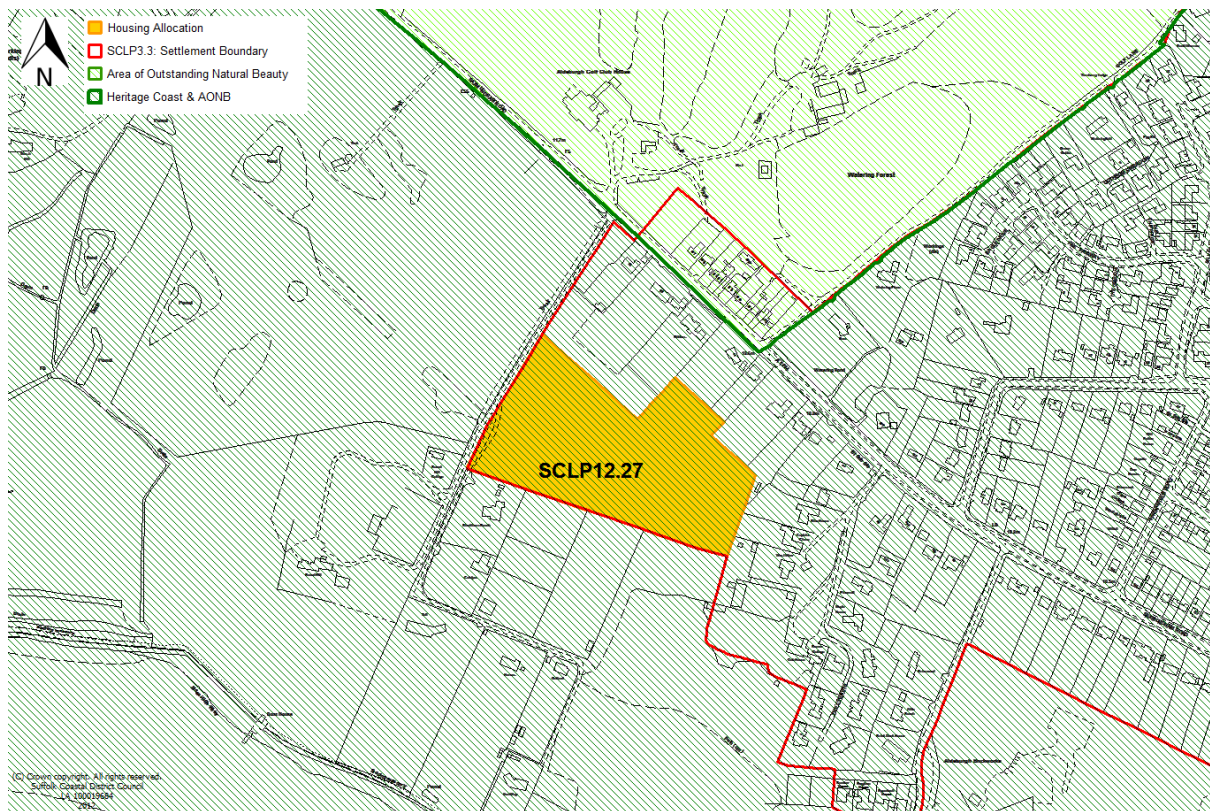
The strategy will seek to ensure that:

- a) The historic character of the town is retained, protected and enhanced;
- b) Services and facilities support the local residents and those in surrounding rural communities;
- c) New residential development is targeted at meeting the needs of the local community through provision to meet the needs of the ageing population and enabling local residents to stay within the area;
- d) The sensitive environment surrounding the town is not detrimentally impacted;
- e) Its role as a tourist centre and resort, offering a range of accommodation is maintained; and
- f) The flood risk is minimised and coastal defences are effectively managed.

The Garret Era Area defined on the Policies Map has a unique and distinctive townscape character which is important to retain. Proposals to substantially enlarge existing properties or sub-divide existing plots will not be supported where they would:

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

Land to the rear of Rose Hill, Saxmundham Road, Aldeburgh



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.247 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 the site owner. Land to the west of the track is in the ownership of the Aldeburgh Golf Club who may be willing to facilitate that widening subject to agreement of appropriate terms. Furthermore improvements to this junction would also meet with their aspirations to provide a safer junction at this point. The access track forms the western boundary beyond which is open countryside.

12.248 To maintain the low density character of development in this part of Aldeburgh, to limit its visual impact further, and to help provide a wider mix of accommodation within the town, the site is promoted for a care home development with some (approximately 10) open market houses within the 'grounds'. Development would be restricted to a maximum of two storeys. Care would need to be taken with the overall design and landscaping to ensure that any new development did not appear as a large block out of keeping with nearby development, when viewed from the estuary.

- 12.249 The presence of bats has been recorded nearby. Further information on the extent of bat activity will need to be obtained from relevant experts and may require the incorporation of bat friendly features within the design of the new buildings.
- 12.250 Natural England have also confirmed that, given the location of the site is within 300m of the Alde and Ore Estuary, a Habitats Regulation Assessment will be required at the planning application stage.
- 12.251 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.
- 12.252 Suffolk County Council have noted that this site is located within a Source Protection Zone which makes treatment of surface water for pollutants prior to disposal vital. Therefore, a larger area of the site than would normally be required may need to be dedicated to SuDS. The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.
- 12.253 Early years provision in Aldeburgh ward is forecast to be over capacity and this development will be required to contribute through the Community Infrastructure Levy, towards the expansion of existing settings as detailed in the Infrastructure Delivery Framework.
- 12.254 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.225 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Aldeburgh library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution will be required through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Policy SCLP12.27: Land rear of Rose Hill, Saxmundham Road, Aldeburgh

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

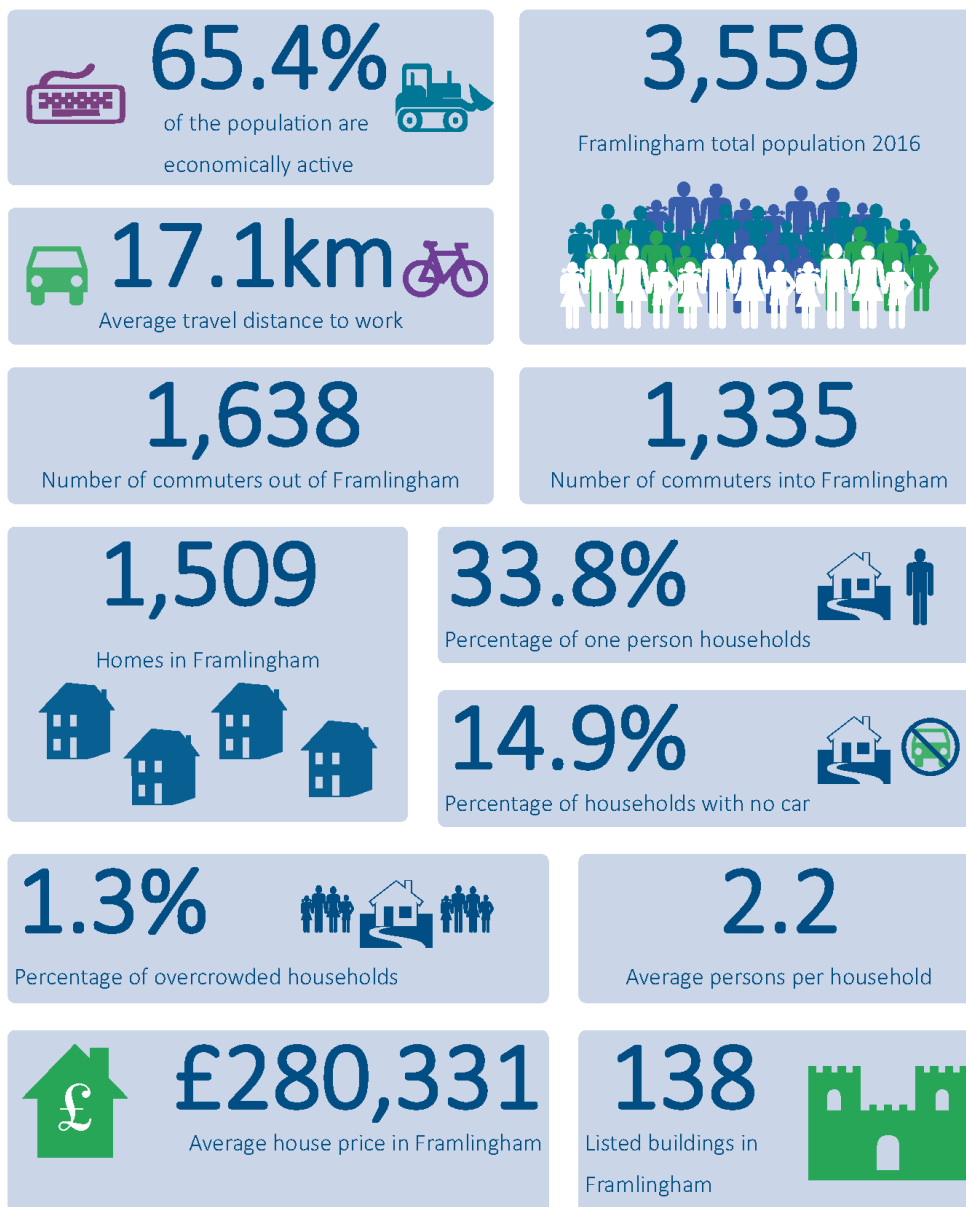
Applications for development of this site will need to be subject to a Habitat Regulations Assessment screening. Any development which would result in significant adverse effects upon the nearby European site, which could not be appropriately mitigated, will not be permitted.

Development will be expected to accord with the following criteria:

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

Strategy for Framlingham

Key Statistics for Framlingham



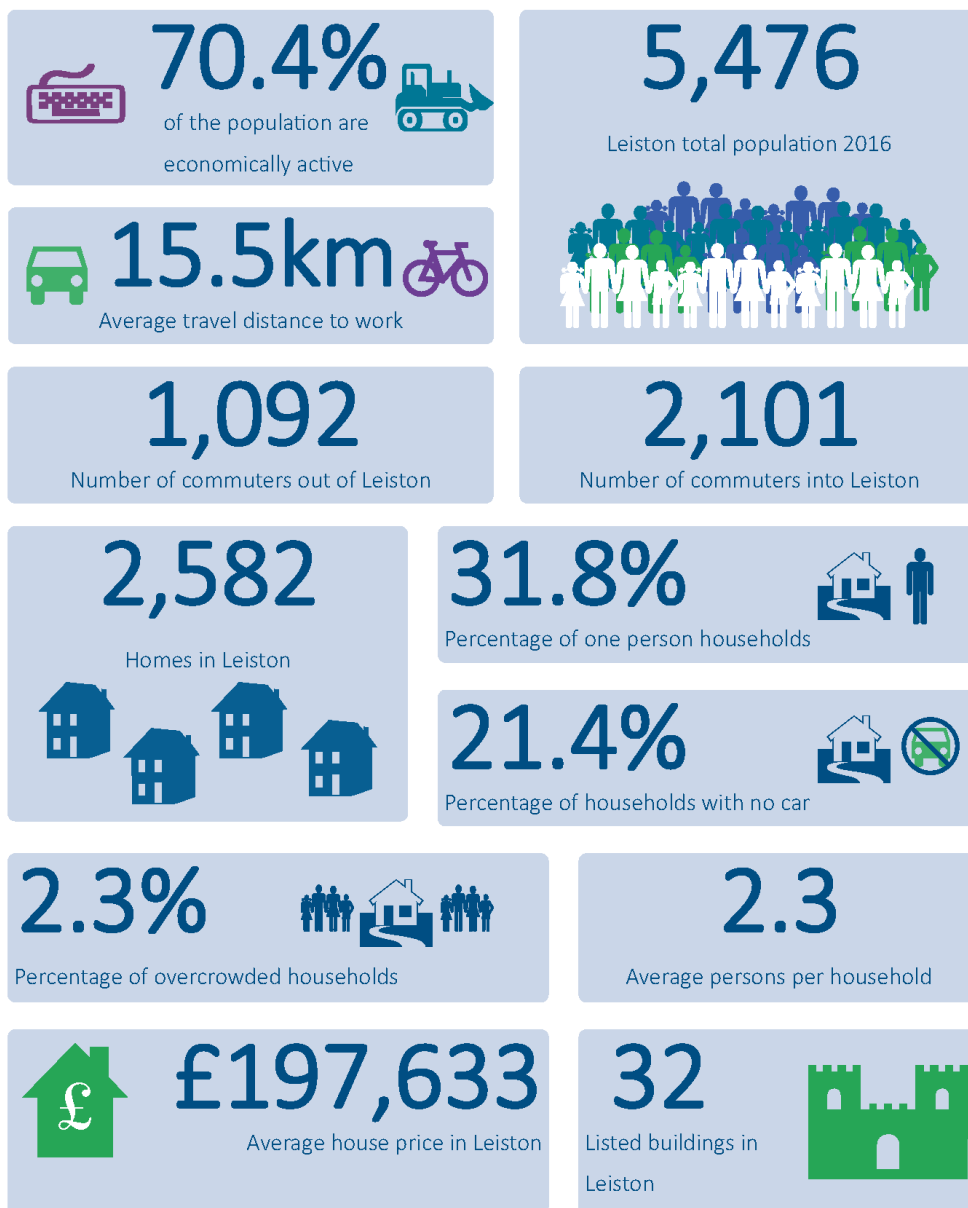
12.226 In March 2017, the Framlingham Neighbourhood Plan was 'made' as part of the Suffolk Coastal Development Plan. The Neighbourhood Plan sets out a vision and strategy for Framlingham (2011 pop. 3,342) which the District Council strongly supports. The Neighbourhood Plan allocates sites for a variety of uses including residential, community, employment, cemetery and pedestrian walkway routes which will guide the future development in Framlingham until 2031. All of these allocations are shown on the Policies Map.

- 12.227 It is important for this Local Plan to ensure that the principles within the Neighbourhood Plan and the vision are retained up to 2036 to facilitate a review of the Neighbourhood Plan when the local community considers it necessary.
- 12.228 As well as the Neighbourhood Plan identifying sites for residential use, Framlingham has also seen significant levels of development coming forward through the planning application process. It is therefore not considered necessary for this Local Plan to allocate further development in the town. However, a key part of the relationship between the Local Plan and Neighbourhood Plans is to provide direction on housing requirements. Growth in Framlingham to 2031 is already planned for, so it is not anticipated that any future growth will come forward until post 2031.
- 12.229 By 2036, Framlingham will have continued to be a vibrant, distinctive and prosperous parish with a thriving market town at its heart. The town will have evolved and expanded whilst retaining its unique and distinctive character and providing an outstanding quality of life for current and future generations of local residents and visitors, as well as the inhabitants of the surrounding villages it serves.
- 12.230 Framlingham is a key market town which serves the needs of its own residents and visitors as well as those of neighbouring communities. It is also a key employment centre with a range of services, facilities and opportunities as well as Primary, Secondary and Independent education. Although well served by a range of services and facilities consultation responses have highlighted that a significant increase in infrastructure is required to ensure that the town continues to thrive.
- 12.231 In recent years, Framlingham has seen significant residential development allowed through appeals which has resulted in sites coming forward outside of the plan led approach. The individual sites have collectively had a detrimental impact on the provision of infrastructure in the town which has not been able to keep pace with current demands.
- 12.232 The Framlingham Neighbourhood Plan identifies need for additional education provision (including Early Years), expansion of medical facilities, adequate and accessible community and leisure space as well as the need for a large community centre. Over the Local Plan period, the Council will support improvements and enhancements to infrastructure which are proposed through a review to the Neighbourhood Plan or planning applications on appropriate sites. In November 2017, the Council committed to spend funds generated through the Community Infrastructure Levy Charging Schedule on an extension to the Framlingham Medical Practice.
- 12.233 The historic environment comprising Framlingham Castle, the Mere and many Listed Buildings attract many tourists and provide a unique area to visit and experience. The historic environment also acts as a constraint in respect of vehicular movements around the town. The existing road network and car parking opportunities are becoming increasingly under pressure as a result of the increased traffic generated by the recent developments. Over the plan period, actions to mitigate the impact of vehicular movements on the environment will be supported in principal subject to the satisfaction of Suffolk County Council as highways authority.

- 12.234 The Framlingham Neighbourhood Plan identifies allocations in the town to come forward over the period to 2031. As a Market Town, it is appropriate that some additional growth is identified to come forward in Framlingham during the latter part of the Local Plan period. The Local Plan therefore identifies a figure of 100 dwellings, to come forward towards the later stages of the plan period above that which is already allocated in the Framlingham Neighbourhood Plan or with planning permission. As outlined in the Spatial Distribution of Housing, this equates to approximately 4% of growth (over the plan period 2018-2036 – see Table 3.5).
- 12.235 The Neighbourhood Planning Regulations require Neighbourhood Plans to be kept under review and in conformity with the Local Plan. In the short to medium term the policies within this Local Plan will not require a review of the Neighbourhood Plan but in the longer term this may be required to identify sites to meet the housing requirement outlined in the Spatial Distribution of Housing for the later stages of the plan period.

Strategy for Leiston

Key Statistics for Leiston

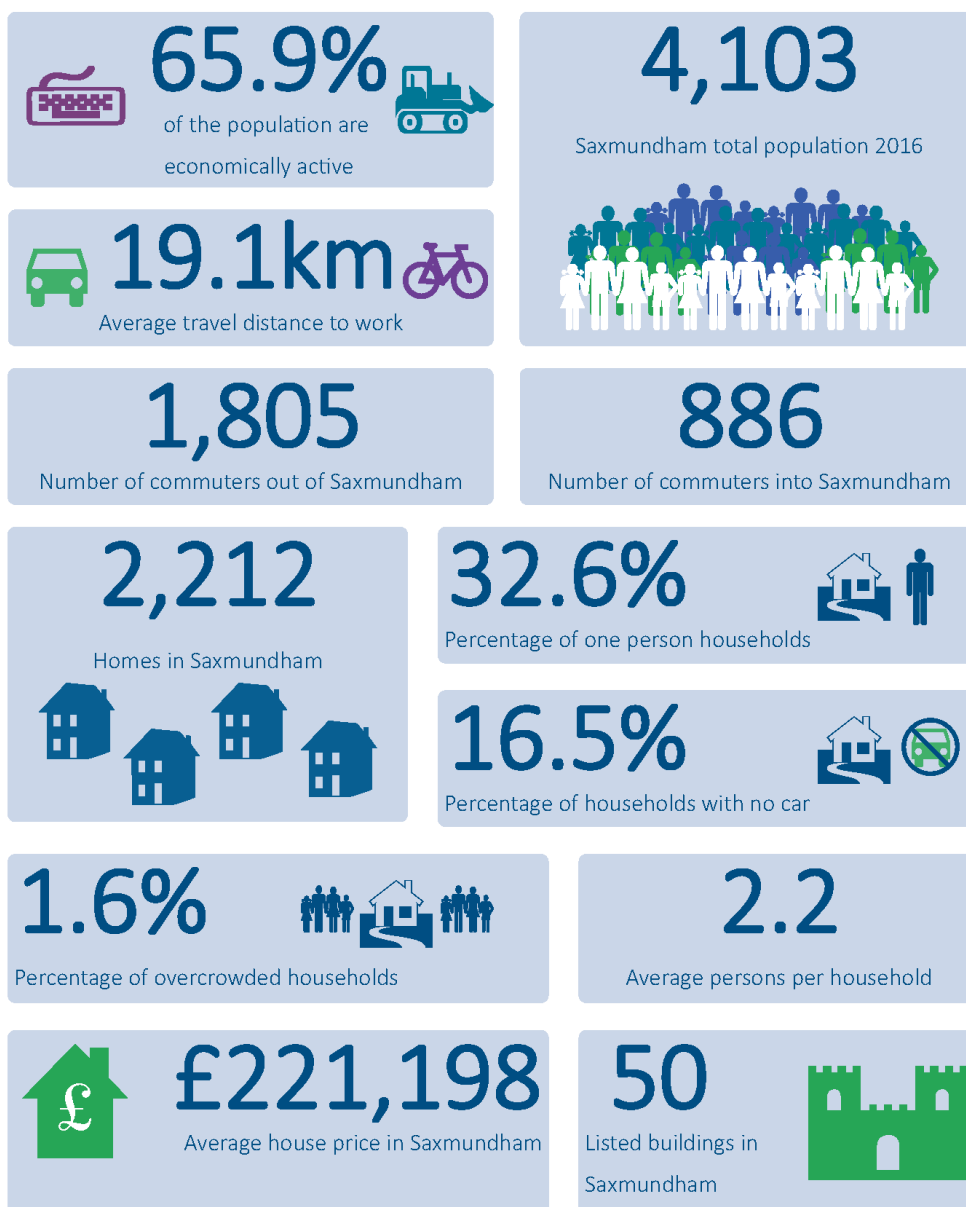


- 12.236 In March 2017, the Leiston Neighbourhood Plan was ‘made’ as part of the Suffolk Coastal Development Plan. The Neighbourhood Plan sets out a vision and strategy for Leiston (2011 pop. 5,508) which the District Council strongly supports. The Neighbourhood Plan allocates sites for a variety of uses including residential, employment, car parking and tourism which will guide the future development in Leiston until 2029. All of these allocations are shown on the Policies Map.
- 12.237 It is important for this Local Plan to ensure that the principles within the Neighbourhood Plan and the vision are retained up to 2036 to facilitate a review of the Neighbourhood Plan when the local community considers it necessary.

- 12.238 Given the significant level of development being brought forward in Leiston through the Neighbourhood Plan and planning applications, it is not considered necessary for this Local Plan to allocate further development in the town. However, a key part of the relationship between the Local Plan and Neighbourhood Plans is to provide direction on housing requirements. Growth in Leiston to 2029 is already planned for, so it is not anticipated that any future growth will come forward until post 2029.
- 12.239 By 2036, Leiston will have continued to thrive as a community that recognises and embraces its industrial heritage whilst serving its residents and surrounding communities. Sizewell nuclear power station has an influence on Leiston and over the plan period nationally significant decisions made in respect of Sizewell C will have impacts locally which the Neighbourhood Plan (or Local Plan) will seek to mitigate in future revisions. This may include planning policies in respect of local housing needs, the private rented sector and houses of multiple occupation (HMO).
- 12.240 Decisions made in respect of Major Energy Infrastructure proposals will be informed by Local Plan Policy SCLP3.5 and it is anticipated that these will have a significant impact on the community of Leiston. It is imperative that the Council and the local community work in partnership to ensure that any impacts of these projects are mitigated to the benefit of Leiston and also the wider natural environment.
- 12.241 Leiston is located within the setting of the Suffolk Coast & Heaths AONB. It is an area which makes a significant contribution to the District's economy and provides a variety of employment opportunities. To support these employment opportunities and activities the Local Plan requires a sufficient mix of community facilities, services and residential development over the plan period as outlined in the Leiston Neighbourhood Plan.
- 12.242 The Leiston Neighbourhood Plan identifies allocations in the town to come forward over the period to 2029. As a Market Town, it is appropriate that some additional growth is identified to come forward in Leiston during the latter part of the Local Plan period. The Local Plan therefore identifies a figure of 100 dwellings, to come forward towards the later stages of the plan period above that which is already allocated in the Leiston Neighbourhood Plan or with planning permission. As outlined in the Spatial Distribution of Housing, this equates to 5% of growth (over the plan period 2018-2036 – see Table 3.5).
- 12.243 The Neighbourhood Planning Regulations require Neighbourhood Plans to be kept under review and in conformity with the Local Plan. In the short to medium term the policies within this Local Plan will not require a review of the Neighbourhood Plan but in the longer term this may be required to identify sites to meet the housing requirement outlined in the Spatial Distribution of Housing for the later stages of the plan period.

Strategy for Saxmundham

Key Statistics for Saxmundham



12.244 Saxmundham is an historic market town on the banks of the River Fromus (2011 pop. 3,644). It is bound by the A12 to the west which provides road access to the rest of the District. The town has good rail access on the East Suffolk rail line which provides passenger services to Ipswich and Lowestoft.

12.245 The town functions as an important centre for the community of Saxmundham as well as nearby rural communities. In recent years Saxmundham has seen residential development, as well as supermarket developments, which have changed the focus of the town centre away from the High

Street. Saxmundham is a town which is well placed geographically in relation to transport routes and other settlements to take advantage of town centre redevelopment opportunities to enhance the vibrancy and visitor appeal of the market town as outlined in the Suffolk Coastal Retail and Commercial Leisure Study.

12.246 The amount of employment in Saxmundham is limited with net out commuting for employment. A range of employment sites and economic opportunities exist in close proximity to Saxmundham but a significant proportion of residents travel for employment to locations such as Ipswich, Martlesham and Lowestoft.

12.247 Saxmundham Town Council has committed to undertake a Neighbourhood Plan to guide the future of their community. The Neighbourhood Plan Area was designated in August 2017 and in accordance with the Neighbourhood Planning Regulations will be required to broadly accord with the policies in the Local Plan. The Council will continue to engage and support the work being undertaken on the Saxmundham Neighbourhood Plan as the Local Plan evolves.

Policy SCLP12.28: Strategy for Saxmundham

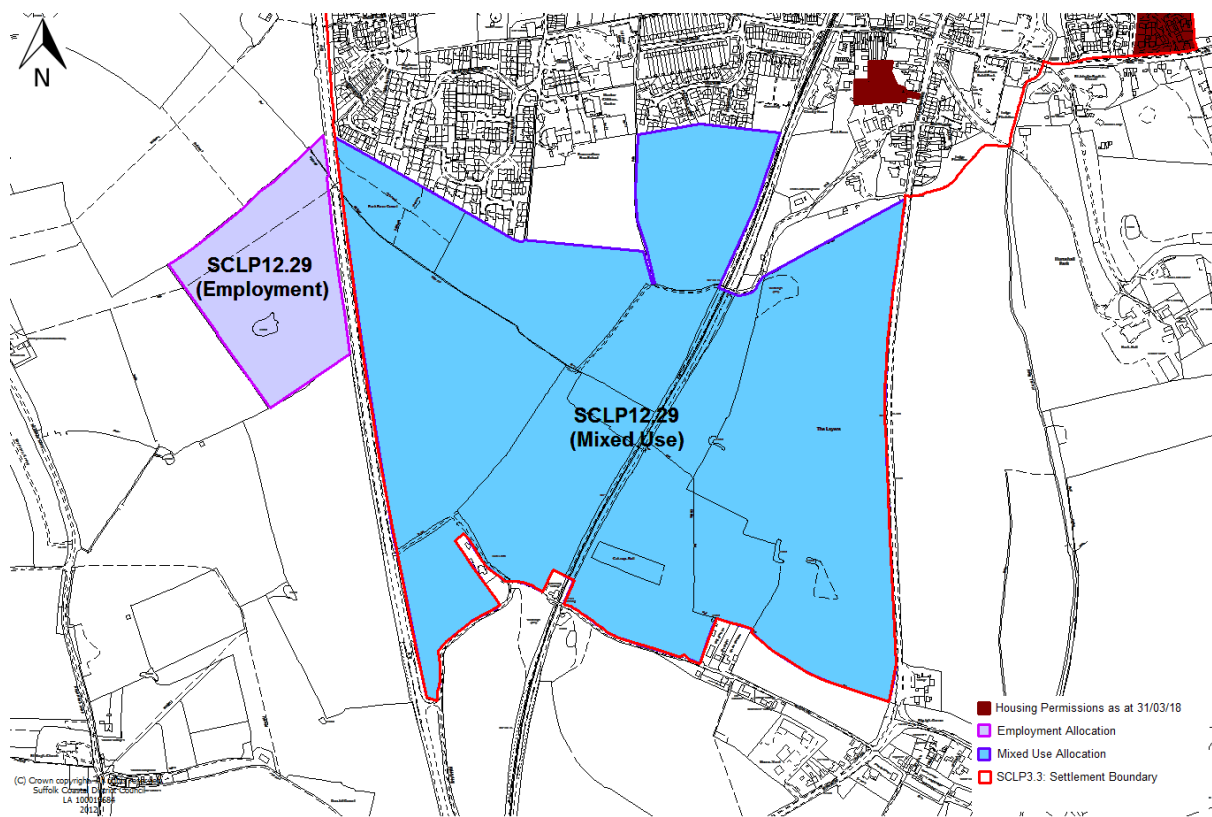
Saxmundham will be enhanced as a market town, employment and service centre, serving a key role in meeting the needs of its residents, surrounding rural communities and visitors, recognising the opportunities related to the connections offered by the rail and A12 transport corridors.

The strategy for Saxmundham is to:

- a) Enhance the vitality and vibrancy of the town centre, including through protecting and enhancing the historic core of the town and the railway station;
- b) Utilise opportunities related to the presence of the railway and the proximity to the A12;
- c) Diversify and expand employment opportunities;
- d) Enhance pedestrian and cycle connectivity around and beyond the town, particularly to the town centre and the railway station;
- e) Promote quality of life including through enhancements to networks of green infrastructure; and
- f) Increase the provision of housing and affordable housing, and providing greater choice in the mix of housing available;
- g) Provide for a safe and inclusive community; and
- h) Protect and enhance the natural environment..

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

South Saxmundham Garden Neighbourhood



12.248 The previous Local Plan sought to ensure that Saxmundham focused on its function as a local retail, employment and service centre which makes the most of its historic environment and connections to the rest of the District.

12.249 It is essential that this Local Plan retains these principles and to do this there is an opportunity to take a master plan approach, informed by public engagement and multiple land owner collaboration, to deliver an education and employment led sustainable garden neighbourhood as an extension to the existing built up area, including land within the parish of Benhall. Landowner collaboration and partnership working with a range of stakeholders such as Suffolk County Council, Benhall Parish Council, Saxmundham Town Council and community groups will inform a master plan for the garden neighbourhood covering the whole site as part of a future planning application.

12.250 Consultation responses and engagement with Suffolk County Council have highlighted the need for increased primary school provision in the Saxmundham area. Limited capacity in existing schools is increasingly acting as a barrier to the future development of Saxmundham and the surrounding communities. The provision of a primary school with early years provision would support future development in this part of the District. The exact location of a new primary school with early years provision will need to be considered early in the master planning stages to ensure

it is an integral and accessible part of the design and layout of the new development, and opportunities to benefit from shared facilities with Saxmundham Free School will be supported.

- 12.251 To the south of Saxmundham, the landscape is characterised by Hurts Hall, an area known as ‘The Layers’, agricultural land, the railway line and the A12. From the south, Saxmundham is primarily accessed by the B1121 South Entrance. This provides an historic entrance to the town. The buildings at South Entrance have an historic character and are within the Conservation Area.
- 12.252 The Suffolk Coastal Settlement Sensitivity Assessment identified that land to the east of the B1121 is sensitive with views of Hurts Hall and the town beyond. Consultation responses have further expressed the sensitivity of The Layers to development, including the open area to the west of the B1121. A Heritage Impact Assessment has been undertaken to assess the sensitivity of the heritage surrounding the site to development, and this has highlighted the open area in the east of the site as being particularly sensitive, in particular the northern part of the land directly west of the B1121.
- 12.253 The Habitats Regulations Assessment has identified the need for Suitable Alternative Natural Greenspace (SANGs) to mitigate the potential impacts of recreational disturbance on the Sandlings, Alde-Ore and Minsmere–Walberswick Special Protection Areas. The Appropriate Assessment identifies the need for SANGs to be of high quality and design to deter visitors from popular sensitive sites, to be of a sufficient scale to deter driving to European sites and to accommodate circular walks that provide a varied and high quality experience in terms of visual and other sensory factors. Development will also be expected to contribute to the Recreation Avoidance and Mitigation Strategy.
- 12.254 To reduce the impact of the development and alongside providing for sufficient Suitable Alternative Natural Greenspace, significant green infrastructure provision and areas of natural green space for recreation should be integral to the layout of the Garden Neighbourhood. These areas will provide amenity value for the future community and, a variety of habitats for wildlife. Green areas will also reduce the perception of settlement coalescence between the built up areas of Benhall and Saxmundham. Ensuring the provision of appropriate green infrastructure is a fundamental part of the creation of a new community in this part of the District and will complement the existing areas of woodland, the public rights of way and the adjacent countryside. The northern part of the area to the west of the B1121 known as The Layers provides an open setting to Hurts Hall, and has the potential to be enhanced to provide a high quality area of open space which makes the most of its history and links with surrounding heritage as well as potentially contributing to SANGs requirements. Any enhancements in relation to the provision of open space in this area need to be sympathetic to the character and setting of this area and heritage assets. The southern part of this area adjoining the B1121 could remain in its existing use, and links could be retained between Benhall and the rest of the Garden Neighbourhood through existing footpaths.

- 12.255 Introducing a comprehensive approach to green infrastructure will allow the biodiversity networks to be enhanced both through natural processes and any management techniques that may be introduced over the plan period. Guidance from Public Health England is clear that access to the natural environment improves physical and mental health and wellbeing for communities. The approach to the development of the site with green infrastructure as an integral part of the layout and design will also provide benefits in terms of water management on the site, noting that there is an existing area of surface water flooding towards the centre of the site.
- 12.256 An important aspect of any master plan development of this scale is to ensure that the relationship between the existing communities and the new development is seamless and connections between can be easily navigated through a choice of walking, cycling and vehicular routes. The area to be master planned is in close proximity to established areas of residential development, Saxmundham Free School and the town centre. Fundamental to the success of any master plan is to ensure that the local community can access existing services and facilities as well as those which will be created over the plan period. Taking a comprehensive approach to facilities and ensuring that links connecting the new developments are attractive to use, well designed and implemented at the start of the development will be beneficial to creating a successful community.
- 12.257 Opportunities to encourage and facilitate use of sustainable transport in particular walking and cycling should be maximised. Opportunities to provide walking and cycling links to Benhall utilising existing Public Rights of Way should also be created. Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities in order to enhance the visitor experience. In this respect, a contribution relating to Saxmundham rail station may be required
- 12.258 Vehicular access is expected to be from the A12. The creation of a new access point onto the existing road network will ensure that the new community is served by appropriate vehicular access. The access point will also serve the employment area to the west of the A12. Alongside this, there is a need to ensure safe pedestrian and cycle access across the A12 between the residential / mixed uses and the employment uses. It is likely that the development will result in localised impacts on the transport network, and any necessary mitigation measures will need to be provided, as informed by transport assessments.
- 12.259 The master plan approach provides the opportunity to create new community spaces and facilities which can serve the new community but also support the existing facilities in nearby settlements. The need for community facilities and spaces such as play areas, meeting places, sports provision, medical facilities or police facilities will be informed by public engagement in the master plan process to ensure that concerns raised in respect of provision through the consultation responses are taken into account. The East of England Clinical Commissioning Group have identified that enhancements to provision of primary care would be needed to support growth in Saxmundham, and it is expected that a contribution will be required towards expansion works at Saxmundham surgery as detailed in the Infrastructure Delivery Framework.

- 12.260 In order to provide a further mix of uses within the master plan, the Local Plan will require the provision of employment land to the west of the A12. New employment opportunities are limited in the north of the District and the creation of new employment land targeted at start up enterprises or to provide grow on space for existing businesses will be encouraged. Employment uses which are sympathetic to the surrounding uses and amenity of the area will be supported.
- 12.261 To support the delivery of these requirements, residential development of approximately 800 dwellings will be required in this location. The dwellings will generate the need for primary school and early years provision but can also help facilitate additional provision of infrastructure required. A range of dwelling types and tenures will be required in accordance with housing policies in this Local Plan. The opportunity exists to meet the needs of local people and re-establish higher standards of building design which takes into account modern environmental and energy efficient standards to create a healthy community. Dwellings targeted at younger people as well as those which meet the needs of the ageing population will be delivered alongside affordable housing and open market housing. The master plan approach should also provide for self-build dwellings.
- 12.262 The indicative masterplan provides an indication of how the principles outlined above could be incorporated within the Garden Neighbourhood. The masterplan shows that the area to the east of the railway is expected to be characterised by the provision of informal and formal open space whilst the area to the west of the railway is expected to provide the focus for mixed use development linked to employment uses to the west of the A12.
- 12.263 It is expected that a mix of dwelling sizes, types and densities will be provided. The delivery of some higher density residential areas can introduce a variety of designs or different character areas into the neighbourhood, whilst still incorporating green infrastructure and green spaces.
- 12.264 A community hub will provide a range of facilities to support and complement the residential uses in the neighbourhood. This is expected to include uses such as play areas and formal open space, allotments and small scale convenience retail, and could also include education and medical facilities and some employment space compatible with surrounding residential uses.
- 12.265 The Suffolk Coastal and Ipswich Cross Boundary Water Cycle Study indicates that the Benhall water recycling centre will be overcapacity by 2030 and improvements will be required to increase capacity. The extent of any improvements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.266 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.267 The site is located in a Source Protection Zone and treatment of surface water for pollutants prior to disposal is vital. This may require larger areas to be dedicated for SuDS than standard.

Given the size of the development, if infiltration is not possible then the cumulative impact on nearby watercourses will need to be considered and modelled. UK Power Networks have indicated a need to improve the 11kv network between Benhall primary substation and Saxmundham. A financial contribution may be required for this site. The extent of any improvements will need to be assessed through discussion between the developer and UK Power Networks ahead of any relevant planning application being submitted to the District Council.

- 12.268 This site has high archaeological potential. It is situated in a favourable location for archaeological activity, overlooking the River Fromus on an area of light soils. To the north, in a similar topographic location, prehistoric and Anglo Saxon settlement has been identified. Within the site, an undated double line cropmark runs the length of the site parallel to the river. Finds of Iron Age, Roman, Anglo Saxon and medieval date have also been recorded from immediately adjacent fields.
- 12.269 Geophysical survey has identified complex remains in the eastern part of the site in particular. Suffolk County Council have highlighted that archaeological assessment should be required to inform the Masterplan to inform viability of schemes, mitigation requirements and conservation in situ of significant remains. Any mitigation should involve outreach proposals.
- 12.270 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off site during development.
- 12.271 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.272 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Policy SCLP12.29: South Saxmundham Garden Neighbourhood

Approximately 66.6ha of land for a garden neighbourhood is identified to the south of Saxmundham, which includes land within the parish of Benhall, for an education led development, comprising primary school provision, community facilities, employment land and open space alongside a variety of residential development. This new development will be delivered through a master plan approach brought forward through landowner collaboration and community engagement.

Critical to the success of this master plan will be the integration of the new garden neighbourhood with the existing community of Benhall and Saxmundham, as well as taking into account the location of the site.

The master plan should be informed by community engagement and include:

- a) Provision of a 210 place (one form of entry) primary school on a 2.2ha site to enable further expansion;
- b) 0.13ha of land for a further early years setting;
- c) Community hub* comprising a variety of services and facilities to be located in a central location;
- d) A significant area of Suitable Alternative Natural Greenspace which is designed to mitigate impacts on European protected sites;
- e) Provision of green infrastructure, including informal and formal open spaces, circular walks, and retention and enhancement of the natural features on the site such as trees, woodland and hedgerows to be incorporated into the layout of the development;
- f) Formal recreational opportunities to cater for all ages, including play space;
- g) Public rights of way on the site should be preserved and enhanced;
- h) Biodiversity networks and habitats to be preserved and enhanced;
- i) Design and layout that supports a dementia friendly environment;
- j) Design which is sympathetic to the south entrance of Saxmundham, the Conservation Area and heritage assets, and views of the sensitive landscape and heritage setting to the east, as informed by a heritage impact assessment;
- k) Proportionate archaeological assessment;
- l) Provision of new vehicular access point from the A12 supported by safe access for cyclists and pedestrians;
- m) Significant pedestrian and cycle accessibility throughout the site, with connections and improvements to networks beyond the site;
- n) Provision of a transport assessment, with particular regard to the capacity of the B1121/B1119 signalised crossroads;
- o) Employment land to the west of the A12, to be masterplanned and delivered as part of the Garden Neighbourhood;
- p) Approximately 800 dwellings of a range of types, sizes and tenures including housing to meet the needs of older people, younger and vulnerable people, and provision of self build plots, including affordable housing;
- q) A site-specific Flood Risk Assessment which considers the cumulative impact on receptors off site;
- r) Sustainable Drainage Systems (SuDS) to reduce the risk of surface water flooding and sewer

- flooding;
- s) Provision of appropriate community safety and cohesion facilities.
- For the purposes of this policy services and facilities could include convenience store, shops, meeting places, allotments, education facilities, care facilities and medical facilities.

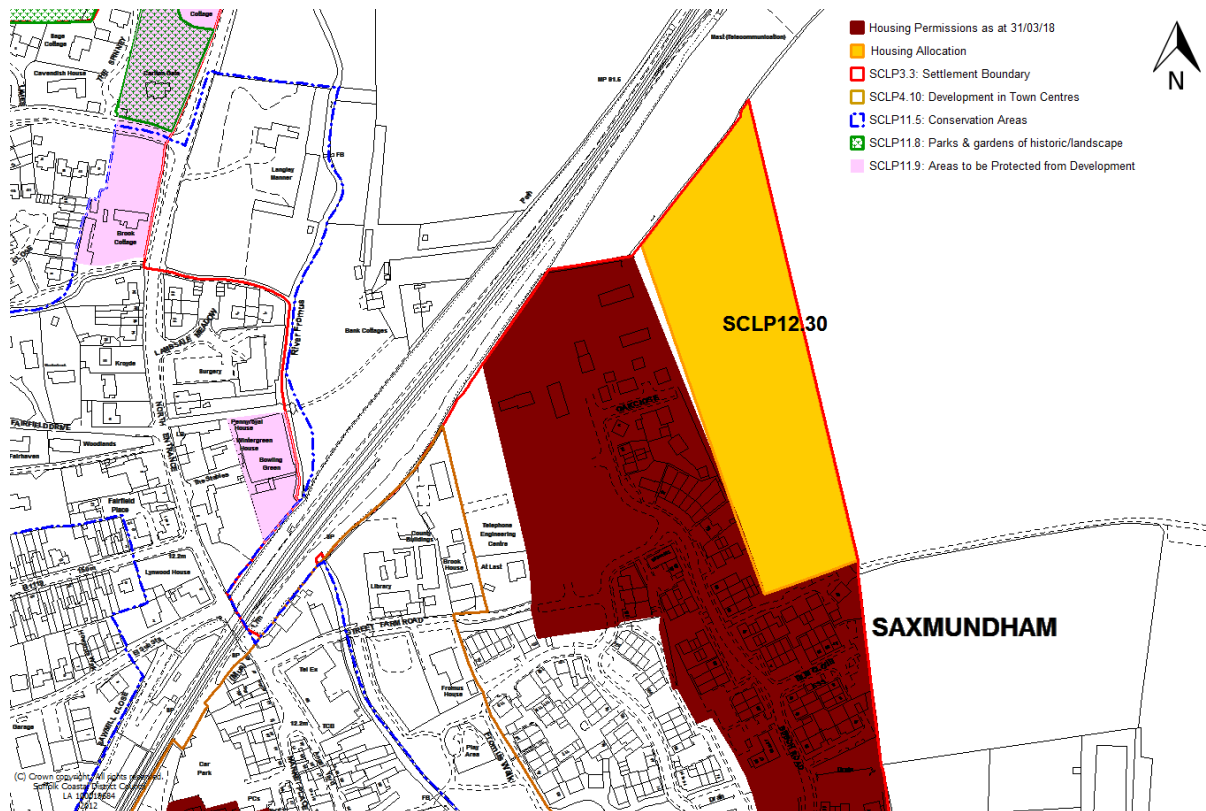
12.273 The illustration below provides an initial indication of how the Garden Neighbourhood could be masterplanned, demonstrating the focus on the creation of neighbourhoods focussed around green infrastructure and the provision of significant areas of open space.



South Saxmundham Garden Neighbourhood – Indicative draft masterplan

Note: indicative draft masterplan assumes new primary school within the residential / mixed use areas.

Land north-east of Street Farm, Saxmundham



This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017)

12.274 The land north-east of Street Farm comprises an area of approximately 2.18ha of agricultural land. The design of the scheme will need to take into account the residential development to the south. At the south western corner, it abuts Street Farm which contains a range of employment uses. The railway line forms the northern boundary of the site. The eastern boundary to the site adjoins the open countryside so provision of a substantial landscape scheme will be required as a buffer between the built area and open countryside beyond.

12.275 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. 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.

12.276 Anglian Water have confirmed there will be a need for improvements to the foul sewerage network to enable the development of this site. The Suffolk Coastal District Council and Ipswich Borough Council Cross Boundary Water Cycle Study indicates that the Benhall water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The

extent of any improvements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.

- 12.277 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.278 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.279 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.280 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a Community Infrastructure Levy contribution relating to Saxmundham rail station may be required.

Policy SCLP12.30: Land north-east of Street Farm, Saxmundham

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

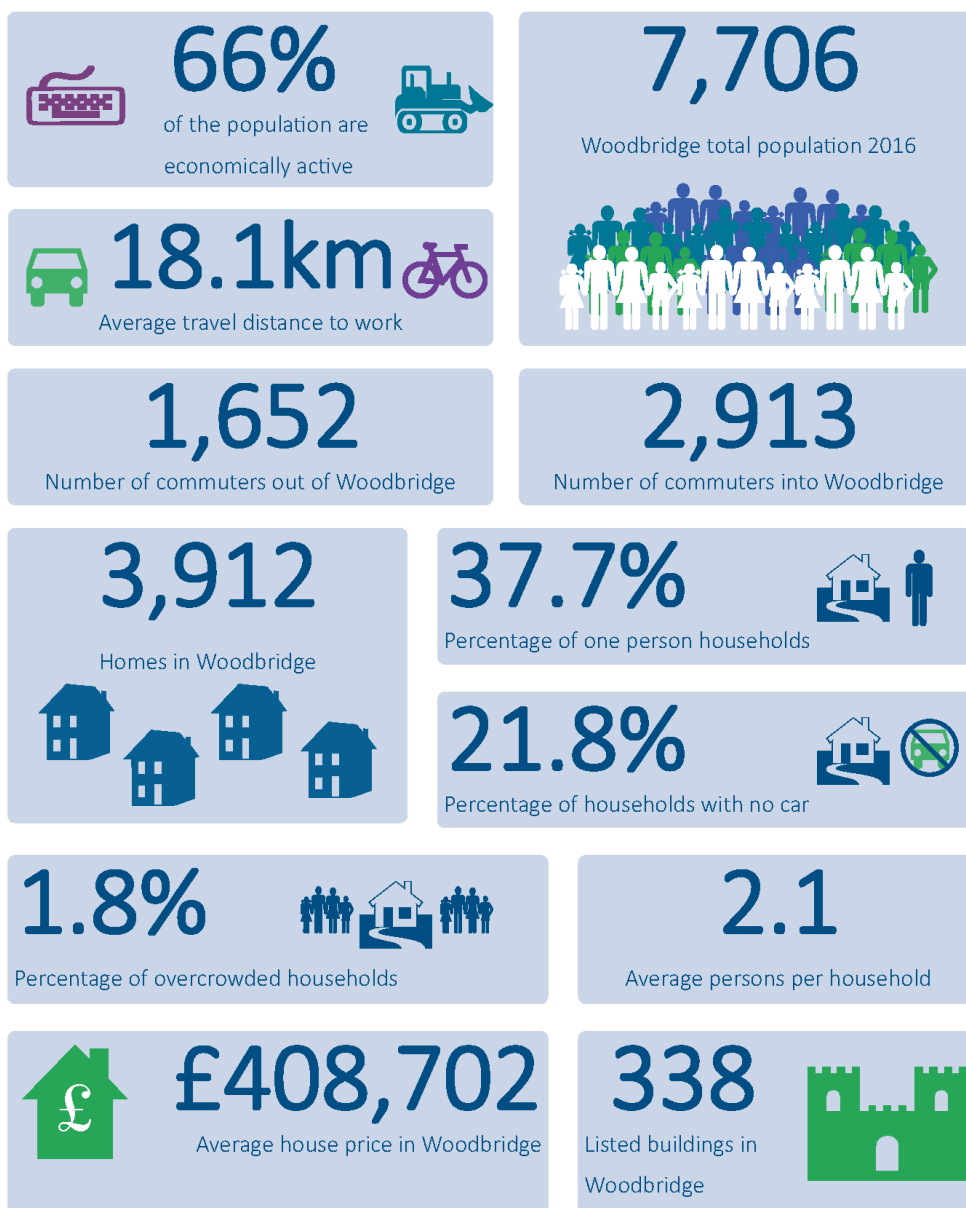
Development will be expected to accord with the following criteria:

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

If opportunities arise, applicants should explore options to link with wider redevelopment options around Street Farm Road (currently a mix of offices, Suffolk County Offices, Library, Vets practice and hand car wash).

Strategy for Woodbridge

Key Statistics for Woodbridge



12.281 Woodbridge is the largest market town in the District with a 2011 Census population of 7,749. It has an historic centre sandwiched between the A12 and the Deben Estuary with the built up area of the town extending into the neighbouring parishes of Martlesham and Melton. Both adjoining parishes have prepared Neighbourhood Plans.

12.282 The town is an important retail, leisure, business and employment centre and provides a variety of leisure, medical, education and transport facilities which serve the surrounding rural settlements. The town is also popular with visitors and tourists who wish to experience the historic town,

cultural attractions, riverside character and access to the rest of the District. Woodbridge lies adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and the Deben Estuary Special Protection Area.

- 12.283 Previous Local Plans have identified the A12 as the western limit of the town, beyond which growth would not be supported. This Local Plan seeks to continue that approach until such time as further detail and justification is available for the Ipswich Northern Routes and the situation can be reviewed. Consultation undertaken by Suffolk County Council in January 2017 identified a number of potential routes. These routes may have an impact on the town of Woodbridge and the Council is concerned that any development west of the A12 will blight the choices relating to this significant piece of infrastructure.
- 12.284 In order to maintain the vitality of Woodbridge, the need to improve links between the different parts of the town, namely the riverside, Thoroughfare and Market Hill will be supported by the Council over the plan period. The riverside and town centre complement one another and serve residents, businesses, visitors and tourists. It is acknowledged that there are issues associated with car parking within the town, and the Council will therefore seek to protect and enhance car parking provision where possible.
- 12.285 The built up area of Woodbridge is constrained and within the Settlement Boundary, which extends into the Melton Neighbourhood Plan area⁹, limited opportunities are available for new housing provision. In recent years, development opportunities have come forward on previously developed land through conversions and reuse which has maintained a level of housing delivery in the town, or within the parishes of Martlesham and Melton which adjoin Woodbridge which has provided housing opportunities in the area. Further residential opportunities are limited within Woodbridge but are expected to come forward on sites within the Settlement Boundaries over the plan period.
- 12.286 Woodbridge like many other parts of the District is experiencing an increasingly ageing population alongside higher house prices (when compared to other parts of the District). Any residential development that comes forward over the plan period will be expected to target the ageing population and provide lower cost housing opportunities to meet locally generated needs.
- 12.287 Encouraging redevelopment opportunities to come forward on sites within the Settlement Boundaries may put non residential uses, such as parks, open spaces and playing fields under pressure for development over the plan period. These areas provide recreational opportunities and promote healthy communities and well being and it is essential these are retained and protected over the plan period. Through redevelopment of sites across the town, the Council will seek opportunities to maintain and further enhance the provision of recreational facilities to support the needs of the existing and future communities.

⁹ The Melton Neighbourhood Plan area extends into the built up area of Woodbridge and defines the Settlement Boundary for that area. The Martlesham Neighbourhood Plan area excludes the built up area of Woodbridge.

- 12.288 In 2006, an Air Quality Management Area was declared which covers 6 properties at the junction of Sun Lane and Melton Hill in Woodbridge as a result of traffic emissions at this junction. Following the declaration of an Air Quality Management Area, the Council is required to produce an Action Plan to provide a framework for identifying and implementing measures to reduce emissions and mitigate the effects of air pollution. The Council works in partnership with Suffolk County Council and landowners to implement the Action Plan which is monitored and reported on annually. The Local Plan acknowledges the Air Quality Management Area and seeks to direct new development away from this area. Where redevelopment opportunities come forward over the plan period, the impact of these on the Air Quality Management Area will need to be considered alongside other material planning considerations.
- 12.289 The 2001 Local Plan had a number of area specific policies which related to areas of Woodbridge. Over time Woodbridge has evolved and the objectives of the policies are, in some circumstances no longer relevant. However the principles of riverside character which seek to protect the area from inappropriate development whilst seeking opportunities to enhance the character of the area are to be retained within this plan period. Proposals in riverside locations however, need to be balanced against the principles of visitor management of the Deben Estuary, as outlined in the Deben Estuary Plan, and the Suffolk Coastal Recreational Avoidance and Mitigation Strategy. The area between the railway line and the River Deben comprises a number of marine related uses, including boatyards and other marine related businesses, as well as water based recreational facilities. Several policies in the Former 2001 Local Plan (Policies AP245 AP249, AP250 AP252) sought to protect the character of this area as a working riverside environment by only seeking employment and leisure/tourism uses appropriate to the riverside location, as well as protecting more sensitive undeveloped sites from further development. Residential uses in this area are strongly resisted to ensure that employment uses and its tourism and amenity offers are not jeopardised.
- 12.290 Like many other areas which are popular with visitors and provide a range of services and facilities, Woodbridge at times experiences traffic management issues which were also highlighted in the 2001 Local Plan (Policy AP263). Consultation responses have outlined that traffic management is still an issue which needs to be considered with partner organisations such as Suffolk County Council and Woodbridge Town Council over the plan period.
- 12.291 Through this Local Plan Review, the District council proposes to supersede the 'saved' policies from the 2001 Local Plan into a new policy to guide the future development of Woodbridge.

Policy SCLP12.31: Strategy for Woodbridge

The strategy for Woodbridge is to balance opportunities with the acknowledged physical and environmental constraints in order to maintain and enhance its role as a market town, an employment centre and a tourist destination.

Opportunities to enhance the historic environment and the riverside character area of the town will be supported where they bring economic and social benefits which do not have a significant adverse impact on the environmental designations.

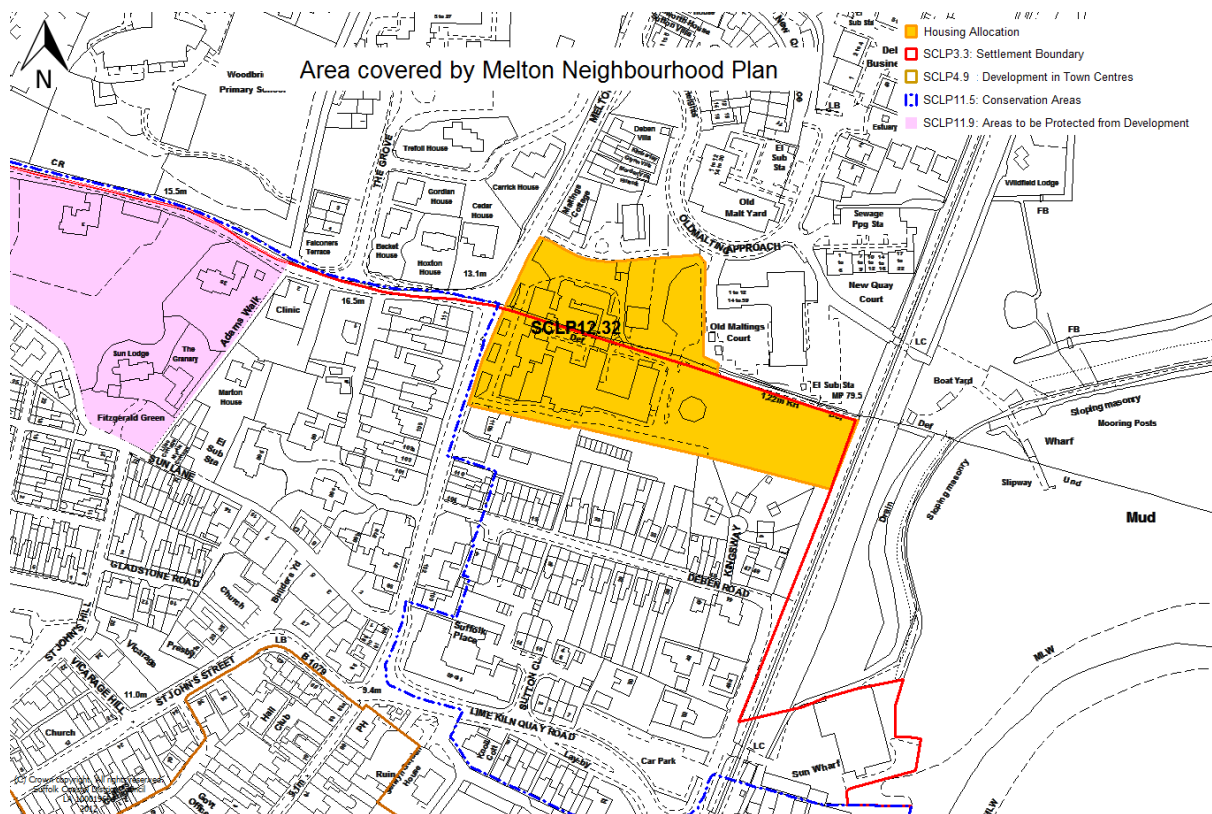
Allocations for residential use are identified to facilitate and guide the redevelopment of sites in the town. Additional residential development will be expected to come forward on sites within the Settlement Boundary, consisting of infill or small scale redevelopments which make the most appropriate use of previously developed land.

On land between the railway and the River Deben, proposals for development will only be supported where they are for B1 business use, marine related business or leisure/tourism uses and where they are of a scale appropriate to the character of the area.

The strategy, therefore is to consolidate a town that:

- a) Retains the special quality of the built environment including Conservation Areas and Listed Buildings and the character of the riverside and estuary and Suffolk Coast and Heaths AONB;
- b) Retains the A12 as a firm edge to the town;
- c) Enhances the links between the town centre and the riverside;
- d) Enhances the town centre through the retention of national and independent shopping opportunities;
- e) Actively manages traffic and visitors to the town and surrounding areas through the use of appropriate traffic management, suitable car parking and signage;
- f) Promotes improvements to air quality; and
- g) Supports the further provision of open space and recreational facilities to meet the needs of the town over the plan period.

Land at the former Council Offices, Melton Hill



12.292 The former Suffolk Coastal District Council offices at Melton Hill are located partly in Woodbridge and partly within Melton parish. The brownfield site is in close proximity to Woodbridge Town Centre. To the south of the site are the rear of properties on Deben Road which are separated from the site by mature hedgerows. To the north of the site is the Grade II Listed Maltings Cottage, separated from the site by mature hedgerows, and to the east is the River Deben which is separated from the site by the railway.

12.293 The site presents an opportunity to re-use a previously developed site to provide a high quality, high density development, providing predominantly smaller dwellings in a flatted scheme. The development could also incorporate community and complementary uses, of a scale that does not have a significant impact on the town centre. Such uses would also provide an element of employment use on the site.

12.294 Reflecting the principles of the National Planning Policy Framework in relation to promoting the efficient use of land, the Council would expect a high density of development on the site. The design of the development will need to be distinctive, innovative and contemporary whilst appropriate in terms of the proximity to the Grade II Listed Maltings Cottage and Woodbridge Conservation Area as well as the Area of Outstanding Natural Beauty. Views through the site to the River Deben are a key part of its current character and should be integral to the design and layout of any scheme. A Landscape and Visual Impact Assessment should assess the potential impact upon the AONB.

- 12.295 The design and layout of the site should focus on pedestrian movements and it is expected that car parking and space for vehicle movements would be less dominant. The eastern part of the site is in Flood Zone 3a and should therefore be retained as open space within the site.
- 12.296 This site lies in an area of archaeological interest and potential, within the historic core of Melton. The site is close to the foreshore of the Deben, and on historic pasture land with, to the east, potential for underlying flood-zone wetter deposits. There is particular potential for remains relating to historic activity, as well as for organic remains which may have preserved structural remains and environmental indicators relating to the history of the river valley. There are also buildings on the site which may be considered non-designated heritage assets of local interest, and which should be considered in decision making processes.
- 12.297 Melton Primary School is forecast to be over capacity during the first five years of the plan period and therefore additional primary school spaces will be required. Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education capacity in the area.
- 12.298 Early years provision is forecast to be over capacity in Woodbridge ward and therefore a contribution will be required through the Community Infrastructure Levy towards provision of additional spaces.
- 12.299 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Melton water recycling centre will be overcapacity by 2020 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.300 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.301 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.302 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution will be required towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

12.303 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Felixstowe rail station may be required through the Community Infrastructure Levy.

Policy SCLP12.32: Former Council Offices, Melton Hill

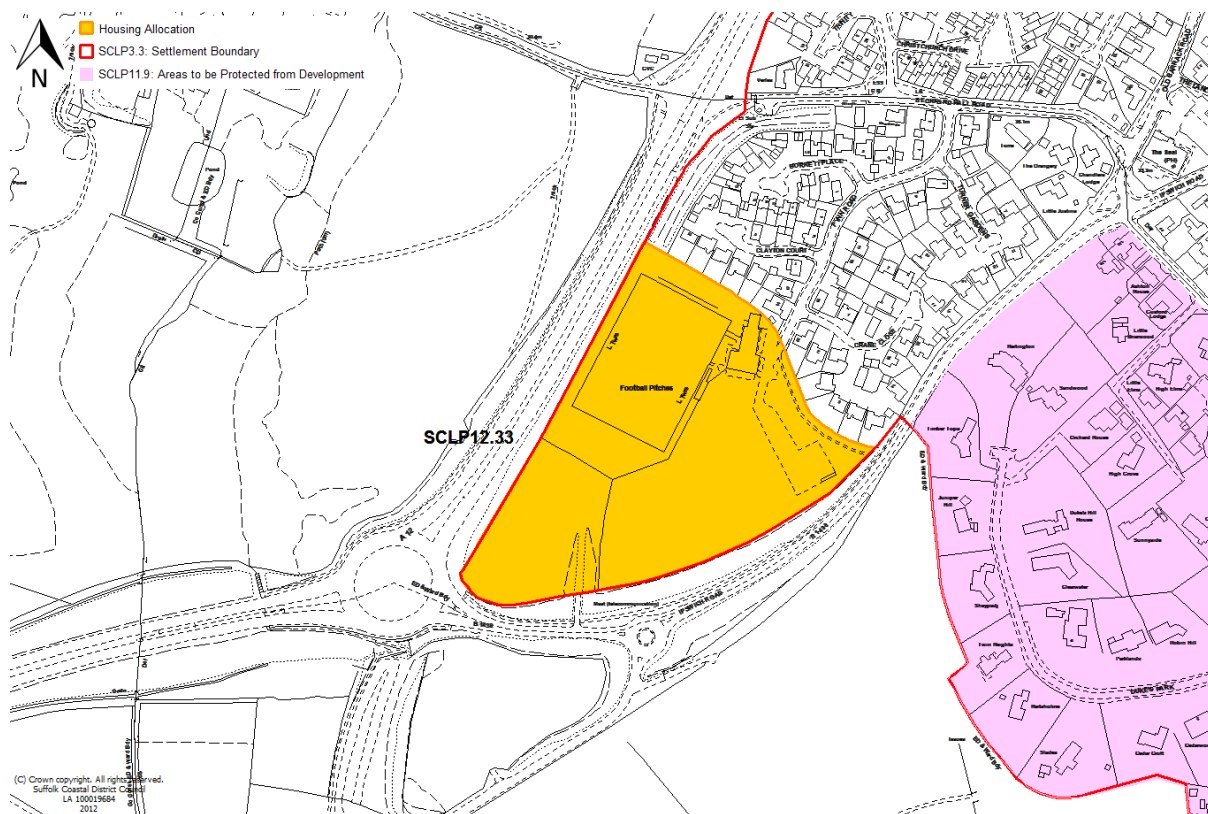
1.33ha of land at the Former Council Offices, Melton Hill, is allocated for a residential-led mixed use development of approximately 100 dwellings.

Development will be expected to be of an exemplar, high quality, contemporary design, and comply with the following criteria:

- a) Provision of a mix of units including a predominance of flatted dwellings, including affordable housing on-site;
- b) Design, layout and height of buildings to be appropriate to the site's location in proximity to heritage assets and the Area of Outstanding Natural Beauty;
- c) Provision of a high standard of sustainable design;
- d) Provision of open space providing opportunities for all ages;
- e) A site-specific Flood Risk Assessment will be required; and
- f) Measures to promote non-car modes of travel.

The provision of small scale community and A3 uses will be supported where they do not have a significant impact on the town centre.

Land at Woodbridge Town Football Club



12.304 Land at Woodbridge Town Football Club is within Martlesham Parish, but is physically connected to the market town of Woodbridge. The area was excluded from the Martlesham Neighbourhood Plan designated area as it was considered more appropriately designated as part of the Woodbridge Neighbourhood Plan area¹⁰.

12.305 The site is currently occupied by Woodbridge Town Football Club however it is acknowledged that a new location for the football club will need to be identified during the Local Plan period. The allocation of this site is intended to provide a degree of certainty to the football club and the community in identifying options for relocation of the site. Critical to the policy is that the development of the site would only be supported as part of a comprehensive scheme within which the football club is facilitated in relocating to a suitable location within the town, which is accessible by non-car modes of transport.

12.306 The site is located on the urban edge of Woodbridge. It is bounded to the north east by residential development and to the west and south by the A12 and the B1438, and an existing line of trees borders the site where it is adjacent to these roads. The site is in an elevated position adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, and a Landscape and Visual Impact Assessment will therefore need to inform any proposals.

¹⁰ Note that the Woodbridge Neighbourhood Plan is not being progressed

- 12.307 In order to reflect the location of the site adjacent to the Area of Outstanding Natural Beauty, the built part of the development would be expected to be located in the north of the site and to be of a height and layout that respects its position in the landscape.
- 12.308 Developers will be required to consider local needs and requirements for open space as part of their proposals alongside the nationally published standards of 2.4ha per 1000 population, and will be expected to make provision for people of all ages to be active.
- 12.309 A project level Habitats Regulations Assessment will need to ensure that hydrological are checked and adequately mitigated for is required.
- 12.310 It is expected that the site would be accessed through Fynn Road, and a robust programme of sustainable transport measures would need to support any proposal to seek to mitigate potential impacts on the surrounding road network, in particular considering the presence of the Air Quality Management Area within the town itself.
- 12.311 This site lies within an area of archaeological potential. Neolithic and Mesolithic finds are recorded from the site. Roman finds are reported to the north and Neolithic pits and Iron Age features have been excavated to the south, and remains have been recorded. However, this site has never been the subject of systematic archaeological investigations and previously unidentified remains may exist on the site which could be damaged or destroyed by development. An archaeological assessment at an appropriate stage in the design of the development will be required to allow for in-situ preservation as necessary. An archaeological assessment at an appropriate stage in the design of the development will be required to allow for in-situ preservation as necessary.
- 12.312 The Cross Boundary Water Cycle Study for Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.
- 12.313 Kyson Primary School is forecast to be over capacity during the first five years of the plan period and therefore a contribution towards additional school spaces will be required through the Community Infrastructure Levy as detailed in the Infrastructure Delivery Framework. Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education capacity in the area.
- 12.314 Early years provision is forecast to be over capacity in Woodbridge ward and therefore a contribution will be required through the Community Infrastructure Levy towards provision of additional spaces.
- 12.315 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements may be required at Framfield House Surgery to meet the needs arising from new development. A contribution will be required, as detailed in the Infrastructure Delivery Framework.

- 12.316 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.317 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution will be required through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.318 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Woodbridge rail station may be required through the Community Infrastructure Levy.

Policy SCLP12.33: Land at Woodbridge Town Football Club

4.16ha of land at Woodbridge Town Football Club is allocated for housing for approximately 120 dwellings associated with relocation of the football club.

Development will only be supported as part of a proposal which would establish replacement facilities for the football club which provide equivalent or better provision of football club facilities within a location which is accessible to the community by non-car modes of transport.

Development will be expected to comply with the following criteria:

- g) Provision of a mix of housing including housing suitable to meet the needs of the elderly population and including affordable housing;
- h) Design, layout and height of buildings appropriate to the site's location adjacent to the Area of Outstanding Natural Beauty;
- i) Retention and strengthening of the existing landscaping and trees on the perimeter of the site;
- j) Provision of open space providing opportunities for all ages;
- k) An archaeological assessment will be required;
- l) A site-specific Flood Risk Assessment will be required;
- m) A project level Habitats Regulations Assessment will be required;
- n) Provision of a robust package of sustainable transport measures which promote connectivity with the town; and
- o) Access to be provided via Fynn Road.

Strategy for the Rural Areas

- 12.319 The rural areas of the District comprise the Large Villages, Small Villages and countryside across the District.
- 12.320 45% of the population of Suffolk Coastal District live within the rural areas. Within rural areas it can be more difficult to access services and the potential for people to become isolated, particularly if they do not own a car, is greater than in the urban areas. Therefore it is important to ensure that rural communities continue to be vibrant and that interaction is facilitated. In addition, the more remote rural parts of the District are less well-served by public transport, high speed broadband and mobile phone coverage. Accessing housing in rural areas can also be an issue, as house prices are generally higher than in the more urban parts of the District.
- 12.321 The rural areas of the District also contain some of the most sensitive and valued environments including the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, Historic Parks and Gardens and Heritage Coast, along with internationally protected habitats. The rural areas are valued for their heritage assets, with a number of Conservation Areas designated in villages and a wide range of Listed Buildings. These areas are also some of the most desirable in which to live, as evidenced by house price data in the Strategic Housing Market Assessment (2017) which showed the Suffolk coast in particular as having much higher house prices than the more urban areas. Suffolk Coastal District also has a high number of second homes, at over 2,500 properties compared to under 500 in neighbouring Mid Suffolk. Many of the rural parts of the District, and the natural and historic environment, are also important as visitor destinations and the approach of the Plan is that tourism should be managed in a way which protects the features which make the District attractive as a destination.
- 12.322 A key part of the strategy for the Local Plan is around sustaining and supporting rural communities. The National Planning Policy Framework recognises the importance of supporting the retention of local services and facilities and locating housing where it will enhance and maintain the vitality of rural communities.
- 12.323 The rural parts of the District include a number of Large and Small Villages (as set out in the Settlement Hierarchy) as well as extensive areas of countryside which support smaller communities.
- 12.324 The approach for rural areas is to allocate sites in the Large and Small Villages, in particular where this can help to support local services and where it will provide opportunities for a range of site sizes to come forward and to diversify the mix of housing available, contribute to provision of affordable housing and support opportunities for increasing the mix of housing available to the older population. Alongside this, it is important that growth in rural areas maintains, and enhances where possible, the diverse and high quality natural and historic environment of the District.

- 12.325 Opportunities and constraints to further development vary across the rural parts of the District. Those rural areas that are well related to the A12 or to Ipswich present greater opportunities for new development to be well connected to other, larger locations, whereas those places which are more remote are less well placed to provide such benefits, albeit that some growth in these locations can help to support local services and communities. Significant further development in the area around Hollesley, which is primarily accessed via Melton, is constrained due to issues related to capacity at the crossroads in Melton.

Policy SCLP12.34: Strategy for the Rural Areas

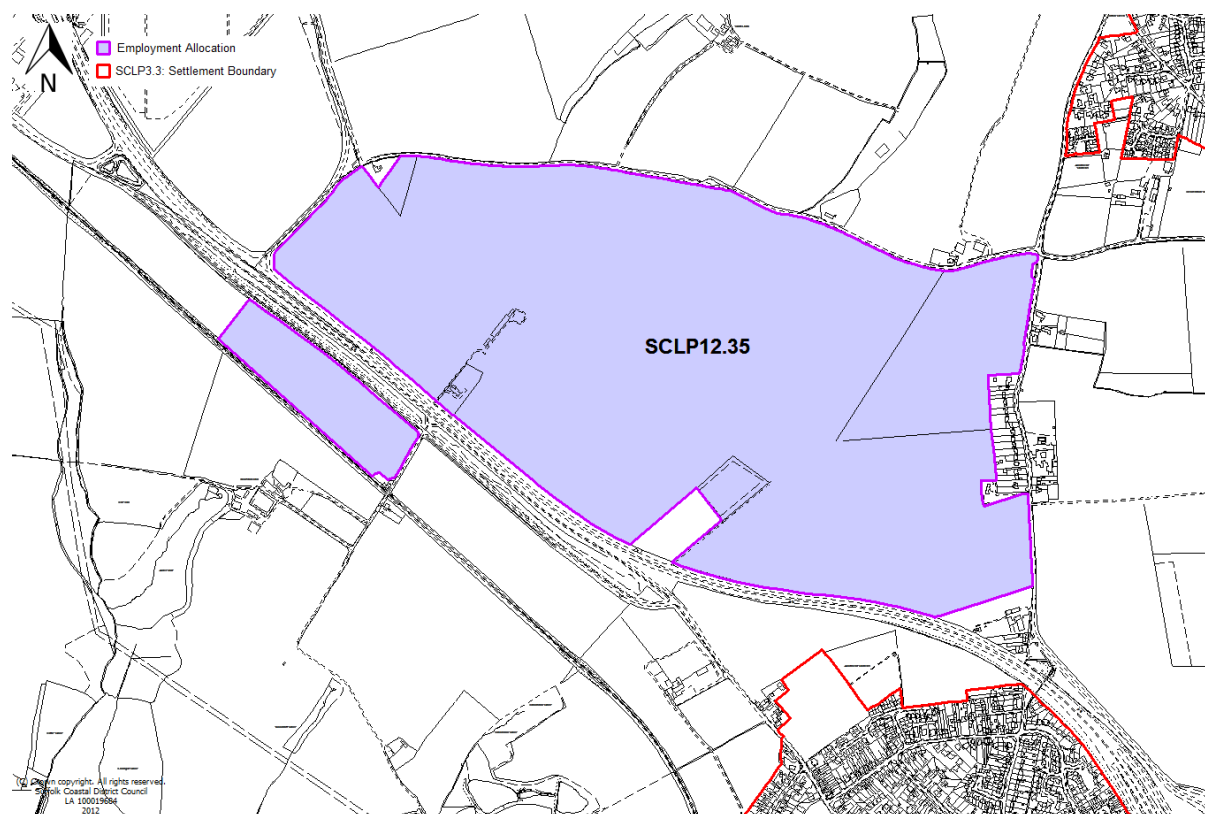
The strategy for the rural areas is to support and enhance the vitality of rural communities and enhance the visitor experience whilst protecting and enhancing landscapes, and the natural, built and historic environment.

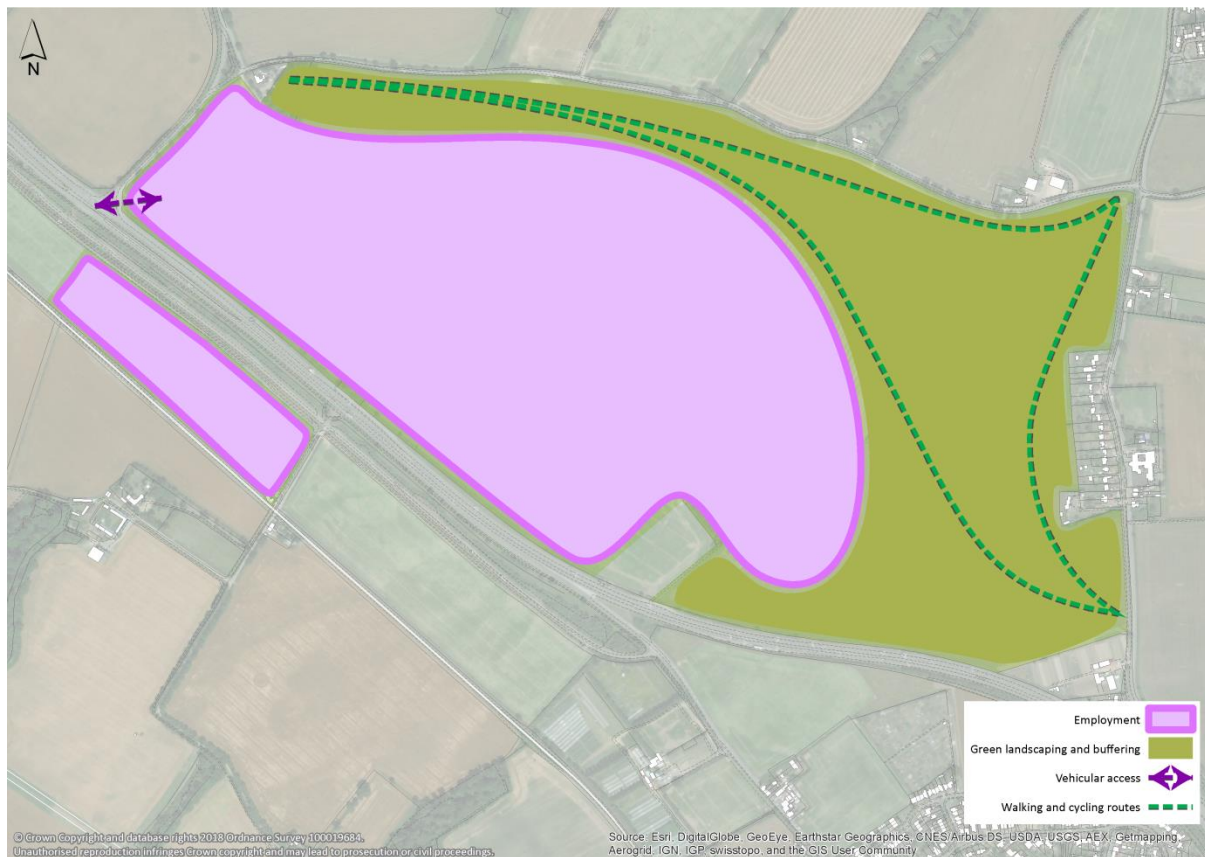
The strategy for rural areas seeks to deliver:

- a) Opportunities for employment development alongside the protection of existing employment uses;
- b) Improvements to connectivity and accessibility, including through continued improvements to high speed broadband and mobile phone coverage;
- c) The provision of new housing which contributes to providing a mix of housing choice in rural areas and helps to sustain rural communities, including through allocations in or well related to Large Villages and Small Villages;
- d) Enhancements to the visitor experience;
- e) Protection and enhancement of the Area of Outstanding Natural Beauty, whilst also recognising the value of locally important landscapes;
- f) Protection of designated habitats, priority habitats and protected species, including managing the effects of increased visitor pressure on the European protected sites, and seeking to provide enhancements for biodiversity; and
- g) Conservation and enhancement of valuable heritage assets.

Employment site allocations

Land at Innocence Farm, Trimley St Martin (adjacent Kirton)





Indicative Master Plan

- 12.326 A large area of land is identified for employment related uses adjacent to the communities of Kirton and Trimley St Martin at Innocence Farm. The site is agricultural land with a relatively flat topography and provides access to the A14 as well as the local road network.
- 12.327 Supporting the Port of Felixstowe and the economic opportunities facilitated by the port related operations is a key objective of the Local Plan as outlined in earlier policies. The Port of Felixstowe is Britain's biggest and busiest container port and can accommodate the largest container vessels in the world as well as providing some of the deepest water close to the open sea of any European port.
- 12.328 The Local Plan identifies the site as an area for economic activity which is specifically for port related uses. In response to consultation responses on the First Draft Plan, the employment allocation has been amended significantly to provide an area of land which is the equivalent of the central case for off-port land requirements as outlined in the Port of Felixstowe Growth and Development Needs Study. The level of future growth anticipated by the Study is subject to fluctuations dependent on a variety of outside factors but the Council considers this an appropriate level to plan for to build a strong, competitive economy across the District as encouraged by National Planning Policy. The site will provide a flexible solution to accommodate needs and promote investment opportunities across the plan period, alongside other opportunities in the area. The allocation ensures that the District and the national economy is

able to provide a rapid response to changes in the port related sectors which is currently not available in Suffolk Coastal..

- 12.329 Public consultation responses from businesses have highlighted the limited expansion opportunities on land currently identified for economic use at the Port of Felixstowe and on sites adjacent. In response to these business concerns, early in the plan making process, the Council commissioned the Port of Felixstowe Growth and Development Needs Study (2018) which sought to understand the likely future growth potential for the Port of Felixstowe and the related need for additional land allocations.
- 12.330 The Department for Transport acknowledges the importance of ports across the country in the Transport Infrastructure for our global future study published in 2018. The study highlights that key role played by ports as a facilitator of trade and economic activity in a country that is heavily reliant on ports for imports and exports of goods. The Government acknowledge that investment in hinterland links can facilitate a successful port industry, which potentially enables wider economic benefits¹¹ to be realised and the Local Plan has a role in delivering this success.
- 12.331 The Port of Felixstowe accounts for approximately 40% of all container traffic into the United Kingdom (equivalent of 4 million containers per year) and this generates a need for port based logistics, transport, haulage and warehousing operations to support the supply chain businesses in the area. Land at the Port of Felixstowe and immediately adjacent has been developed over recent decades but some buildings are nearing the end of their lives and are becoming increasingly inefficient for modern day requirements. The limited land available within the existing area identified (in Policy SCLP12.7 Port of Felixstowe) for port related uses makes the redevelopment of these sites problematic.
- 12.332 Although well in excess of the employment land need identified in the evidence base for the whole District, the Port of Felixstowe Growth and Development Needs Study demonstrates that the Port and related economic sectors require significant additional land to accommodate future needs and forecasts. The need for additional land outlined as a low, central and high case forecast requirements reflects the important economic role played by the Port of Felixstowe at the local, national and international level.
- 12.333 Land at Innocence Farm provides an opportunity which is well related to the Port of Felixstowe, existing operations and activities to provide additional land specifically for port related uses in a location well related to the Port. Being well related to the Port ensures that economic benefits can be maximised and retained within the District whilst reducing the overall environmental constraints and vehicular miles travelled if operations are further afield. Operations which rely on and provide support enterprises and functions such as warehousing, storage and lorry parking require a flexible approach to site provision to ensure that the Port of Felixstowe maintains it

¹¹ Transport Infrastructure for our global future, A Study of England's Port Connectivity Department for Transport 2018.

competitive position as the “Port of Britain”.. Over the plan period, the evidence forecasts a need for additional land to meet the off-port land requirements of this ever changing and rapidly evolving.

- 12.334 Uses on this site will be restricted to those which provide support for port related businesses and operations. The Council will take a flexible approach to allow businesses to be flexible to ever changing demands of the sector which is expected to primarily include warehousing, and lorry parking. Ancillary uses on the site will be limited to small scale operations which support the needs of the businesses and operations (such as cafes and truck stop facilities). The design and layout of the site will need to be sympathetic to the nearby communities and ensure that appropriate landscaping and screening is provided. The site is expected to be operational 24 hours a day to reflect the operations of the Port of Felixstowe and therefore lighting and noise strategies need to be established within the context of the required landscaping and kept under review to reduce the impact of the development.
- 12.335 The site is in agricultural use and provides a break between the communities of Kirton and Trimley St Martin. To retain this separation and reduce the impact of development in this location, the Council will require significant landscaping on the northern and eastern boundaries of the site as shown on the indicative master plan.
- 12.336 Landscaping in the form of retaining hedgerows, tree planting and bunds will be required to complement the surrounding landscape within the setting of the Suffolk Coast and Heaths AONB. Landscape bunds around the perimeter of the employment site will provide natural screens to buildings as well as helping to reduce operational noise and can deliver an exemplar scheme of strategic landscaping, design and layout to realise environmental gains.
- 12.337 Suffolk Wildlife Trust have identified that the site has the potential to support a range of species, including potentially some protected and/or UK priority species and therefore request an ecological audit is undertaken prior to development. The ecological assessment will include necessary mitigation, compensation and enhancement measures that may be required.
- 12.338 This large site lies in an area of very high archaeological potential, within a broader landscape of cropmark evidence for early activity. On the site itself, there are cropmarks of trackways and a field system which are currently undated but may be early, as well as boundaries and evidence for settlement. Cropmarks continue to the south and northeast. A complex ring of ditches lies to the northeast. The site has not been subject to systematic archaeological evaluation but development has the potential to impact on archaeological remains. The site is also the location of a World War II Radar station with a camp to the north, and concrete generator huts are recorded. Suffolk County Council have highlighted that archaeological assessment should be required to inform the viability of schemes, mitigation requirements and conservation in situ of significant remains.
- 12.339 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence

which assesses the quality and quantity of sand and gravel resources. Planning applications should be supported by evidence considering the suitability for prior extraction having regard to the Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource

- 12.340 UK Power Networks have indicated the need for a new primary substation at this site with a capacity of 11-33kv. This is required in order to allow for electricity to be fed from the Felixstowe network to facilitate projected electricity demand from the uses proposed at this site. Electricity demand will be complemented by pre-existing plans to reinforce the Felixstowe network as detailed in the Infrastructure Delivery Framework.
- 12.341 Opportunities to provide local community benefit in the form of providing access to the green areas within the site through the creation of public rights of way will be secured. These access routes will provide greater opportunities for walking and cycling through the site and will link into the wider public rights of way network such as the current footbridge over the A14 to Trimley St Martin which is to be upgraded to allow for cycling opportunities. To As part of the landscaping surrounding the employment areas, there is potential to encourage community projects such as the creation of woodland and nature reserves or car parking provision to address the issues of on road car parking at Trimley St Martin Primary School identified through the consultation responses. Introducing new habitats which support wildlife and improve biodiversity will provide benefits to the area which is currently in agricultural use. Proposals will need to be informed by a Landscape and Visual Impact Assessment and take into account any views of the site from within the Area of Outstanding Natural Beauty and the nearby residential areas.
- 12.342 Suffolk Coastal is a District at the forefront of Major Energy Infrastructure for the country as outlined in Policy SCLP3.4. Over the plan period, the Council is aware of nationally significant infrastructure projects which may have significant economic benefit for the District and the country as a whole. The location and size of the site at Innocence Farm may result in opportunities that could be accommodated in exceptional circumstances to assist the delivery of infrastructure for these projects to bring significant economic benefits. Should opportunities come forward relating to Major Energy Infrastructure projects it may be appropriate to allow for these uses to be catered for at Innocence Farm. Over the plan period, the Council will in partnership with energy providers and local stakeholders such as Suffolk County Council and the local community seek to identify the most appropriate solutions which deliver benefits to all parties. Once operations relating to Major Energy Infrastructure projects are completed any land will be expected to revert back to solely port related uses or returned to natural habitat to further enhance the landscaping surrounding the site.
- 12.343 Access is currently provided by a number of small tracks and entrance points. To support the activities on the site, suitable access arrangements need to be created to the satisfaction of

Suffolk County Council as local Highways Authority as well as Highways England who have responsibility for the A14 and associated junctions. In order to provide greater flexibility in respect of suitable access points to the site, land to the south of the A14 has been included within the allocation. Utilising land on both sides of the A14 will ensure that access can be achieved in both easterly and westerly directions which will remove traffic from the local road network serving the surrounding communities.

- 12.344 Initial transport modelling shows the potential for increasing pressure on the A14 corridor and the Seven Hills junction, as well as some more localised impacts. Economic evidence underpinning the Local Plan has highlighted the importance of appropriate access to sites for employment related uses and this site is no different. The increased use of HGV vehicles will require upgraded access points to the A14. In order to reduce the impact on the local road network, restrictions will be imposed on operators of the site to create dedicated routes for HGV traffic which will restrict the use of Innocence Lane and nearby rural roads as well as A14 Junction 59 which serves the villages of Kirton, Trimley St Martin and Trimley St Mary...
- 12.345 The Port of Felixstowe is well served by railway connections which transport containers to the rest of the country and reduce the volume of HGVs on the road network. With support from Network Rail, the Port of Felixstowe has developed its £37 million North Rail Terminal which has doubled rail capacity¹². The continued use of the railway is supported by the Council and opportunities to link Innocence Farm with the railway connections serving the Port of Felixstowe should be investigated and where feasible implemented to support the operations and demands of the port related sector.
- 12.346 Public consultation responses have highlighted that the parking provision for HGVs is limited in the area, which leads to an increased use of laybys for over night stops. The scale of the site at Innocence Farm provides the opportunity for over night parking to be provided for HGVs as a realistic alternative to the continued use of laybys on the A14 and the A12.
- 12.347 Development is not expected to come forward all at once and therefore will be phased over the plan period (and beyond 2036) if delivery is slower than anticipated. Although it is essential that the landscaping and environmental improvements are undertaken up front to ensure that the impact of future development is minimised accordingly. The scale of the development will be kept under review by the Council in conjunction with representatives from the economic sector (such as Port of Felixstowe, warehousing and haulage companies) and the landowners and may be subject to review in future Local Plans if delivery is faster or slower than forecast.
- 12.348 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

¹² Transport Infrastructure for our global future, A Study of England's Port Connectivity Department for Transport 2018.

12.349 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.

Policy SCLP12.35: Land at Innocence Farm

A large scale employment allocation of approximately 67ha is identified on the western part of the site at Innocence Farm to support the continued viability of the Port of Felixstowe and other related businesses including HGV parking. Proposals which provide small scale complementary uses which serve the ancillary needs of the businesses operating at this site will be supported where necessary.

Dedicated access from the A14 at the western end of the site and utilising land south of the A14 is required to provide vehicular access to the site in both an easterly and westerly direction. HGV movements will be restricted to dedicated routes introduced to the satisfaction of Suffolk County Council and Highways England. Opportunities to connect Innocence Farm and the Port of Felixstowe by railway should be investigated and these will be supported where they further reduce the traffic movements on the main road network.

Significant landscaping and buffers totalling approximately 50ha of land are to be provided on the eastern and northern parts of the site which is to be informed by Landscape and Visual Impact Assessments prior to any employment related development taking place on the western part of the site. Opportunities to enhance and link into the existing Public Rights of Way network and provide areas of useable natural open space and other community benefits are encouraged.

New development proposals will be required to implement design principles regarding scale, massing, materials and lighting to reduce the impact of any built form on the nearby communities and surrounding landscape, particularly the setting of the AONB.

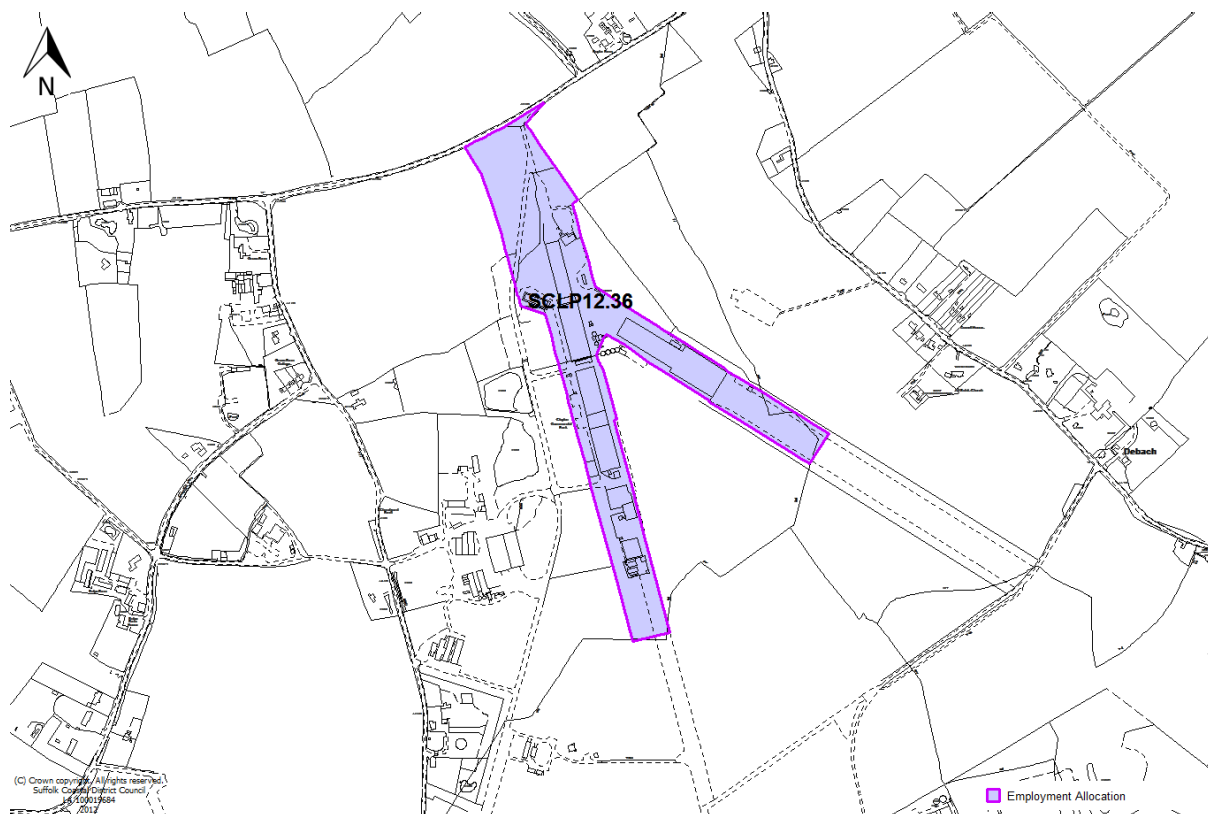
Given the type and scale of use proposed at this site, a new 11-33kv primary substation will be required in order to feed into the Felixstowe network.

Applications for development on this site will need to be subject to:

- a) Site-specific Flood Risk Assessment;
- b) Archaeological Assessment;
- c) Minerals Assessment;
- d) Ecological Assessment; and
- e) Habitats Regulation Assessment screening.

Any development which would result in significant adverse effects which could not be appropriately mitigated will not be permitted.

Former airfield Debach



12.350 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.351 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-furnished or replaced to provide an appropriate gap between them. This would enable the site to meet modern fire regulation standards.

12.352 Traffic impact on the local highway network remains the key concern in respect of this site. Applications for any change of use or other proposals that would result in an intensity of use and associated increase in traffic will need to demonstrate that their proposal is acceptable to the Highway Authority.

12.353 The Environment Agency have highlighted that the site overlies a Principal Aquifer, with a groundwater abstraction licence in place approximately 50m from the site boundary. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination

from previous uses will also need to be investigated prior to the submission of a planning application.

12.354 Anglian Water have advised that development of this site may require a new sewage treatment facility. This should be discussed between the developer and Anglia Water ahead of any relevant planning application being submitted to the Council.

12.355 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.

12.356 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council has identified this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.

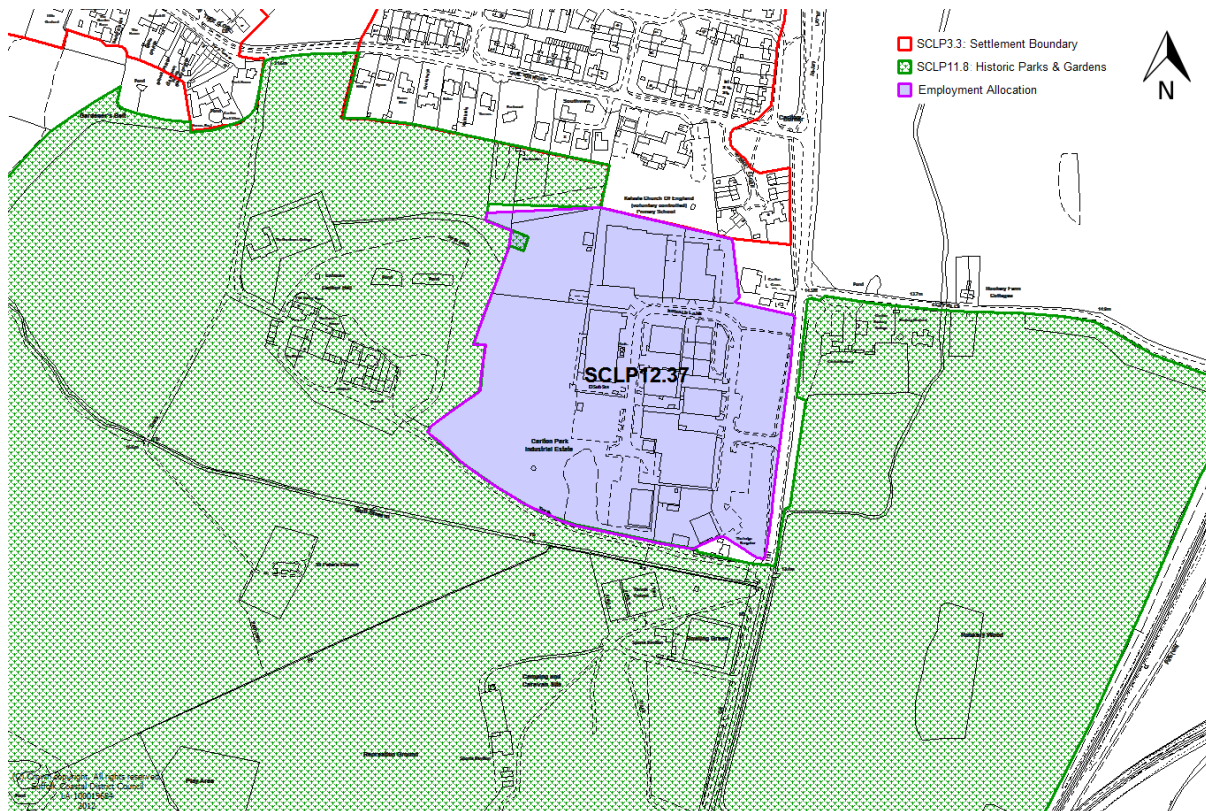
Policy SCLP12.36: Former airfield Debach

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

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

- a) The use is restricted to activities falling within Use Classes B1, B2 and B8;
- b) Where necessary, a transport statement or transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- c) Where necessary, investigation of potential contamination at the site has been undertaken prior to submission of any relevant planning application;
- d) Where necessary, adequate sewage treatment facilities are provided;
- e) If required measures have been taken to assess and manage any heritage assets on the site; A site-specific Flood Risk Assessment is provided for proposals greater than 1ha; and
- f) Where necessary, a drainage strategy is approved and implemented before development proceeds.

Carlton Park, Kelsale



12.357 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.358 Carlton Park is an existing and well established employment site of around 8ha which allows for a range of B1 Business, B2 General Industry and B8 Storage and Distribution employment uses. With direct access onto Main Road, Kelsale, it is well related to the A12 and thereby the main road network for the District. It is the only significant industrial estate in the Saxmundham locality and is particularly important given the amount of new residential development permitted in and around the town.

12.359 Approximately 3ha of land within the site as defined on the Policies Map remains available for development. Whilst the site remains appropriate to a range of employment uses, particular encouragement should be given to new uses which have a high employee to floorspace ratio, given the limited opportunities for employment around Saxmundham.

12.360 The Environment Agency have highlighted that the site overlies a Principal Aquifer and is within Groundwater Source Protection Zone 3. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.

12.361 The Cross Boundary Strategic Flood Risk Assessment between Suffolk Coastal District Council and Waveney District Council and the Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identify this site as being within Flood Zone 3. Any proposals for further development at this site must therefore have regard to this issue and be accompanied by a site-specific Flood Risk Assessment. 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.

12.362 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Benhall water recycling centre will be overcapacity by 2030. 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.

Policy SCLP12.37: Carlton Park, Main Road, Kelsale cum Carlton

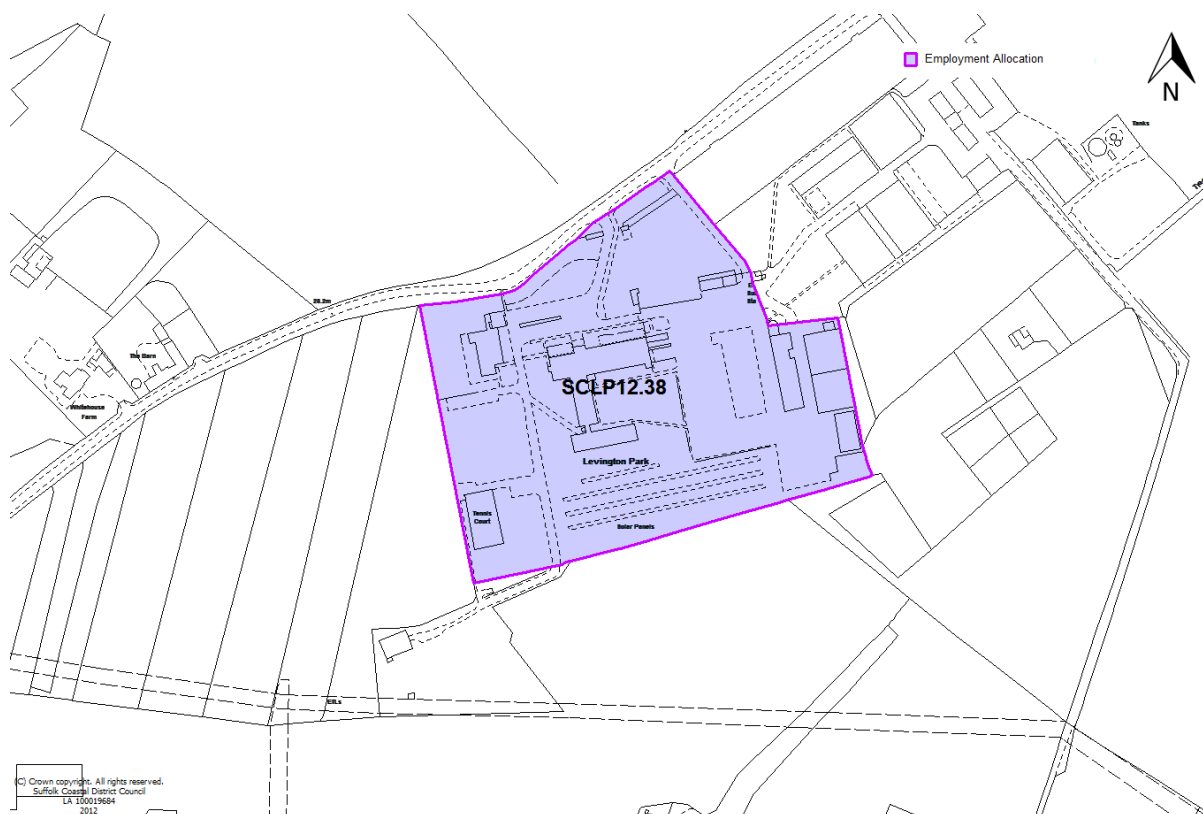
Carlton Park as identified on the Policies Map comprises some 8ha of employment land. 3ha of land remains vacant. The site contains lawful uses within Use Classes B1, B2 and B8.

Proposals for development of B1, B2 and B8 uses will be permitted subject to the following criteria:

- a) Proposals for further development of the site should be accompanied by a site-specific Flood Risk Assessment;
- b) An investigation into any potential contamination of the site should be undertaken prior to the submission of a planning application;
- c) Where appropriate, measures should be taken to assess and manage any heritage assets on the site; and
- d) Proposals that generate a significant amount of traffic movements from the site will be required to provide a Transport Assessment, assessing the impact of the proposal on the local highway network.

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

Levington Park, Levington



12.363 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.364 Levington Park is a former agricultural research station, which provides office space for manufacturing, logistics and shipping companies. The buildings are set in large well kept grounds reflecting both its former history and sensitive rural location. The site is surrounded by open countryside which forms part of the AONB, is close to the village of Levington but with limited road access which is not suited to HGVs or any use which generates significant amounts of traffic.

12.365 The Environment Agency have highlighted that the site overlies a Principal Aquifer. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.

12.366 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any planning application being submitted to the District Council.

12.367 Whilst continuing to support the site in its current employment use, it remains the case that the site is not suited to an intensification of employment activity.

12.368 Project level Habitats Regulations Assessment may be required to assess hydrological impacts and any effects would need to be adequately mitigated.

12.369 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.

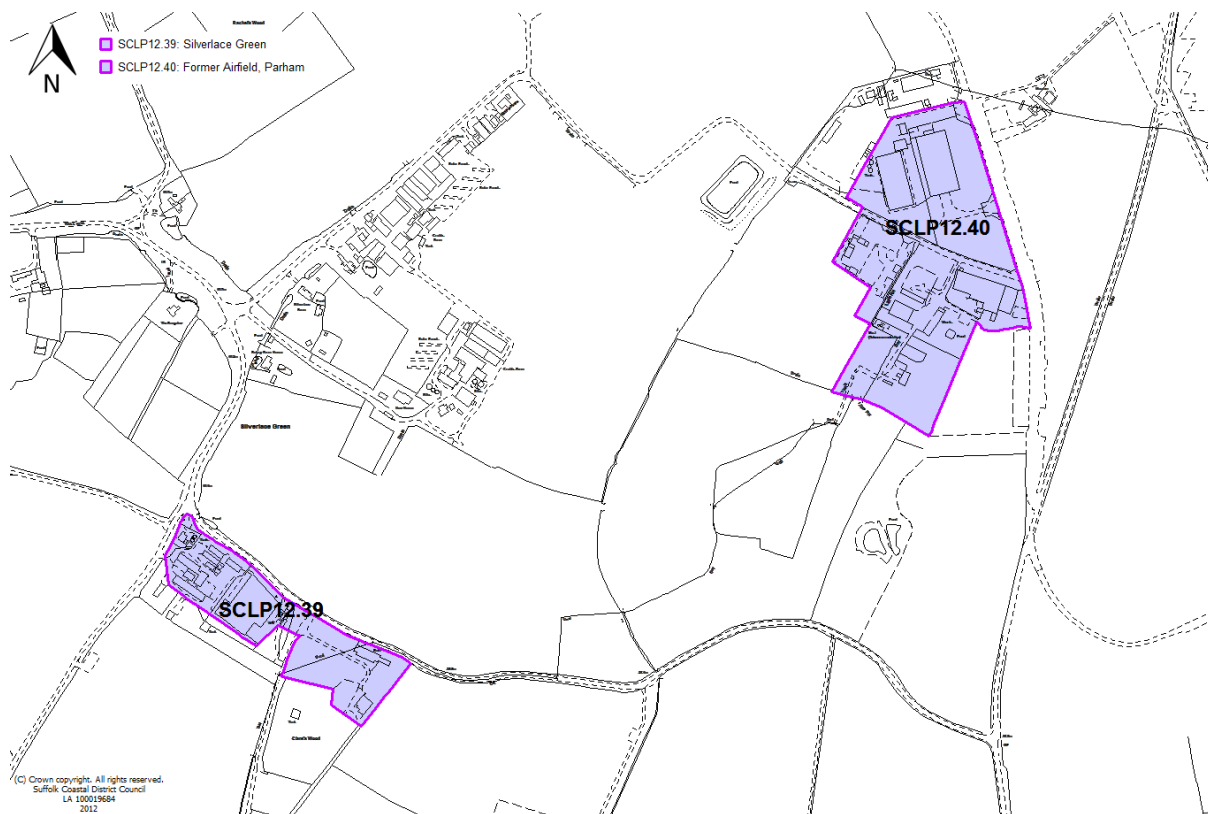
Policy SCLP12.38: Levington Park, Levington

Levington Park, as identified on the Policies Map, is an existing low key employment site, some 3.29ha in size.

Development will be expected to accord with the following criteria:

- a) In order to reflect its former use, its sensitive location and poor road access, the Council will continue to resist any significant intensification of use which would have a demonstrable adverse impact on surrounding uses;
- b) A site-specific Flood Risk Assessment will be required;
- c) 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;
- d) An archaeological investigation may be required depending on the nature of the groundworks; and
- e) Project level Habitats Regulations Assessment will be required.

Silverlace Green & Former Airfield, Parham



12.370 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.371 This disused former airfield site straddles a number of parishes however the employment element is concentrated in two areas as shown on the plan. Across the two areas, employment uses are restricted to Use Classes B1 Business and B2 General Industry use. Previous Local Plan policy encouraged the retention of tree and hedgerow planting where it screened buildings and acted as a sound barrier. Encouragement was given to replacement of buildings which had fallen into disrepair with limited space for expansion.

12.372 The sites have evolved over time but the policy approach remains the same. These sites are important sources of local employment, but due to their location traffic generation associated with them remains a key issue. Any applications for additional floorspace or an intensification of activity will require a transport assessment.

12.373 Consideration should be given to the need for mitigation to manage the relationship between any new employment uses and the existing waste use on the site. Anglian Water have advised that development of these sites may require a new sewage treatment facility. This should be discussed between the developer and Anglia Water ahead of any planning application being submitted to the Council.

- 12.374 The Environment Agency have highlighted that the site overlies a Principal Aquifer, the western end of the site falls within Environment Agency Groundwater Source Protection Zone SPZ 1, the eastern end SPZ3 and central section SPZ2. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.
- 12.375 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council has indicated that phosphate treatment may be needed at Easton water recycling centre over the plan period. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.376 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment.
- 12.377 The southern portion of land at Silverlace Green sits within attractive estate farmland and parkland landscape of strong and distinctive character. Particular attention will need to be given to the visual impact of any development in the wider landscape.
- 12.378 Suffolk County Council Archaeology have confirmed that any development proposals should include a desk-based assessment and historic assets assessment of the buildings to be affected, particularly if buildings survive relating to military use. Proposals should include appropriate treatment of heritage assets. Archaeological investigation will be required at an appropriate stage in the development process, depending on the scale and nature of proposals.

Policy SCLP12.39: Land at Silverlace Green (former airfield) Parham

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

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

- a) The use is restricted to activities falling within Use Classes B1 and B2;
- b) A transport assessment can demonstrate to the satisfaction of the Highway authority that the scale of the proposed use is acceptable in terms of impact on the local road network;
- c) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development;
- d) The proposals address the need to manage the relationship between new uses and the existing waste facility on the site;
- e) Adequate sewage treatment facilities are provided;
- f) A drainage strategy is approved and implemented before development proceeds;
- g) Investigation of potential contamination at the site has been undertaken prior to submission of any planning application;
- h) A site-specific Flood Risk Assessment is provided for development of 1ha or more;
- i) Any new building or extension to an existing building is acceptable in terms of visual impact on landscape character; and
- j) Where appropriate, measures have been taken to assess and manage any heritage assets on the site.

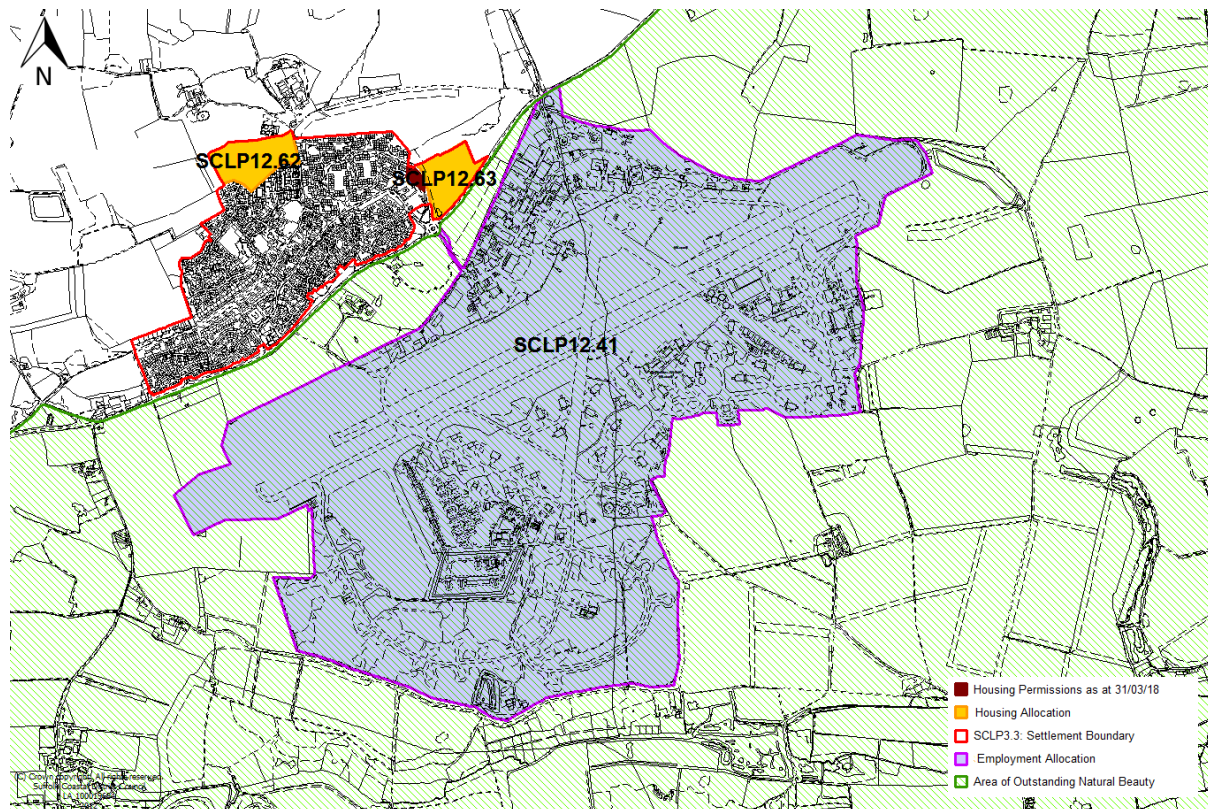
Policy SCLP12.40: Former airfield Parham

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

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

- a) The use is restricted to activities falling within Use Classes B1 and B2;
- b) A transport assessment can demonstrate to the satisfaction of the Highway Authority that the scale and type of traffic generated is acceptable in terms of impact on the local road network;
- c) Adequate sewage treatment facilities are provided;
- d) A site-specific Flood Risk Assessment is provided for proposals of 1ha or more;
- e) A contribution towards phosphate treatment at Easton water recycling centre is provided;
- f) A drainage strategy is approved and implemented before development proceeds;
- g) Existing screening to the site boundaries is retained and if appropriate increased to limit the visual impact of development; and
- h) Where appropriate, measures have been taken to assess and manage any heritage assets on the site.

Rendlesham (Bentwaters)



12.379 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.380 This site comprises the former Technical Base at Rendlesham. It is a large site approximately 390 hectares containing over 300 buildings and structures as well as extensive areas of grass. It is estimated to employ around 400 people. The site lies wholly within the AONB, adjoins The Sandlings SPA and is in close proximity to the Alde-Ore Estuary SPA, SAC and Ramsar site (European sites). Part of the site abuts Wantisden Church a grade 1 listed building.

12.381 The site, although predominantly within the parish of Rendlesham also crosses into Tunstall and Wantisden. The Rendlesham Neighbourhood Plan confirms that policies relating to this site will be dealt with through the Local Plan.

12.382 The site is unique within the District for the combination of buildings which remain on site and for the wide and very eclectic range of activities located here. Activities range from agricultural storage, to film recording as well as more traditional B1, B2 and B8 type uses. It is also subject to an extant planning permission for a hotel.

12.383 The site is also host to a number of innovative renewable energy facilities (including an anaerobic digester) and is connected to the Suffolk Strategic Lorry Route Network via a Zone Distributor Route.

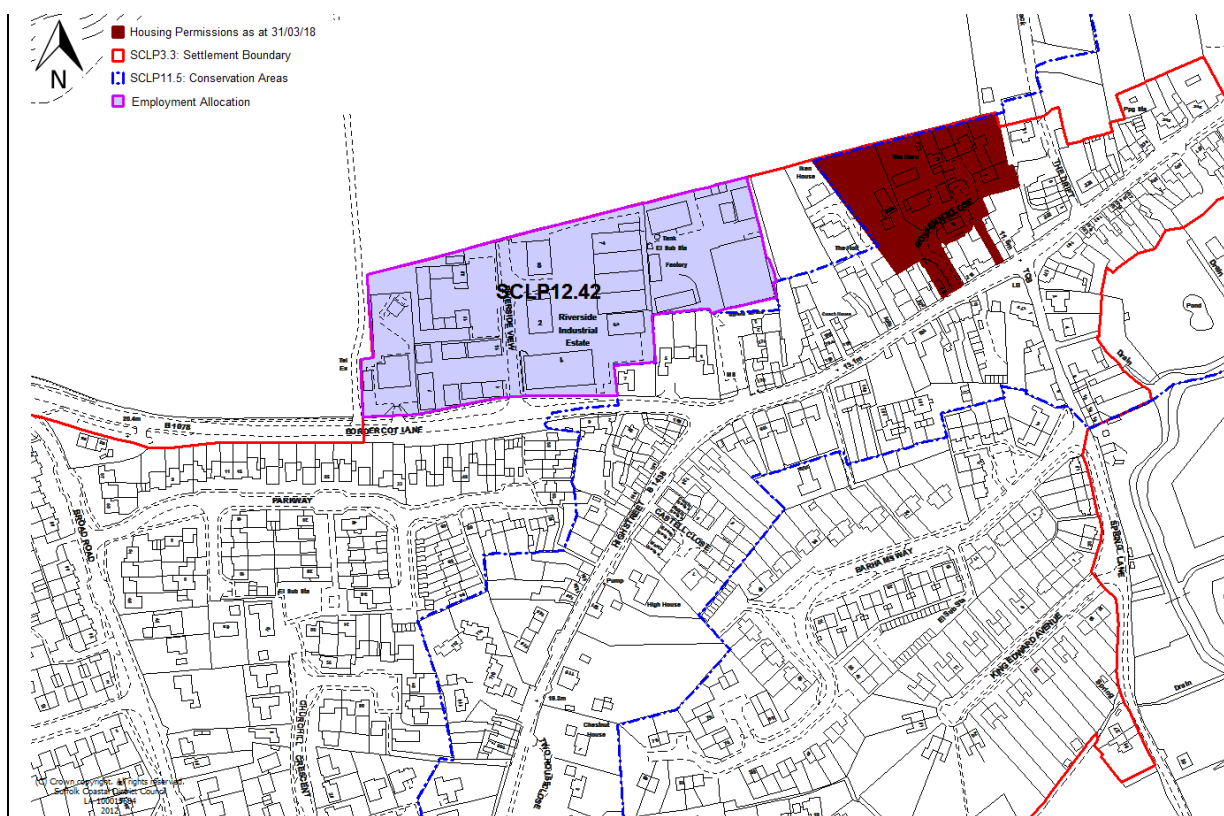
- 12.384 As a consequence of its former military role, the site is acknowledged by Historic England to contain a range of historical assets including artwork. The cold war museum housed on the site is a tourist attraction.
- 12.385 Anglian Water have advised that development of this site may require improvements to the sewerage treatment capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.386 The Environment Agency have highlighted that the site overlies Principal and Secondary Aquifers. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated.
- 12.387 Project level Habitats Regulation Assessment may be required and projects will only be approved with effective measures to prevent impacts on European sites. Project level Habitats Regulation Assessment will need to consider a range of urbanisation effects such as noise and lighting.
- 12.388 The Council has recently granted planning permission for a comprehensive scheme for the whole site, which regularises the existing uses, as well as a business plan for its development. The planning permission C/10/3239 contains a schedule of uses for each of the buildings and areas within the site and an accompanying site plan. The decision notice and unilateral undertaking include a very comprehensive set of conditions designed to address issues of concern, most notably traffic impact on the local road network, issues of residential amenity and environmental concerns due to the site being within the AONB. This detailed information provides the baseline for the following policy and therefore sits as evidence in support of the Local Plan. A new footpath/bridleway access from Rendlesham into the adjoining countryside, opening up access for residents of Rendlesham is to be provided alongside these proposals.
- 12.389 The following policy is designed to support the recent planning permission and to support the longer term use of the site through the plan period.

Policy SCLP12.41: Bentwaters Park, Rendlesham

Bentwaters Park as identified on the Policies Map covers an area of some 390 hectares. It contains a wide range of traditional and unusual (*sui generis*) employment uses which make use of the great variety of building sizes and types and infrastructure available on the site. The building types are reflective of its former use as a military airfield.

The Council is keen to ensure that this site remains a vibrant employment site. Accordingly, the Council will permit new employment uses where they will not breach site, environmental and highway constraints identified and conditioned in the planning permission C/10/3239 approved 11/12/2015. Outside of those limits new employment uses will be permitted where they are supported by robust evidence which confirms that their individual and cumulative impacts are acceptable. In both circumstances, proposals should conform to local and national planning policy, particularly with regard to the environmental designations on and in close proximity to the site.

Riverside Industrial Estate, Border Cot Lane, Wickham Market



12.390 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.391 Riverside Industrial Estate is an important local employment site on the edge of Wickham Market with permission for a range of B1 Business and B2 General Industry type uses. The Council is keen to see it retained as a local employment centre, particularly as a number of smaller former employment sites around the village have been lost to other uses.

12.392 The Environment Agency have highlighted that the site overlies a Principal Aquifer and is within Groundwater Source Protection Zone 2. Whilst this does not affect the allocation of the site it may impact on future uses or activities. Contamination from previous uses will also need to be investigated prior to the submission of a planning application.

12.393 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.

12.394 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. The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study has also indicated that phosphate treatment may be needed at Wickham Market water recycling centre over the plan period. 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.

Policy SCLP12.42: Riverside Industrial Estate, Border Cot Lane, Wickham Market

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

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

Planning permission will be granted for new employment provision, including re-development or refurbishment of existing buildings subject to proposals demonstrating:

- a) investigation of potential contamination on the site prior to the submission of a planning application;
- b) A site-specific Flood Risk Assessment for proposals of 1ha or more;
- c) Adequate capacity in the foul sewerage network or that capacity can be made available; and
- d) Provision for an archaeological investigation depending on the nature of the groundworks.

A transport assessment to assess the impact of the proposal on the local highways network.

- 12.399 The design will need to be sympathetic to the setting of nearby Listed Buildings and, in particular, the Grade II Listed Building Elm Tree Farm House.
- 12.400 Achieving appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines, will be subject to approval by Suffolk County Council as the highways authority.
- 12.401 Anglian Water has confirmed that surface water disposal should be in accordance with the water management hierarchy. This may include the use of soakaways or other forms of sustainable drainage systems.
- 12.402 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.403 A project level Habitats Regulations Assessment will be required which will need to ensure that hydrological and recreational impacts are checked and adequately mitigated for if required.
- 12.404 Coldfair Green Primary School is forecast to be over capacity during the first five years of the plan period and therefore a contribution towards additional school spaces through the Community Infrastructure Levy will be required as detailed in the Infrastructure Delivery Framework.
- 12.405 Early years provision in Aldeburgh ward is forecast to be over capacity and this development will be required to contribute through the Community Infrastructure Levy, towards the expansion of existing settings as detailed in the Infrastructure Delivery Framework.
- 12.406 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework
- 12.407 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Aldeburgh library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

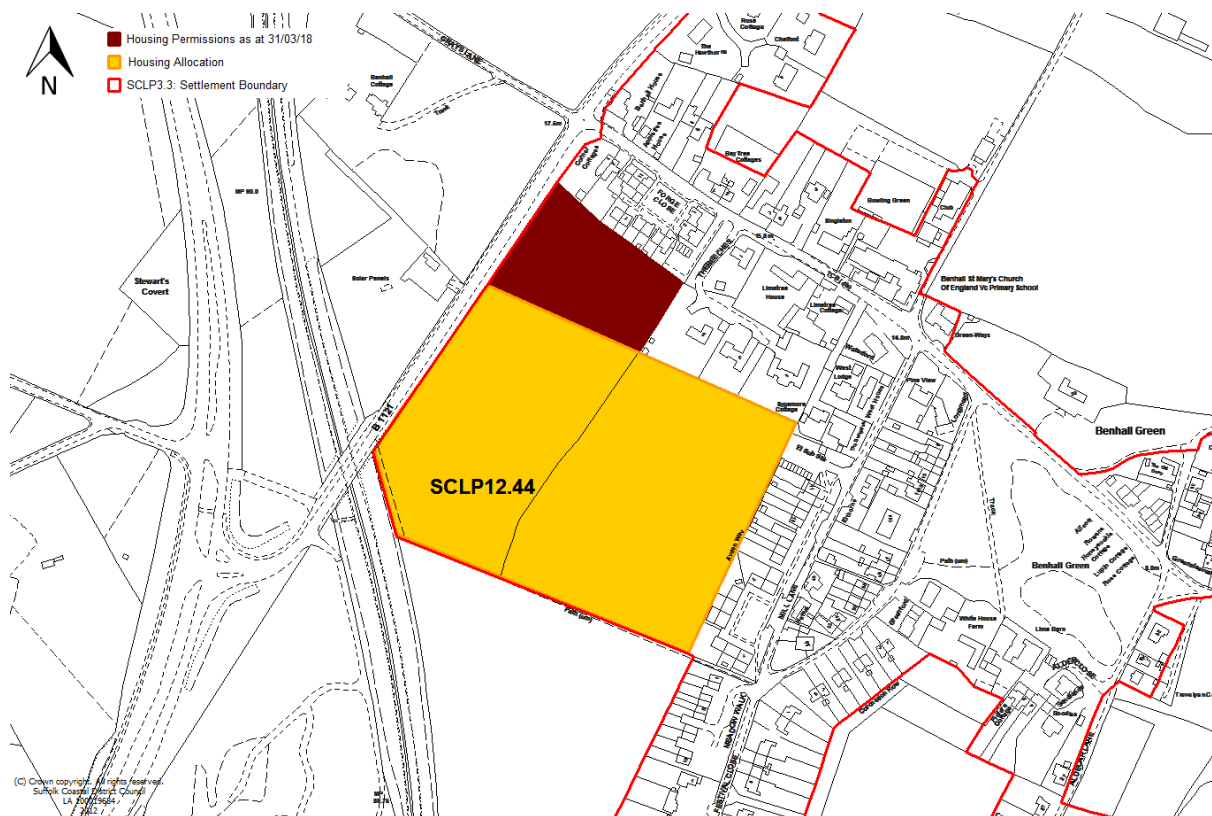
Policy SCLP12.43: Land to the East of Aldeburgh Road, Aldringham

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

Development will be expected to accord with the following criteria:

- a) Design and layout should enhance the character of the site and surrounding landscape through high quality design, including planting schemes and boundary treatments and be sympathetic to the setting of nearby Listed Buildings, and consider the impact of external lighting on the setting of the AONB;
- b) Any loss of native species hedgerow will need to be replaced with additional native species hedging;
- c) Affordable housing to be provided on-site;
- d) Appropriate access arrangements regarding the provision of off road parking, and securing acceptable access sight lines;
- e) A biodiversity survey will be required and, if necessary, appropriate mitigation provided;
- f) An archaeological assessment will be required;
- g) A pedestrian crossing point will be required;
- h) Surface water disposal must be in accordance with the water management hierarchy;
- i) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;
- j) A Landscape Visual Impact Assessment (LVIA) will be required in order to assess the impacts on the AONB, identify mitigation measures and inform landscaping proposals for the site; and
- k) A project level HRA will be required.

Land south of Forge Close between Main Road and Ayden, Benhall



12.408 Benhall (2011 pop. 521) is identified as a Small Village in the settlement hierarchy, having a range of facilities including a primary school, convenience store and village hall. Benhall is located close to the A12, and some additional development within the village will therefore help to support the Local Plan strategy which recognises the A12 corridor as a focus for growth.

12.409 The site is located close to the A12, immediately to the south of site SSP6 which was allocated in the Site Allocations and Area Specific Policies DPD and has subsequently received planning permission. The main part of the village is to the east of the site around Mill Lane and Benhall Green lies further east beyond this.

12.410 The site is well related to the existing built up area of the village and is currently agricultural land. Built development is expected to be accommodated in the western part of the site and the eastern half of the site is expected to provide open space and SuDS. This distinction between developed and undeveloped areas acknowledges a key aspect of local character in Benhall and Sternfield, that of large open green spaces dispersed throughout the built environment. As the site is located within a Source Protection Zone, Suffolk County Council have commented that a larger than usual area for SuDS may be required.

12.411 Reflecting the character of the surrounding residential areas, the site is considered suitable for semi detached and terraced properties, particularly in the western part of the site. Also important is that open space is well integrated with the built environment to the west, in order to avoid the

perception of an isolated clustered development poorly related to the open space and to facilitate the delivery of a walkable and permeable space. The site would also be suitable for housing designed for older people, particularly with the enhanced pedestrian connectivity to Mill Lane.

- 12.412 As the site is located on the approach to Benhall, it will be important that the southern and western boundary of the site forms an appropriate 'edge' to the village through suitable landscaping. Features and elements which define the estate farmland landscape such as its robust structure of hedgerows should be protected and enhanced.
- 12.413 Public open space should be provided on site to provide a focal point for the development and to provide opportunities for people of all ages to be active. Provision should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.
- 12.414 As an access is provided on the southern part of the permitted site to the immediate north, the site should be accessed via this to avoid the need for a further access on to the B1121. Opportunities to connect the site with the main village of Benhall through pedestrian and cycling links to the east of the site should be explored.
- 12.415 There is a small area of surface water flooding recorded in the centre of the site and development will be expected to put appropriate measures in place to ensure that surface water disposal is undertaken in accordance with the surface water management hierarchy. There are Grade II Listed Buildings to the north of the site and development will need to be sympathetic to the setting of these.
- 12.416 The Suffolk Coastal and Ipswich Cross Boundary Water Cycle Study indicates that the Benhall water recycling centre will be overcapacity by 2030 and improvements will be required to increase capacity.. The extent of any improvements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.417 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.418 St Mary's CEVCP School, Benhall, is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework.
- 12.419 Early years provision in Saxmundham ward is forecast to be over capacity. The South Saxmundham Garden Neighbourhood will include land for a new early years setting and therefore a contribution will be required through this development towards this provision. Expansion of

existing settings in the ward may be secured through contributions via the Community Infrastructure Levy.

- 12.420 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Saxmundham to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy for additional floorspace at Saxmundham, as detailed in the Infrastructure Delivery Framework.
- 12.421 UK Power Networks have indicated a need to improve the 11kv network between Benhall primary substation and Saxmundham. A financial contribution may be required for this site. The extent of any improvements will need to be assessed through discussion between the developer and UK Power Networks ahead of any relevant planning application being submitted to the District Council.
- 12.422 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.423 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

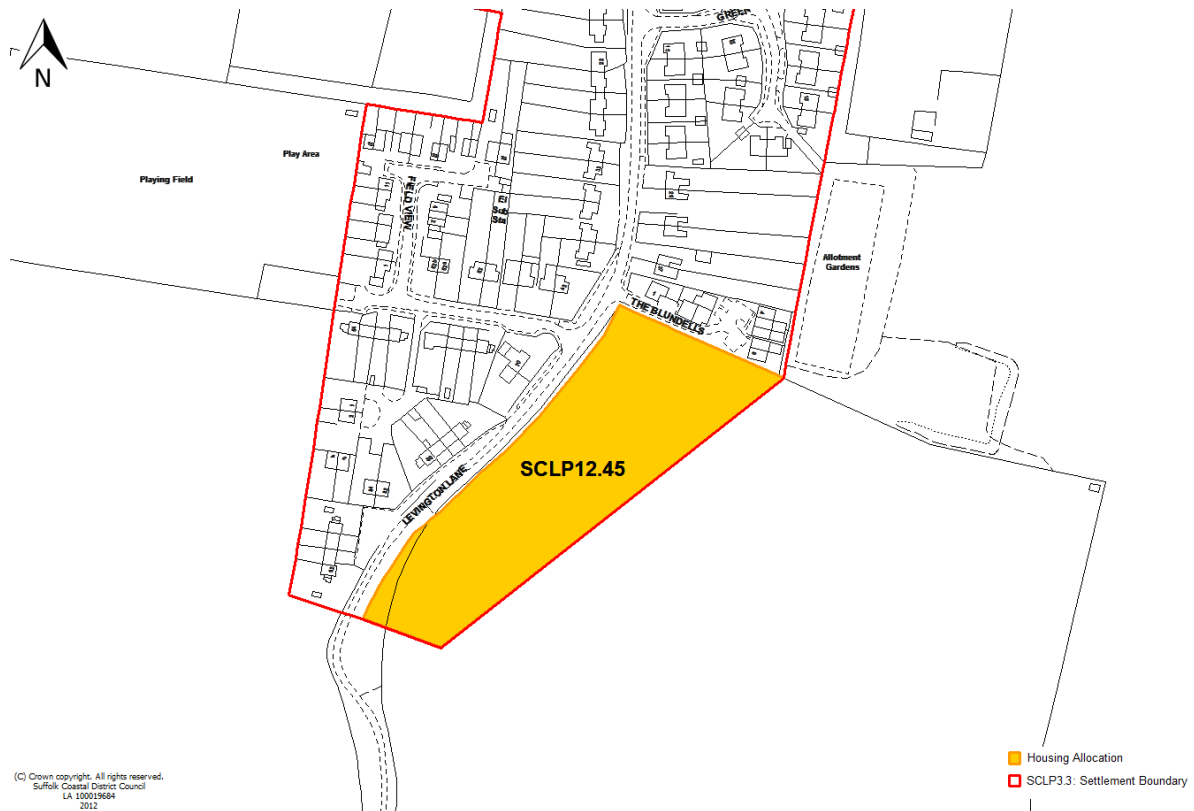
Policy SCLP12.44: Land south of Forge Close between Main Road and Ayden, Benhall

3.9ha of land south of Forge Close between Main Road and Ayden, Benhall, as shown on the Policies Map, is allocated for the development of approximately 50 dwellings.

Development will be expected to accord with the following criteria:

- a) The development to be served by the existing access to the north of the site from Main Road, and upgrading to the access to the satisfaction of the Highways Authority;
- b) The design and layout of the development to provide for higher density terraced and semi detached properties in the western part of the site well integrated with the adjacent open space, and including provision of properties that would be suitable for older persons;
- c) Affordable housing to be provided on site;
- d) Provision of well integrated public open space to act as a focal point for the development in the eastern part of the site and to make provision for all ages;
- e) Contribution towards early provision;
- f) Provision of appropriate landscaping to the south western boundary of the site;
- g) Provision of and enhancements to pedestrian access via Footpath 26 to Mill Lane will be required and cycle access to Mill Lane required where possible. Enhanced pedestrian permeability will also be required in connection to the footpath provided in accordance with the permission directly east of this site;
- h) A site-specific Flood Risk Assessment;
- i) Surface water disposal to be in accordance with the water management hierarchy; and
- j) Contribution to enhancement of the local electricity network and increased capacity at Benhall water recycling centre.

Land to the South East of Levington Lane, Bucklesham



12.424 Bucklesham (2011 pop. 526) is a Small Village which has a modest range of services including a primary school and a village hall, albeit that the school is located away from the main built up area of the village. Bucklesham is located close to the A14 between Ipswich and Felixstowe and is therefore better connected to larger centres and employment opportunities than some of the other settlements in the District.

12.425 The site represents a logical extension to the settlement, bringing the developed area of the eastern side of Levington Lane as far south as the edge of the developed area on the western side of the road.

12.426 The site itself has few constraints to development although the hedgerows and trees along the boundaries of the site should be retained wherever possible and careful attention will need to be paid to boundary treatments to the southern edge of the site to minimise any visual impacts on the approach into Bucklesham. Development should support restoration, maintenance and enhancement of the network of tree belts and natural features in the area.

12.427 The residential areas adjoining the site are typically semi detached dwellings. To reflect the character of the area, semi detached dwellings should be provided along the frontage with Levington Lane, with scope for lower density properties in the east of the site.

- 12.428 A footway should be provided to connect the site with the existing footpaths along the eastern side of Levington Lane to the north. It will also be necessary to widen Levington Lane along the western boundary of the site to accommodate access to the site.
- 12.429 Bucklesham Primary School is currently over capacity, and therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework. Kesgrave High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education provision in the area.
- 12.430 Early years provision is forecast to be over capacity in Kirton ward. A contribution through the Community Infrastructure Levy towards expansion of existing settings will therefore be required as set out in the Infrastructure Delivery Framework.
- 12.431 The Suffolk Coastal District Council and Ipswich Borough Council Cross Boundary Water Cycle Study indicates that the Kirton water recycling centre will require enhanced treatment capacity. The extent of any enhancements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.432 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.433 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.434 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Martlesham Surgery to meet the needs arising from new development. A contribution will be required towards provision at Martlesham and Birches Medical Centre, as detailed in the Infrastructure Delivery Framework.
- 12.435 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

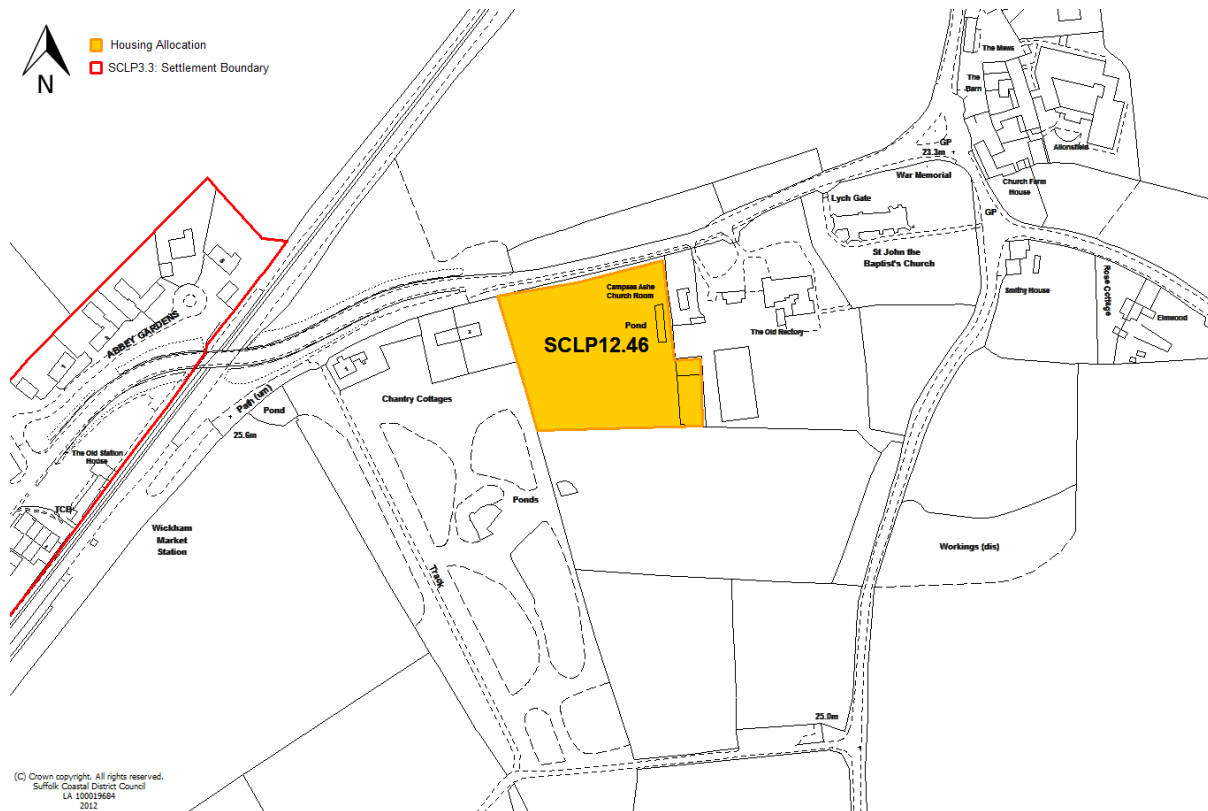
Policy SCLP12.45: Land to the South East of Levington Lane, Bucklesham

1.4ha of land to the south east of Levington Lane, Bucklesham, as shown on the Policies Map, is allocated for approximately 30 dwellings.

Development will be expected to accord with the following criteria:

- a) Design and layout to reflect the linear nature of Levington Lane, with semi detached or terraced properties provided on the frontage with Levington Lane;
- b) Affordable housing to be provided on site;
- c) Retention of trees and hedgerows along the frontage with Levington Lane where possible;
- d) Landscaping and boundary treatments appropriate to the rural character of the area surrounding the site to the east and south; and
- e) Provision of a footpath to connect the site with the footpaths to the north of the site, and widening of Levington Lane along western boundary of site where necessary.

Land to the south of Station Road, Campsea Ashe



12.436 Campsea Ashe (2011 pop. 375) is identified as a Small Village in the settlement hierarchy, which has a few services including a shop and a village hall. Unlike most villages in the District, it has a train station (Wickham Market station) providing connections to Ipswich and Lowestoft, which provides an opportunity for sustainable travel options associated with development in the village.

12.437 The main part of Campsea Ashe is located to the west of the railway line, with the part of the village to the east (within which this site is located) being more dispersed and not historically being identified within the settlement limits. However, the site is well connected to the station and the main part of the village by a footpath along the B1078.

12.438 Adjoining the site is frontage development to the west and the Grade II Listed Old Rectory and Grade II* Listed Church of St John the Baptist to the east. The site is bordered by trees to the east and west. Whilst the development along the B1078 in this location is low density and more sporadic than the main part of the village, the development of the site would be consistent with the pattern of development along the southern side of the B1078 and would not extend further south than the curtilage of The Old Rectory.

12.439 In order that the development integrates with the surrounding landscape, which is characterised by areas of woodland and arable fields, the existing hedgerows and trees on the site should be retained where possible. Boundary treatment to the southern edge of the site should reflect the character of the surrounding landscape for example through inclusion of trees and/or hedgerows. The development will also need to consider effects on the setting of the Grade II Listed Old

Rectory to the east of the site, through appropriate layout, design and landscaping. The design of the development is expected to reflect the rural character of the area and to avoid the introduction of suburban features into this landscape.

- 12.440 As the site contains a number of areas of mature hedgerows and trees, an ecological survey will be required, and any necessary mitigation will be required to be incorporated into the proposals.
- 12.441 There is surface water flooding recorded on a small area of the northern part of the site, and development of the site will therefore need to ensure that any potential risk of flooding from surface water is addressed. The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study has also indicated that phosphate treatment may be needed at Wickham Market water recycling centre over the plan period.
- 12.442 Eyke Primary School is operating close to capacity and considering this allocation along with Suffolk County Council forecasts, would be over capacity during the first five years of the plan period. Therefore additional school spaces will be required as detailed in the Infrastructure Delivery Framework. Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education provision in the area.
- 12.443 Early years provision is forecast to be over capacity in Orford and Eyke ward. A contribution through the Community Infrastructure Levy towards expansion of existing settings in Orford or Eyke will therefore be required as set out in the Infrastructure Delivery Framework.
- 12.444 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Wickham Market Medical Practice to meet the needs arising from new development. A contribution will be required towards enhancements at Wickham Market Medical Practice, as detailed in the Infrastructure Delivery Framework.
- 12.445 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.446 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.447 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor

experience. In this respect, a contribution relating to Campsea Ashe rail station may be required through the Community Infrastructure Levy.

- 12.448 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council has indicated that phosphate treatment may be needed at Wickham Market water recycling centre over the plan period. 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. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.

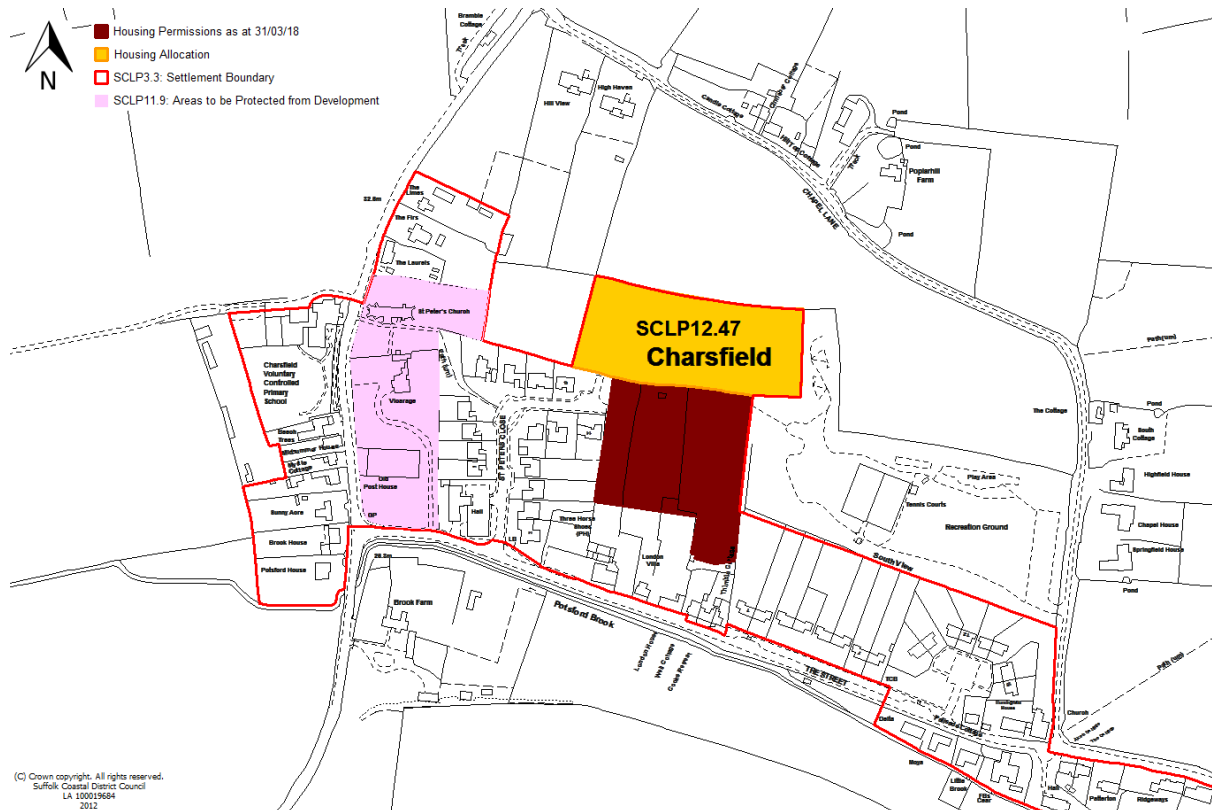
Policy SCLP12.46: Land to the south of Station Road, Campsea Ashe

0.38ha of land to the south of Station Road, Campsea Ashe, as shown on the Policies Map, is allocated for development of approximately 12 dwellings.

Development will be expected to comply with the following criteria:

- a) Design and layout of the development to reflect the site's location close to Listed Buildings, and the rural character of the location, with the focus of the development being in the northern part of the site;
- b) Existing hedgerows and trees to be retained wherever possible;
- c) Retention of the pond in the eastern part of the site;
- d) Provision of appropriate boundary treatment to the southern border of the site reflecting the character of the local landscape;
- e) Provision of affordable housing on site;
- f) Provision of a biodiversity survey, and appropriate mitigation where required;
- g) Surface water disposal to be in accordance with the water management hierarchy; and
- h) A contribution may be required towards phosphate treatment at Wickham Market water recycling centre.

Land behind 15 St Peters Close, Charsfield



12.449 Charsfield (2011 pop. 355) is identified as a Small Village, and has a number of local facilities including a primary school and village hall. The site is located in the centre of the village, with existing residential development to the south, the church and primary school to the west and playing fields to the east. Land to the south of the site has outline planning permission for 20 dwellings and this site would form a further phase of development in this part of the village.

12.450 The site slopes gently upwards to the east, and is bounded by existing trees and hedgerows on all sides. To integrate with the more rural areas to the north, development proposals should retain these hedgerows and trees.

12.451 The Grade I Listed St. Peter's Church lies to the west of the site, and development of the site will need to consider impacts on its setting, in particular when viewed from the Public Rights of Way further to the west. In this respect, and in order to provide a mix of housing, it is considered that bungalows may be appropriate on the higher parts of the site in order to contribute to diversifying the mix of housing but also to assist in preserving the setting of the church.

12.452 Access to the site is expected to be delivered through St Peter's Close, however should there be an opportunity to access the site through the proposed development to the south of the site this may also be acceptable. As the site is well located in relation to the playing fields to the east of the

site, development would be expected to integrate with the village through provision of access to the recreation ground.

12.453 Additional primary care floorspace will be required in Wickham Market to meet the needs arising from new development, as detailed in the Infrastructure Delivery Framework.

12.454 Thomas Mills High School is currently operating overcapacity and this development will contribute to the shortfall in places. The Framlingham Neighbourhood Plan identifies a reserve site for educational uses. The development should contribute towards provision of additional spaces through the Community Infrastructure Levy as set out in the Infrastructure Delivery Framework.

12.455 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Charsfield water recycling centre will be overcapacity by 2025 and will require improvements to increase capacity and enhance treatment capacity. The extent of any improvements and enhancements 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. Consideration should be given to the topography and geology of the site and the surrounding area in terms of surface water drainage. Infiltration is unlikely to be feasible and an off site drainage solution may be required.

12.456 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Wickham Market Medical Practice to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards enhancements at Wickham Market Medical Practice, as detailed in the Infrastructure Delivery Framework.

12.457 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

12.458 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Framlingham library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

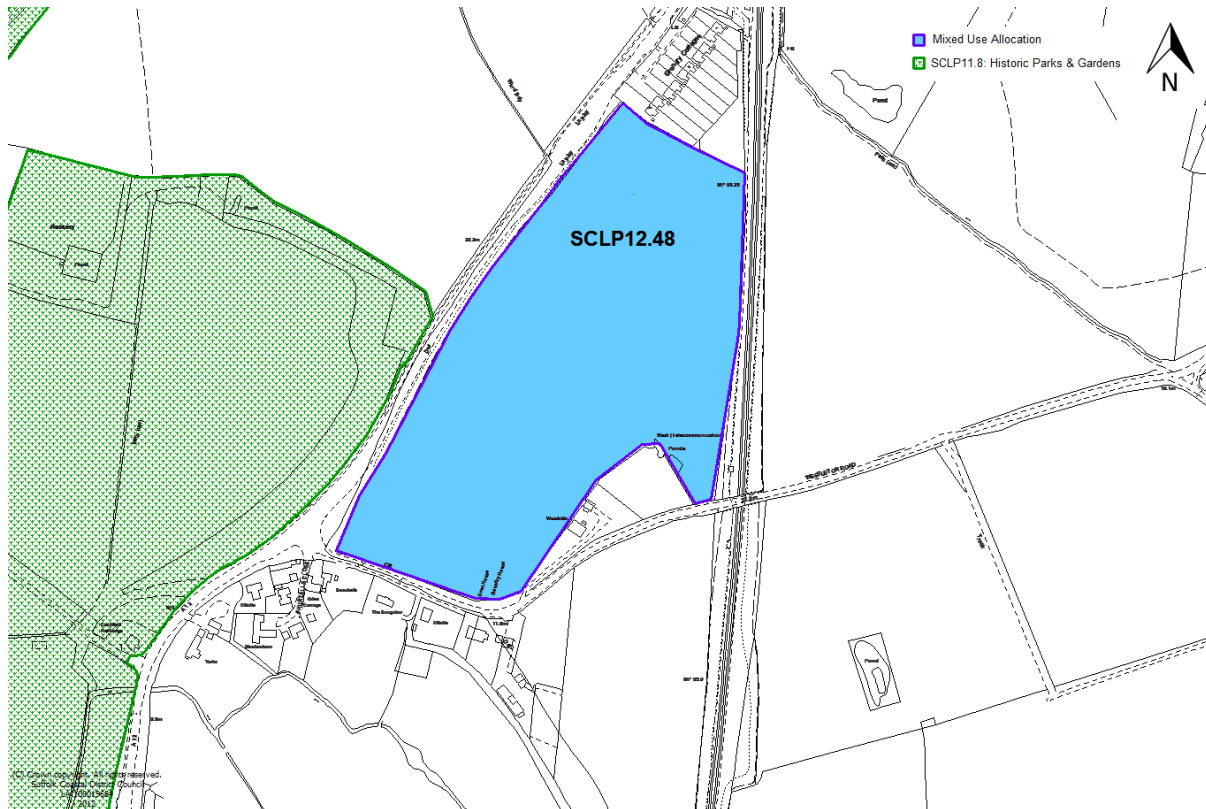
Policy SCLP12.47: Land behind 15 St Peters Close, Charsfield

0.87 ha of land behind St Peters Close, Charsfield, as shown on the Policies Map, is allocated for residential use for approximately 20 dwellings.

Development will be expected to comply with the following criteria:

- a) Design, layout and landscaping of the development to be carefully designed to reflect the site's location close to the Grade I St Peter's Church;
- b) Provision of a mix of housing including smaller properties and bungalows and provision of affordable housing on site;
- c) A contribution towards new early years provision in Wickham Market ward;
- d) Retention of hedgerows and trees along the boundaries of the site; and
- e) Provision of a pedestrian link to the recreation ground to the east.

Land to the South of Darsham Station, Darsham



- 12.459 Darsham Station is a unique location in that it contains a diverse array of services and facilities, including Darsham train station, petrol station, garden centre, and food shop. In this regard, the site has greater access to a number of facilities than many settlements across the District. The site is located adjacent to the A12, and its development will therefore also help to support the Local Plan strategy which recognises the A12 corridor as a focus for growth.
- 12.460 The site is situated between the A12 and the railway line and is immediately south of an existing row of dwellings which front the A12. The site is currently in agricultural use, slopes upwards to the north and is bounded by hedgerows and trees along most of the perimeter.
- 12.461 Development should protect features which contribute to the significance of the landscape character. Development should resist the planting of horticulture such as Poplar in this landscape to avoid change to the character of its woodland.
- 12.462 The focus for the development of this site is to reflect the opportunities presented by the proximity of the station. Development is therefore expected to be focused in the northern part of the site with open space and vehicle access provided in the southern part. Due to the presence of the station and surrounding uses, being relatively compactly formed around the railway, the site is considered suitable for relatively high density development, including apartments with communal landscaped grounds, in the northern part of the site. Due to the size of the site, it is also expected that land could be made available for self-build plots.

- 12.463 Cockfield Hall Park, identified as an historic park and garden of District wide significance, is located on the western side of the A12 opposite the southern part of the site. A Landscape and Visual Impact Assessment will need to consider the potential impacts on the park. The layout of the development, focusing higher densities to the north of the site, will also need to be carefully designed to complement the setting of Cockfield Hall Park and the Grade I Listed Cockfield Hall.
- 12.464 This site lies on a south facing slope overlooking the River Yox, and has not been subject to systematic archaeological investigation. Suffolk County Council have highlighted that assessment should be required to inform any planning application to ensure that proposals are sensitive to assets of archaeological interest. Suffolk County Council have highlighted that a geophysical survey would be required in the first instance.
- 12.465 Public open space provision should be in the southern part of the site, and should be designed to complement the nearby Cockfield Hall Park to the east, with 'green' links provided through the site to connect with pedestrian and cycle access to the station. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Opportunities for all ages of the population to be active should be provided.
- 12.466 Access to the site will need to be from Westleton Road to the south; however improved pedestrian and cycle connectivity to the station from the northern part of the site will be expected to be provided. This will need to be informed by a Transport Assessment.
- 12.467 Surface water flooding is recorded in the northernmost part of the site, and development of the site will therefore need to ensure that any potential risk of flooding from surface water is addressed.
- 12.468 The area around Darsham is characterised by a mix of uses, and therefore some employment uses under Use Class B1 on the site would be supported provided these were compatible with the proposed and existing residential uses.
- 12.469 Land to the north of the station, in between the railway line and the A12, is being promoted by EDF Energy as a possible site for a Park and Ride facility associated with the proposed Sizewell C nuclear power station. However this site is also considered a suitable location for employment development. Depending on future need to support the development of Sizewell C, development for employment uses will be supported.
- 12.470 Early years provision in Wenhaston and Westleton Ward is forecast to be over capacity and therefore a contribution will be required through the Community Infrastructure Levy towards expansion of existing settings, as set out in the Infrastructure Delivery Framework.
- 12.471 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Yoxford / Leiston to meet the needs arising from new

development. A contribution will be required through the Community Infrastructure Levy, as detailed in the Infrastructure Delivery Framework.

- 12.472 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Yoxford water recycling centre will be overcapacity by 2025 and will require improvements to increase capacity and enhance treatment capacity. The extent of any improvements and enhancements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.473 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.474 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.475 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.476 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution through the Community Infrastructure Levy relating to Darsham rail station may be requested

Policy SCLP12.48: Land to the South of Darsham Station

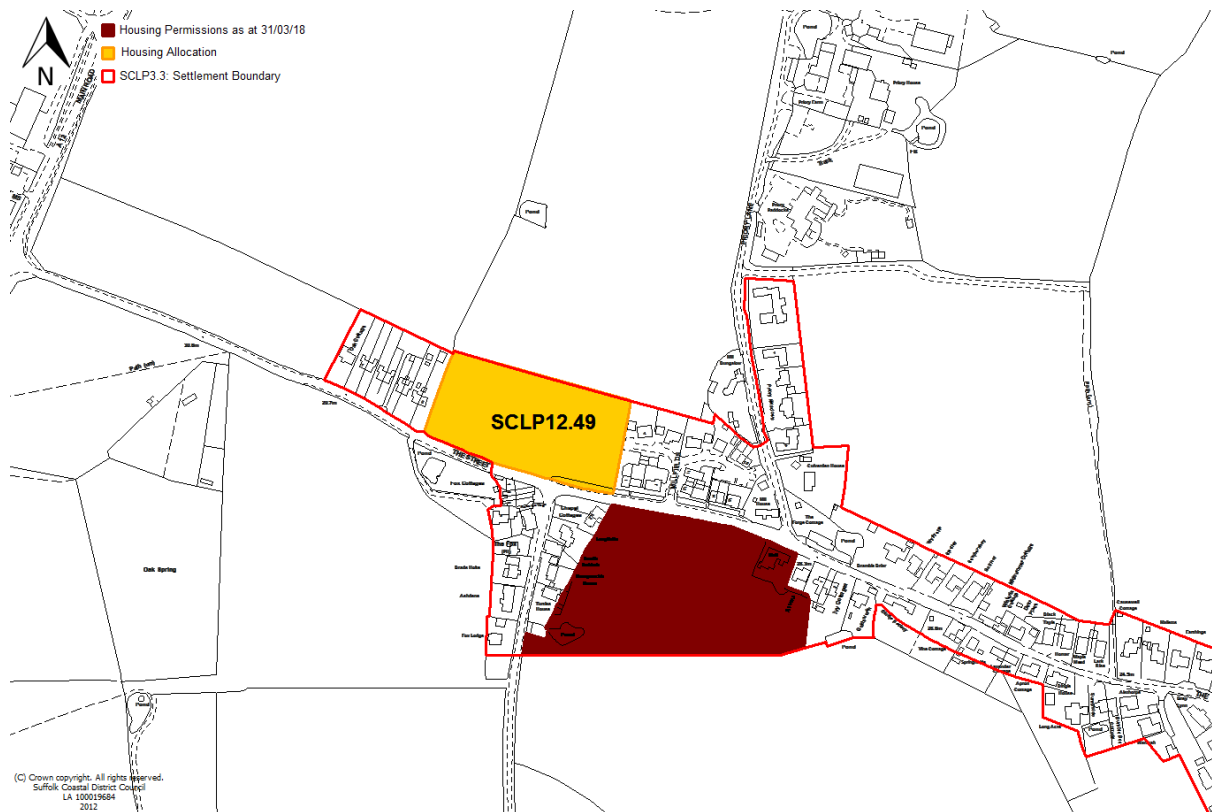
7.33ha of land to the south of Darsham Station, as shown on the Policies Map, is allocated for the development of approximately 120 dwellings and open space.

Development will be expected to comply with the following criteria:

- a) Residential use to be contained within the northern half of the site alongside communal open space provision.
- b) A mix of housing including smaller dwellings and opportunity to explore self build plots. The development of apartments within landscaped grounds linking towards Darsham Station would be supported.
- c) Provision of affordable housing on site;
- d) Provision of open space providing opportunities for all ages;
- e) Improved pedestrian and cycle connectivity with the station and Yoxford village will be required;
- f) Vehicle access from the south of the site through the southern half of the site which is to be otherwise retained as agricultural land reflecting the rural setting in proximity to Cockfield Hall Park;
- g) Design and layout of the development to respond to the Cockfield Hall Park historic park and garden and to be sympathetic to the setting of the Grade I Listed Cockfield Hall;
- h) A site-specific Flood Risk Assessment will be required and any necessary mitigation provided; and
- h) Archaeological assessment will be required

Development of employment uses falling within Use Class B1 would also be supported as part of a mixed use scheme.

Land north of The Street, Darsham



12.477 Darsham (2011 pop. 300) is identified as a Small Village in the settlement hierarchy reflecting its small number of facilities including a village hall and a public house. Darsham station is around 0.8 miles to the west of the village and provides rail connections to Ipswich and Lowestoft.

12.478 The site represents a gap within the existing developed area in this part of Darsham, with development of Millfields immediately to the east of the site having recently taken place. Planning permission is also granted for development on land to the south east of the site on the opposite side of The Street which will incorporate provision of a new village hall, creating a focal point for this part of the village. The site is bordered by trees and hedgerows to the southern, northern and western boundaries and is currently in agricultural use.

12.479 The design and layout of the development is expected to integrate with the Millfields development to the east, and the retention of the hedgerows and trees on the northern boundary will be required to integrate the development with the surrounding landscape.

12.480 A number of trees along the southern boundary of the site have Tree Preservation Orders, and should be protected wherever possible. Access to the site is therefore likely to be through the adjoining Millfields development.

12.481 There are records of archaeological assets present in the area and therefore an archaeological assessment will be required.

- 12.482 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Yoxford / Leiston to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy, as detailed in the Infrastructure Delivery Framework.
- 12.483 Early years provision in Wenhaston and Westleton Ward is forecast to be over capacity and therefore a contribution will be required through the Community Infrastructure Levy towards expansion of existing settings, as set out in the Infrastructure Delivery Framework.
- 12.484 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Yoxford water recycling centre will be overcapacity by 2025 and will require improvements to increase capacity and enhance treatment capacity. The extent of any improvements and enhancements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.485 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.486 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.487 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Yoxford water recycling centre will be overcapacity by 2025. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.488 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.489 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Darsham rail station may be requested.

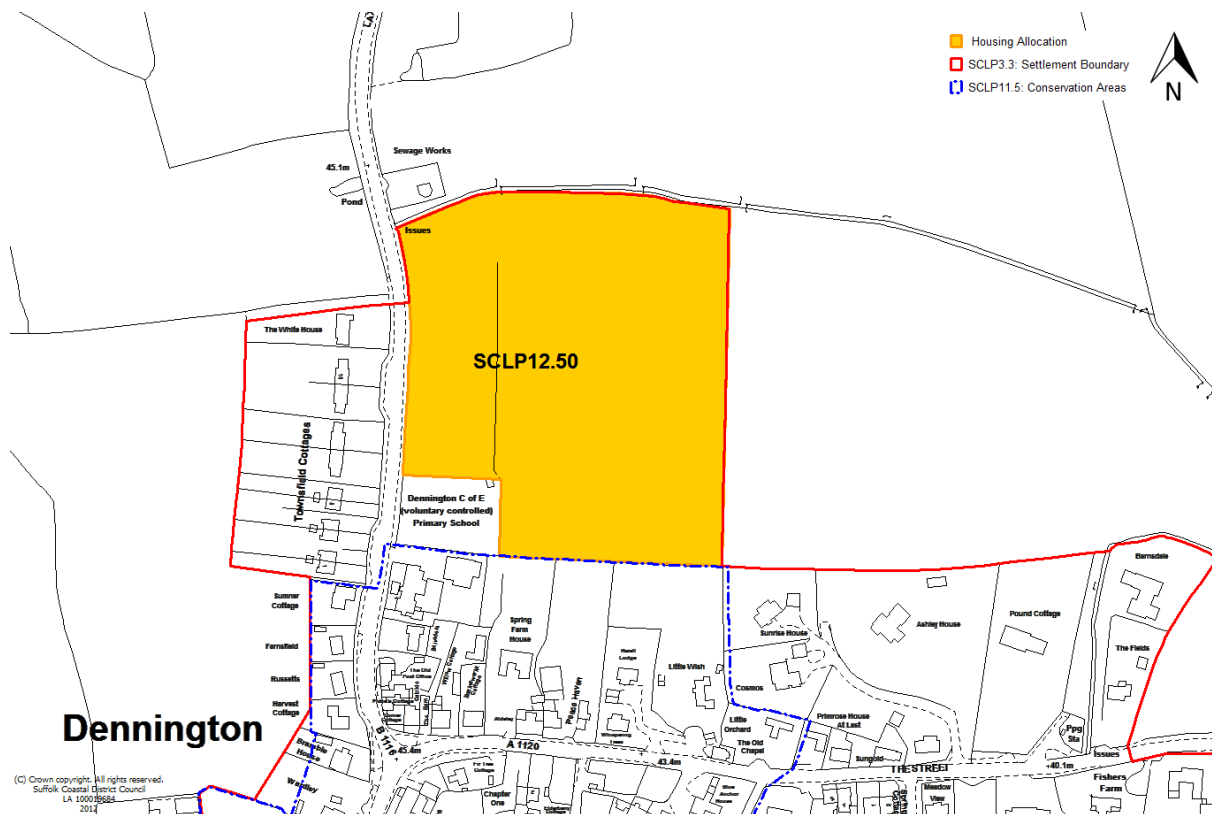
Policy SCLP12.49: Land north of The Street, Darsham

1.11ha of land north of The Street, Darsham, as shown on the Policies Map, is allocated for the development of approximately 25 dwellings.

Development will be expected to comply with the following criteria:

- a) Access to be provided through the existing Millfields development, which may require upgrading to accommodate the proposed additional development;
- b) Retention of trees on the southern boundary of the site;
- c) Enhancements to the existing footway along part of southern boundary linking into the site;
- d) A site-specific Flood Risk Assessment;
- e) Affordable housing to be provided on-site; and
- f) An archaeological assessment will be required.

Land off Laxfield Road, Dennington



12.490 This allocation includes Policy SSP8 from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.491 This site is located within Dennington (2011 pop. 578), which has been identified as a Small Village in the settlement hierarchy. There is pedestrian access into the settlement core and village facilities from the site, which are located within walking distance of the small site. The built form is generally linear, concentrated along Saxtead Road and the junction with Laxfield Road.

12.492 Development of the site needs to reflect and protect the quiet rural character of the village and maintain the historic feel and the 'back water' qualities of the rural area.

12.493 The central, older part of the village, extending south from the school is a designated Conservation Area. The site borders the Conservation Area at its Southern boundary and two Grade II Listed Buildings (Spring Farmhouse and Little Wish) are situated to the south of the site. Careful consideration must be given to alleviating any impacts development could have on these heritage assets. This site lies on a valley side, and Iron Age and Late Saxon/Medieval features were recorded to the south. The site has not been subject to systematic investigation and Suffolk County Council have highlighted that archaeological assessment should be required to inform any planning application to ensure that proposals are sensitive to assets of archaeological interest.

12.494 The western part of the site had been allocated in the Site Allocations and Area Specific Policies DPD (2017). However, as further land to the east is available it is considered appropriate to

develop the site more comprehensively. The larger site area also provides increased opportunity to secure improvements to the adjacent primary school.

- 12.495 Dennington Primary School is located directly to the south of the site and has limited capacity to accommodate future development. Therefore development of the site will be expected to include land to enable future expansion of the school. The allocation in the Site Allocations and Area Specific Policies Development Plan Document includes support for the provision of a school drop-off area and, if this is considered to be needed and is supported by the school and the Parish Council, this should be provided. This could be provided independently of any future school expansion.
- 12.496 The location of the site close to the school, as a focal point of the community, provides an opportunity to support dwellings which would suit the older population and create a sense of community.
- 12.497 Access to the site will be via Laxfield Road. An extension of the footway and crossing point will be required to provide a linkage with the village to the south.
- 12.498 Open space provision on the site should encourage the population of all ages to be active and should promote integration with the surrounding community, and provision of space to the south of the site close to existing uses would provide benefits in this respect. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.
- 12.499 A feature of the residential character throughout the village is planted green frontages to many of the dwellings. In this regard, the western part of the site has potential to support terraced and/or semi detached housing set back from Laxfield Road to accommodate the retention and enhancement of the hedgerow and provision of a footpath along the road frontage. As a result of the characteristic open countryside views to the north and east from the site proposals are expected to provide a soft edge in addition to existing natural screening.
- 12.500 Bats have been recorded in the vicinity of the site and therefore a bat survey will be required to identify the extent of any bat activity. Bat friendly features may need to be incorporated into the design of new development. Any environmental survey should assess the ecological receptors which may be present on or around the site.
- 12.501 Surface water flooding has been recorded along the northern boundary of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy. The site is located within a Source Protection Zone so the treatment of surface water and the clearance from any infiltration features is critical.

- 12.502 Dennington CEVCP Primary School is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity when this allocation is built out. The allocation incorporates land for future expansion of the school and the development will be required to contribute towards the provision of additional school places as set out in the Infrastructure Delivery Framework.
- 12.503 Thomas Mills High School is currently operating overcapacity and this development will contribute to the shortfall in places. The Framlingham Neighbourhood Plan identifies a reserve site for educational uses. The development should contribute towards provision of additional spaces through the Community Infrastructure Levy as identified in the Infrastructure Delivery Framework.
- 12.504 Early years provision is forecast to be over capacity in Framlingham ward. There may be potential for new early years provision to be provided through the expansion of existing settings however it is possible that a new setting will be required and this may require 0.1ha of land within this allocation to be reserved for early years provision.
- 12.505 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Framlingham Medical Practice to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards provision of additional floorspace at Framlingham Medical Practice, as detailed in the Infrastructure Delivery Framework.
- 12.506 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Framlingham water recycling centre will be overcapacity by 2020 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.507 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.508 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.509 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Framlingham library which has been identified as a library where improvements are necessary to enhance library provision. A contribution will be required through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

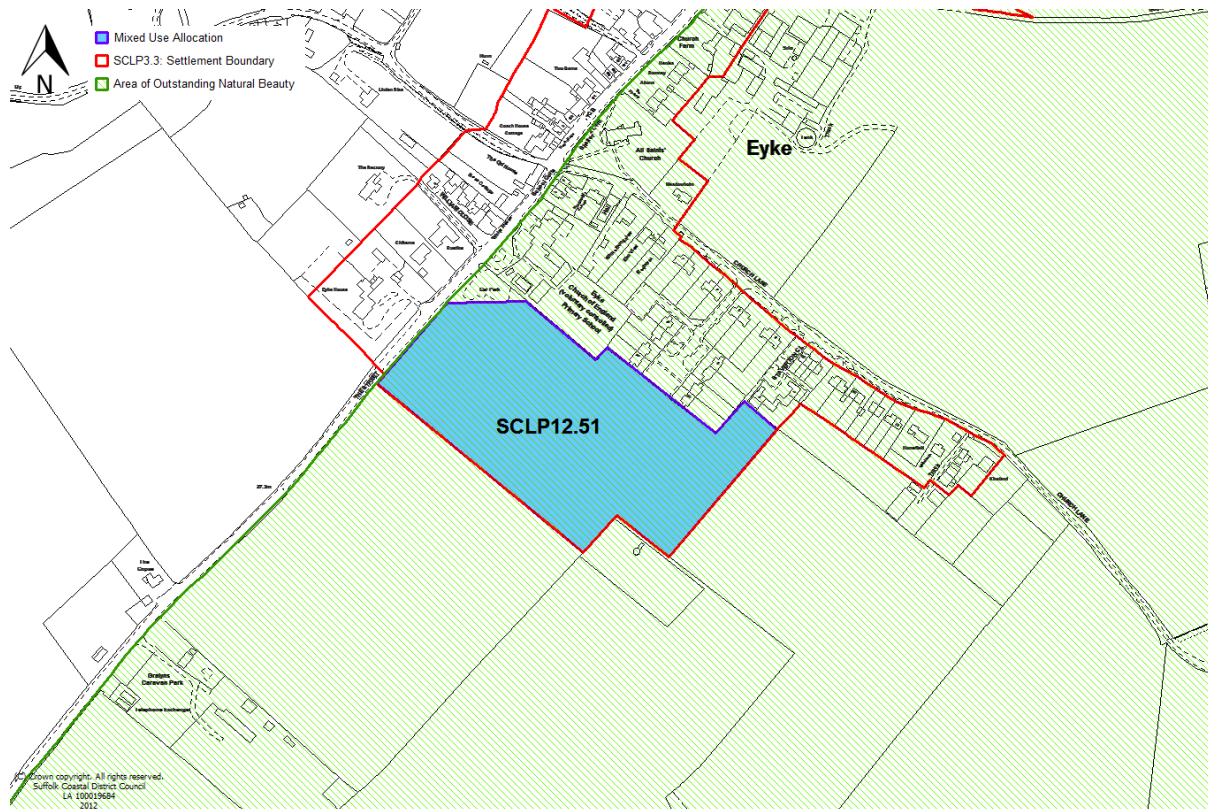
Policy SCLP12.50: Land off Laxfield Road, Dennington

2.53ha of land off Laxfield Road, Dennington, as shown on the Policies Map, is identified for the development of approximately 50 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of terraced/semi-detached housing along the Laxfield Road frontage;
- b) Provision of dwellings designed to meet the needs of the older population;
- c) Provision of affordable housing on site;
- d) Retention of the hedgerow along the Laxfield Road frontage, subject to the provision of suitable visibility splays. If the hedgerow is required to be removed replanting elsewhere on the site will be required;
- e) Provision of a footpath south to the school and a crossing point to provide links to the existing footway network;
- f) Provision of 0.7ha of land for school drop-off area and to enable future expansion of the school;
- g) If required, 0.1ha of land on the site should be reserved for a new early years setting or a contribution made towards a new early years setting off-site;
- h) Provision of open space on the southern part of the site;
- i) Suitable planting to the eastern and northern boundaries of the site to provide a 'soft' edge to the settlement where it abuts the countryside supplementing that which currently exists;
- j) Design and layout of the development to be sympathetic to the setting of the Conservation Area and nearby Listed Buildings;
- k) An archaeological investigation will be required;
- l) An ecological survey and any appropriate mitigation will be required;
- m) Provision of a flood risk assessment and any necessary mitigation; and
- n) A bat survey to be undertaken and submitted as part of any planning application and if appropriate, inclusion of bat friendly features within the design of the new buildings.

Land to the south of Eyke CoE Primary School and East of The Street, Eyke



12.510 Eyke (2011 pop. 362) is identified as a Small Village in the settlement hierarchy, reflecting the existence of a number of facilities including a shop, primary school and village hall. The village is located approximately 3 miles from Woodbridge which, as a town, provides a wide range of services and facilities.

12.511 The site is located on the south western edge of the village adjacent to the existing primary school and car park and is connected by footpaths along The Street to the rest of the village to the north east. The land is currently in agricultural use and is bordered by a small area of woodland to the south.

12.512 Due to its proximity to the school and connectivity to other services in the village, the site provides an opportunity to secure a variety of house types including housing suitable for older people. The self build register identifies a large proportion of demand in the east of Ipswich and Woodbridge area and location of the site in this part of the District may provide an opportunity to meet some of this demand.

12.513 Eyke primary school is operating close to capacity and therefore development of the site should set aside 0.4ha of land adjacent to the school, to enable provision of one form entry accommodation in the future if needed. There is a small parking area to the north of the site and the expansion of this to provide school parking / drop-off area would provide further additional benefits to the school and community.

- 12.514 The site presents an opportunity to set the new housing back from the busy A1152 'The Street' and provide an attractive gateway to the village including public open space designed to support community interaction. Public open space should provide opportunities for all ages to be active and should reflect local needs. The open space should be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Appropriate planting should distinguish the site from surrounding agricultural fields and reinforce the historic pattern of regular field boundaries.
- 12.515 The design and layout needs to be sensitive to the location of the site in the Area of Outstanding Natural Beauty, including through appropriate boundary treatments and landscaping to the south western and south eastern boundaries, and appropriate lighting, informed through a Landscape and Visual Impact Assessment. Development will also need to respect the setting of the Grade II Listed Building, Eyke House, to the west of the site.
- 12.516 The site lies on the edge of the historic settlement core of Eyke, and late Anglo-Saxon and Early Medieval artefacts are recorded from the area. The site has not been subject to systematic archaeological investigation. Suffolk County Council have highlighted that archaeological assessment should be required to inform any planning application to ensure that proposals are sensitive to assets of archaeological interest.
- 12.517 The development will need to incorporate improvements to the existing car park access in order for access to be achieved. Improvements to footways to facilitate pedestrian connectivity with the site may also be required,
- 12.518 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore and planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off site during development.
- 12.519 Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education provision in the area.
- 12.520 Early years provision is forecast to be over capacity in Orford and Eyke ward. A contribution through the Community Infrastructure Levy towards expansion of existing settings in Orford or Eyke will therefore be required as set out in the Infrastructure Delivery Framework. This policy requires land to enable expansion of early years provision should it be needed at Eyke.
- 12.521 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Rendlesham Medical Practice to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy

towards enhancements at Rendlesham Medical Practice, as detailed in the Infrastructure Delivery Framework.

- 12.522 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.523 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.524 Habitats Regulations Assessment screening has identified the need for Appropriate Assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.
- 12.525 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.

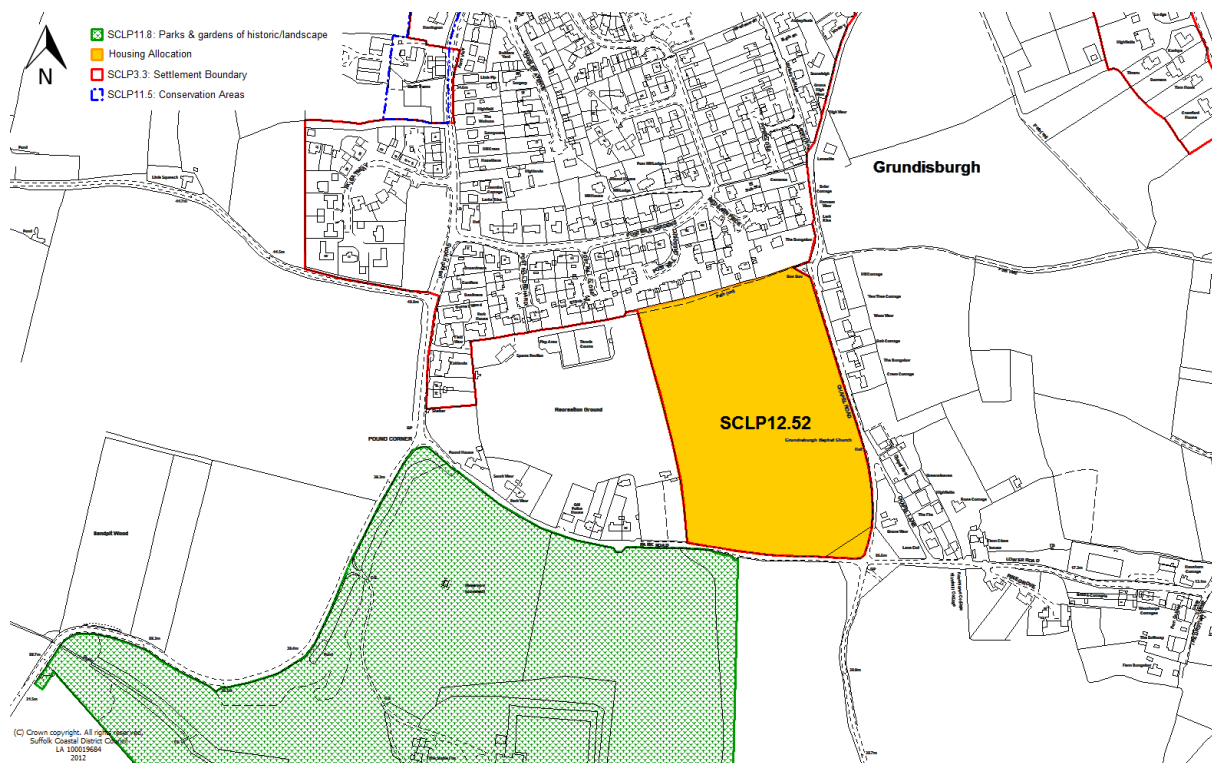
Policy SCLP12.51: Land to the south of Eyke CoE Primary School and East of The Street, Eyke

3.47 ha of land to the south of Eyke CoE Primary School and east of The Street, Eyke as shown on the Policies Map, is allocated for a residential-led mixed use development incorporating approximately 65 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of a mix of housing including housing designed to meet the needs of older people and at least 5 self-build plots;
- b) Affordable housing to be provided on site;
- c) Provision of 0.4ha of land to accommodate future expansion of the school;;
- d) Provision of land to accommodate expansion of early years setting if needed; ;
- e) Provision of land to increase the area of car parking and to provide parking / drop-off area for the school if needed by the school;
- f) Provision of footway improvements and widening of existing car park access;
- g)** Provision of open space providing opportunities for all ages;
- h) Provision of a site-specific Flood Risk Assessment:
- i) Provision of open space on the frontage of the site adjacent to The Street, designed to promote community interaction;
- j) Design and layout of the site to reflect the location of the site within the AONB, including through the provision of landscaping and boundary treatment and appropriate lighting;
- k) Design and layout of the development to be sympathetic to the setting of the nearby Grade II Listed Building; and
- l) An archaeological assessment will be required.

Land West of Chapel Road, Grundisburgh



12.526 Grundisburgh (2011 pop. 1,584) is identified as a Large Village in the settlement hierarchy reflecting the range of services and facilities which include a primary school, convenience store, village hall and doctors surgery.

12.527 The site is currently in agricultural use and is located immediately to the west of the recreation ground in the southern part of the village. It is bordered to the north by existing residential development and to the east by Chapel Lane which Shops and services, including the primary school, are located further to the north.

12.528 Towards the southern part of the site the village becomes more rural in nature. The Settlement Sensitivity Assessment identifies the site as being within an area identified as sensitive to development which extends into the wider landscape. The built part of the development should therefore be focused away from this southern end which should act as a green buffer in maintaining the rural character of this approach into Grundisburgh. Grundisburgh Hall Park and Garden is located to the south west of the site, and the design, layout and landscaping scheme for the site will need to reflect its proximity.

12.529 Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Opportunities for all ages of the population to be active should be provided.

- 12.530 Vehicle access to the site is expected to be onto Chapel Road, and safe pedestrian access will need to be provided, including exploring opportunities to create safe access to Ipswich Road via the recreation ground.
- 12.531 Priority Species have been identified on land close to the site and therefore an ecological survey, along with mitigation if necessary, will be required as part of any proposal.
- 12.532 Provision of open space should form a focal point for the development and provide opportunities for people of all ages to be active. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population.
- 12.533 Consideration should be given to the topography and geology of the site and the surrounding area in terms of surface water drainage. Infiltration is unlikely to be feasible and an off site drainage solution may be required.
- 12.534 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.535 Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to deliver additional secondary education capacity in the area.
- 12.536 Early years provision is forecast to be over capacity in Fynn Valley ward. It is anticipated that a new setting would be provided under allocation SCLP12.24 Land at Humber Doucy Lane however as this allocation is to come forward during the later years of the Plan, a contribution towards expansion of the setting in Witnesham will be required through the Community Infrastructure Levy in order to increase provision in the Fynn Valley ward.
- 12.537 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Grundisburgh Medical Practice to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards enhancements at Grundisburgh Medical Practice, as detailed in the Infrastructure Delivery Framework.
- 12.538 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.539 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through

the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework

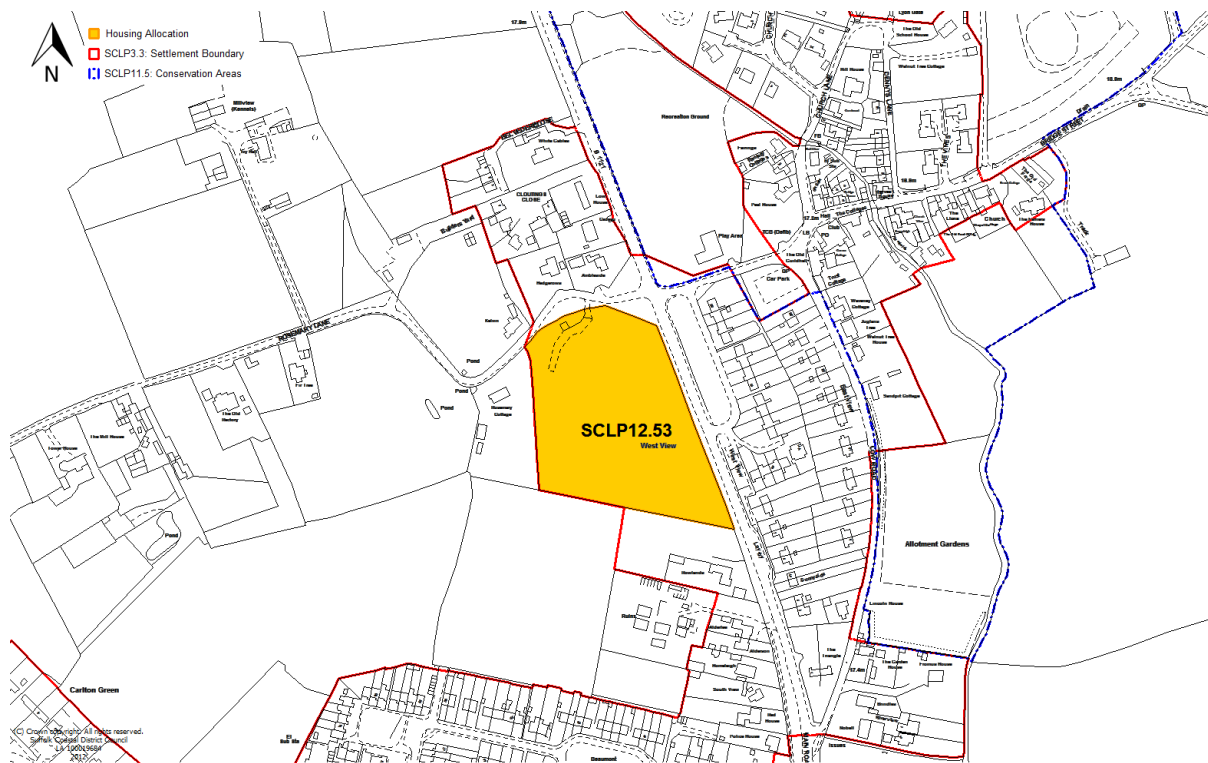
Policy SCLP12.52: Land to the West of Chapel Road, Grundisburgh

5.16ha of land to the west of Ipswich Road, Grundisburgh, as shown on the Policies Map, is allocated for development of approximately 70 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of a mix of housing including types designed to meet the needs of older people and at least 5 self-build plots;
- b) Affordable housing to be provided on site;
- c) Provision of public open space for all ages;
- d) Provision of pedestrian access and footways;
- e) Design and layout of the development to be sympathetic to the setting of Grundisburgh Hall Park historic park and garden;
- f) A site-specific Flood Risk Assessment;
- g) Provision of open space to act as a focal point for the development; and
- h) An ecological survey will be required, along with any identified mitigation measures.

Land south of Ambleside, Main Road Kelsale cum Carlton



12.540 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.541 Kelsale (2011 pop. 990) is a Small Village in the settlement hierarchy, located just north of Saxmundham and with direct access to the A12. It is well related to the neighbouring market town of Saxmundham, and the services and facilities the town provides. Facilities within Kelsale include a primary school, general employment area, and a church.

12.542 Land south of Ambleside, Main Road is 1.86 hectares in size with an indicative capacity for 30 units. It has the potential for more given the varied character and density of development to the west on the opposite side of Main Road, and to the north on Rosemary Lane. Immediately to the south of the site a single dwelling has recently been constructed. .

12.543 The Parish Council have indicated a need for a mix of dwellings across the site to meet the needs particularly of older and younger residents wishing to remain local, and which would be available to buy or rent.

12.544 In terms of physical constraints, the allocation site is not subject to any identified constraints. Any development scheme will be expected to ensure that the management of surface water run off is undertaken in accordance with the surface water management hierarchy. There are views across the site from the village and a carefully designed scheme could retain some of those views.

- 12.545 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..
- 12.546 Kelsale CEVP Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Therefore the development will be required to contribute towards additional primary school places.
- 12.547 Early years provision in Saxmundham ward is forecast to be over capacity. The South Saxmundham Garden Neighbourhood will include land for a new early years setting and therefore a contribution will be required through the Community Infrastructure Levy towards this provision. Expansion of existing settings in the ward may be secured through contributions via the Community Infrastructure Levy.
- 12.548 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Benhall water recycling centre will be overcapacity by 2030 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.549 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.550 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.551 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

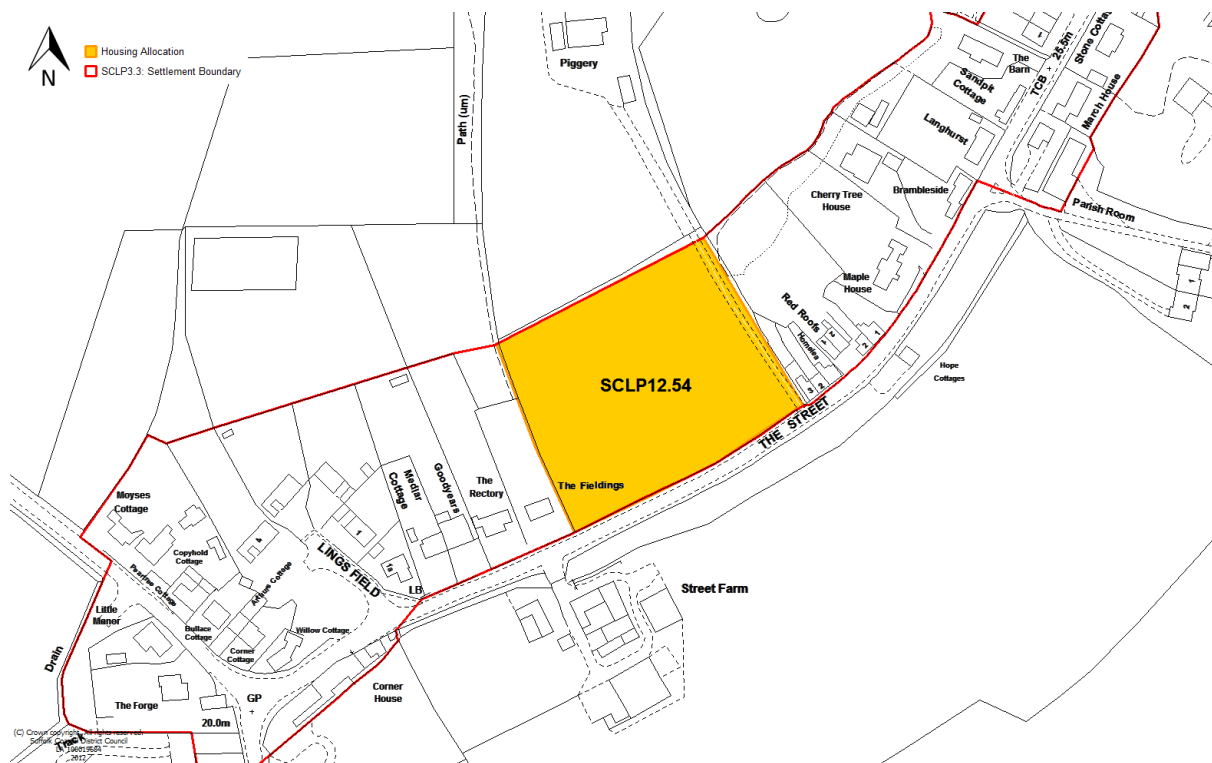
Policy SCLP12.53: Land south of Ambleside, Main Road, Kelsale cum Carlton

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

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing on site;
- b) Provision of a single vehicular access point will be required;
- c) Provision of a pedestrian crossing facility to link the development with the existing footway network, which may require enhancements;
- d) A contribution towards new early years provision if needed;
- e) The need to increase the surface water network capacity in accordance with the water management hierarchy;
- f) Provision of a site-specific Flood Risk Assessment;
- g) An archaeological investigation will be required;
- h) Suitable planting to southern boundary of the site where it abuts open countryside;
- i) A mix of housing types and densities across the site to blend with the mix of densities on the surrounding sites;
- j) Surface water disposal must be in accordance with the water management hierarchy; and
- k) The layout should where possible, look to retain some views through to open countryside beyond.

Land north of the Street, Kettleburgh



12.552 Kettleburgh (2011 pop. 231) is categorised as a Small Village as identified in the settlement hierarchy. The site currently occupies a gap in the settlement that could be utilised to create a more cohesive and connected village. The development of the site will enable some small scale growth that is integrated amongst the established village community.

12.553 The site is currently in agricultural use and occupies a rising topography (to the North) and therefore the development will need to be carefully designed to ensure that it complements the character of the existing village. Linear development along the frontage, with further development to the rear, would reflect the existing streetscene. Careful consideration will need to be given to design and landscaping to reflect the site's location within a river valley landscape, which is identified as a more sensitive landscape in the Suffolk Coastal Landscape Character Assessment and Settlement Sensitivity Assessment.

12.554 A Public Right of Way runs along the outside of the western border. The western border is lined by mature trees and does not have direct access to the footpath. Any proposals should aim to enhance access to the Public Right of Way while maintaining the tree lined boundary. In this regard, the site is bounded on all sides by hedgerows and trees which should be retained wherever possible.

12.555 The Kettleburgh village sign is presently located within the site. Proposals should therefore incorporate the village sign as a focal point in the village.

- 12.556 Easton Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Therefore the development will be required to contribute towards the provision of additional school places, as set out in the Infrastructure Delivery Framework. In order to expand it will be necessary for the school site to be extended.
- 12.557 Thomas Mills High School is currently operating overcapacity and this development will contribute to the shortfall in places. The Framlingham Neighbourhood Plan identifies a reserve site for educational uses. The development should contribute through the Community Infrastructure Levy towards provision of additional spaces as set out in the Infrastructure Delivery Framework.
- 12.558 Early years provision is forecast to be over capacity in Framlingham ward. A new setting will be required, potentially within allocation SLCP12.50 Land off Laxfield Road, Dennington, and a contribution through Section 106 agreement will be required as set out in the Infrastructure Delivery Framework and the policy below.
- 12.559 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Framlingham Medical Practice to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards enhancements at Framlingham Medical Practice, as detailed in the Infrastructure Delivery Framework.
- 12.560 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.561 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Framlingham library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.562 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Framlingham water recycling centre will be overcapacity by 2020 and will require improvements to increase capacity and enhance treatment capacity. The extent of any improvements and enhancements 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.

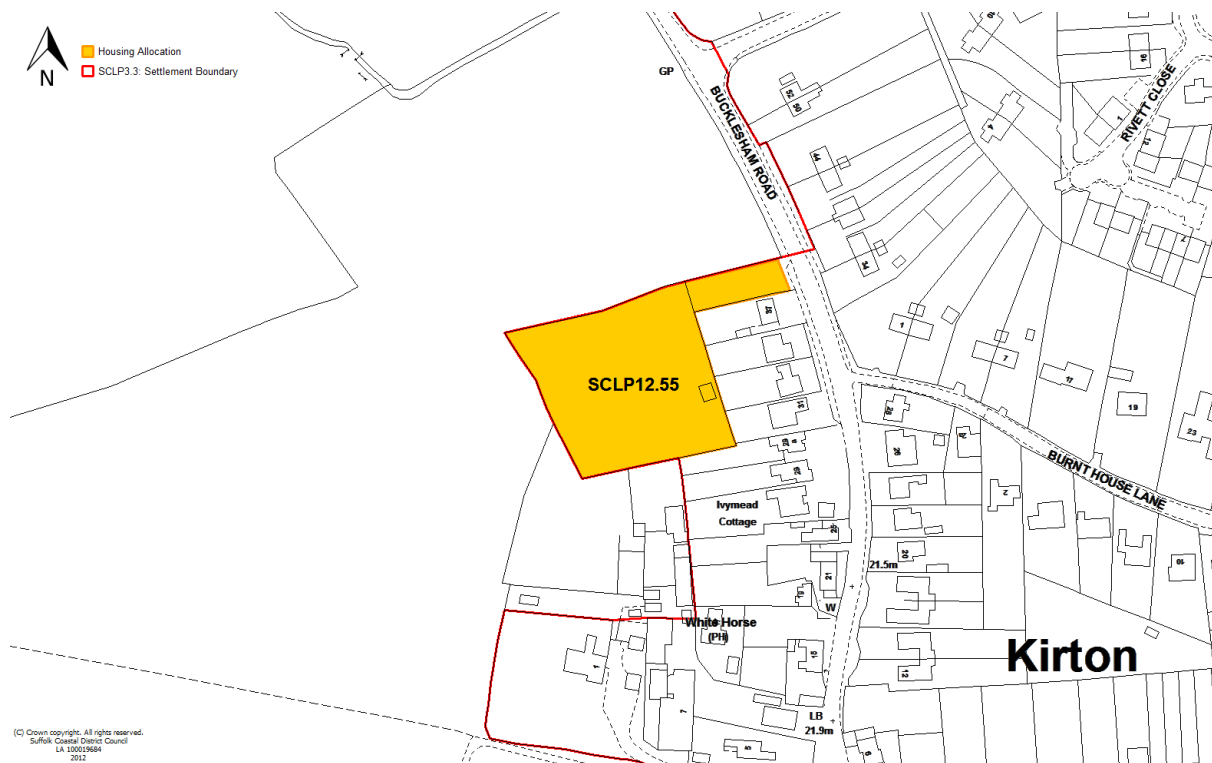
Policy SCLP12.54: Land north of the Street, Kettleburgh

0.75 ha of land north of The Street, Kettleburgh, as shown on the Policies Map, is allocated for development of approximately 16 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of terraced and semi-detached homes fronting The Street to follow the line of existing buildings;
- b) Provision of affordable housing on site;
- c) Provision of a contribution towards a new early years setting;
- d) Design, layout and landscaping to respond to the site's location in the river valley;
- e) Retention of hedgerows and trees bordering the site, subject to the provision of safe access and egress. Where hedgerow removal is required replanting elsewhere on the site will be required;
- f) Provision of a survey detailing the likely ecological impact on the biodiversity of the site and surrounding area; and
- g) Retention and enhancement of Kettleburgh village sign in order to create a central focal point in the village.

Land to the rear of 31-37 Bucklesham Road, Kirton



- 12.563 Kirton (2011 pop. 1,146) is identified as a Small Village in the settlement hierarchy, having a small range of services and facilities including a village hall and a public house. The site is currently in agricultural use and is located in the centre of the village, to the west of Bucklesham Road.
- 12.564 Whilst most of the village of Kirton extends to the east of Bucklesham Road, this site forms part of a small, well contained area of existing dwellings and the public house to the west of the road. The development of this site would provide a modest number of homes for the village, whilst retaining open spaces along Bucklesham Road. The site is enclosed by existing trees and hedgerows which should be retained in order to minimise impacts on the landscape. The layout of the development will need to be designed to protect the amenity of properties on the western side of Bucklesham Road. Improvements may be needed to the layby to the south of the site to facilitate access and a pedestrian crossing point will be required.
- 12.565 Surface water flooding is recorded in the south east corner of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.566 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

- 12.567 Trimley St Martin Primary School, to the south of Kirton, is forecast to be over capacity within the first five years of the plan period; however Policy SCLP12.62 allocates land for a new primary school in the area. Development of this site will need to contribute to the provision of additional school places as set out in the Infrastructure Delivery Framework.
- 12.568 Felixstowe Academy is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. A contribution will, therefore, be required through the Community Infrastructure Levy towards the expansion of the Academy or, if necessary, the creation of additional capacity at the proposed school at Brightwell Lakes to deliver additional secondary education provision in the area.
- 12.569 Early years provision is forecast to be over capacity in Kirton ward. A contribution through the Community Infrastructure Levy towards expansion of existing settings will therefore be required as set out in the Infrastructure Delivery Framework.
- 12.570 The Suffolk Coastal District Council and Ipswich Borough Council Cross Boundary Water Cycle Study indicates that the Kirton water recycling centre will require enhanced treatment capacity. The extent of any enhancements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.571 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that Walton Medical Practice is currently operating overcapacity but can meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards mitigation at Walton Medical practice, as detailed in the Infrastructure Delivery Framework.
- 12.572 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the development proposed in this area would result in an increase in throughput at this site and improvements are therefore required. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.573 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Felixstowe library which has been identified as a library where enhancements are necessary to improve library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

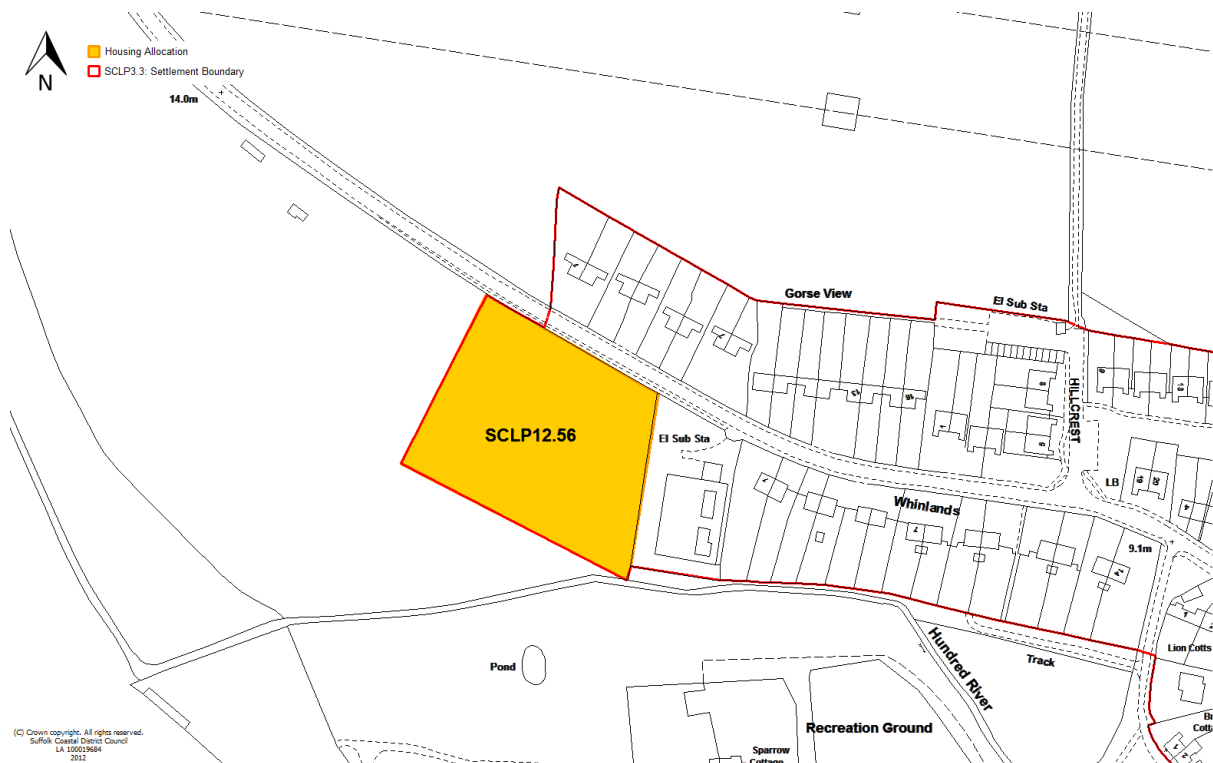
Policy SCLP12.55: Land to the rear of 31-37 Bucklesham Road, Kirton

0.44ha of land to the rear of 31-37 Bucklesham Road, Kirton, as shown on the Policies Map, is allocated for the development of approximately 12 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of a mix of housing, including affordable housing on site;
- b) Provision of a pedestrian crossing point;
- c) Contribution to provision of primary school places;
- d) Retention of trees and hedgerows on boundaries of the site wherever possible; and
- e) Surface water disposal to be in accordance with the water management hierarchy.

Land at School Road, Knodishall



12.574 Knodishall (2011 pop. 853), a Large Village, benefits from a number of facilities and good access to the nearby Market Town of Leiston, which has a good range of established services and facilities. The site is currently in agricultural use and is situated at the western boundary of the settlement to the south of School Road. Development of the site will be contained within the built form of Knodishall, following the linear pattern of this section of School Road and reflecting the continuation of the built environment north of School Road.

12.575 Consideration will need to be given to design, layout and landscaping to provide an appropriate transition between the developed areas to the east of the site, the more rural character to the west and Knodishall Common County Wildlife Site to the south. Although a substation is situated directly to the east, the boundary between these areas is heavily wooded. Design will need to consider the most appropriate layout in order to further enhance vegetated boundary treatment.

12.576 In relation to archaeology, Suffolk County Council have commented that the site is in a location that is topographically favourable for early occupation and has not been systematically evaluated for archaeological remains. A programme of archaeological works may therefore be required.

12.577 Surface water flooding has been recorded in the southern corner of the site and Flood Zones 2 and 3 encroach close to the southern corner. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.

- 12.578 The Suffolk Coastal and Ipswich Cross Boundary Water Cycle Study indicates that the Benhall water recycling centre will be overcapacity by 2030 and improvements will be required to increase capacity.. The extent of any improvements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.579 Coldfair Green Primary School is forecast to be over capacity during the first five years of the plan period and therefore a contribution will be required towards additional school spaces through the Community Infrastructure Levy as detailed in the Infrastructure Delivery Framework.
- 12.580 Early years provision in Aldeburgh ward is forecast to be over capacity and this development will be required to contribute through the Community Infrastructure Levy, towards the expansion of existing settings as detailed in the Infrastructure Delivery Framework.
- 12.581 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Yoxford / Leiston to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy, as detailed in the Infrastructure Delivery Framework.
- 12.582 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.583 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

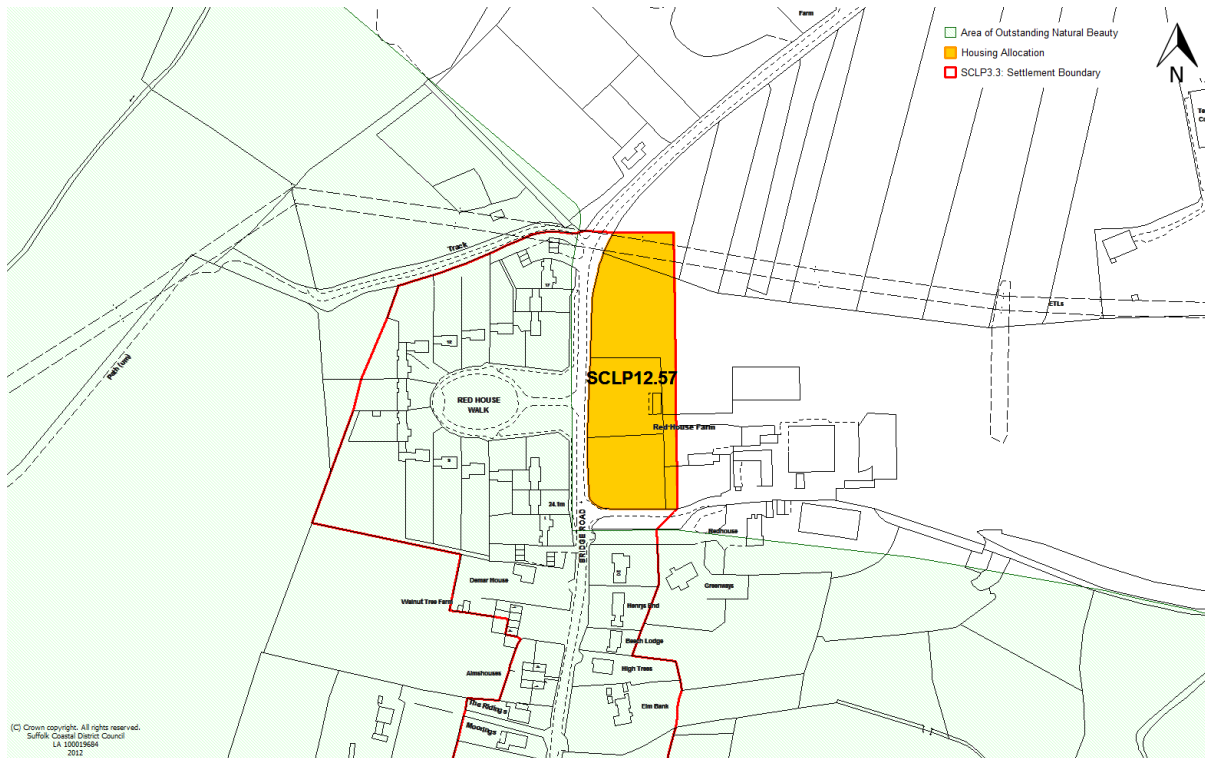
Policy SCLP12.56: Land at School Road, Knodishall

0.65ha of land at School Road, Knodishall, as shown on the Policies Map, is allocated for residential use for approximately 16 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing on site;
- b) Provision of a flood risk assessment and any necessary mitigation;
- c) Retention of the hedgerow along the School Road frontage, subject to the provision of suitable visibility splays. If the hedgerow is required to be removed replanting elsewhere on site will be required; and
- d) Provision of a survey detailing the likely impacts on any ecological receptors which may be present on or around the site, with particular regard to the impact on Knodishall Common County Wildlife Site.

Bridge Road, Levington



- 12.584 Levington (2011 pop. 259) is identified as a Small Village in the settlement hierarchy and has a small range of facilities including a village hall and a public house.
- 12.585 The site is at the northern end of the village with existing residential development opposite to the east of Bridge Road. The site is currently used as paddocks, with Red House Farm lying to the east.
- 12.586 Development of the site would represent a logical continuation of the settlement to the east of Bridge Road, reflecting the extent of development on the western side. The layout of the development should reflect the linear nature of the village.
- 12.587 The southern and western boundaries of the site comprise existing hedgerows and trees which should be retained other than where their removal is required to provide access. Further landscaping on the eastern boundary of the site would provide a separation between the site and the farm to the east. The Area of Outstanding Natural Beauty lies to the south and west of the site and development will therefore need to be sympathetic to the surrounding landscape.
- 12.588 The Landscape Character Assessment identifies that it is important to integrate new development using linear belts of trees, and replicate local species mixes. It also recommends planning to improve pedestrian/cycle path accessibility across settlements to the AONB to help promote healthy lifestyles. This should be taken into account in the development of this site.
- 12.589 A project level Habitats Regulations Assessment will need to ensure that hydrological impacts are checked and adequately mitigated for if required.

12.590 Early years provision is forecast to be over capacity in Kirton ward. A contribution through the Community Infrastructure Levy towards expansion of existing settings will therefore be required as set out in the Infrastructure Delivery Framework.

12.591 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the development proposed in this area would result in an increase in throughput at this site and improvements are therefore required. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.

12.592 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

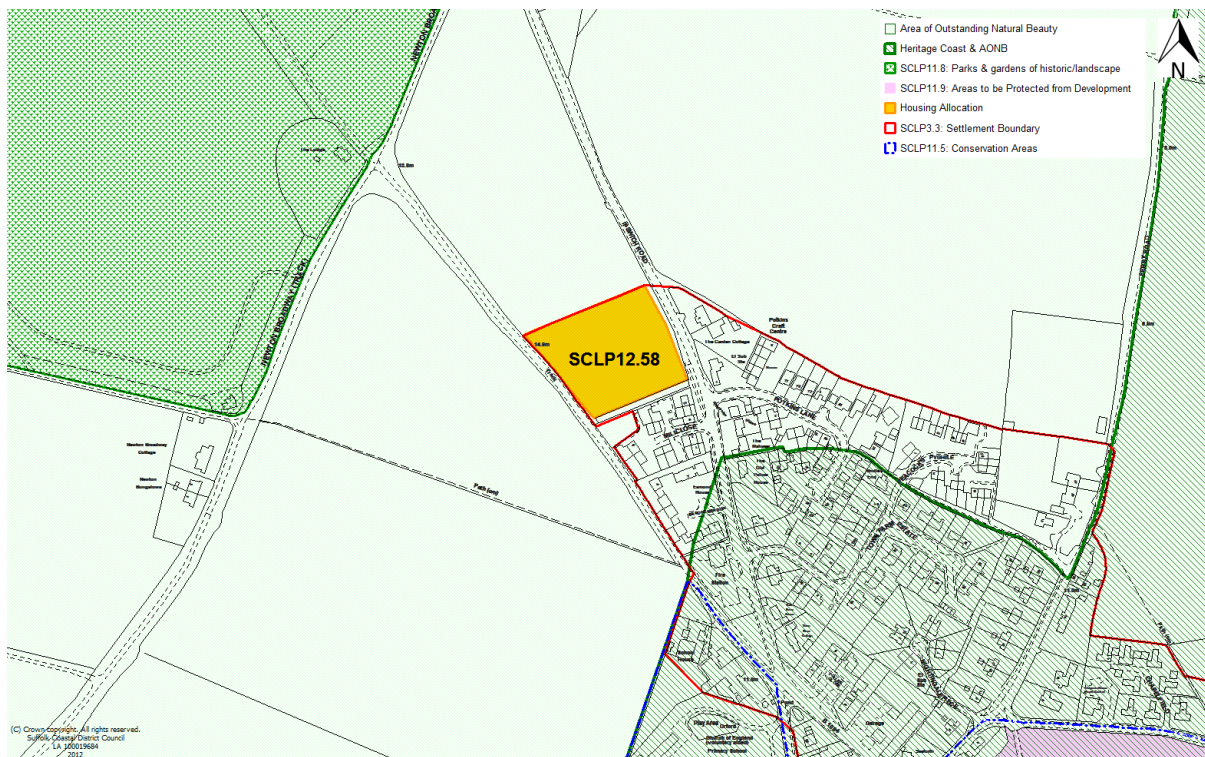
Policy SCLP12.57: Land at Bridge Road, Levington

0.83ha of land adjacent Levington Park, Bridge Road, Levington, as shown on the Policies Map, is allocated for residential use for approximately 20 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing provision on site;
- b) Retention of existing hedgerows and trees on the boundaries of the site;
- c) Design and layout of the development to respond to the site's location close to the AONB; and
- d) Provision of pedestrian connectivity to the footpath on Bridge Road.

Land North of Mill Close, Orford



12.593 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.594 Orford (2011 pop. 713) is a Large Village in the settlement hierarchy containing a variety of facilities including a village school, garage with some retail provision, fire station, town hall, church and eateries. It is also a tourist hotspot with the castle and access to Orford Ness and Havergate Island and is known for its food products. Its high quality built environment and location on the estuary means it is attractive to second home owners who are understood to occupy a relatively large proportion of the properties.. Whilst it is acknowledged that this influx of visitors at the weekend helps to keep facilities viable and provide some useful local employment, through the production of the Site Allocations and Area Specific Policies DPD the Parish Council identified an increasing requirement for some new housing suitable to meet local needs and to help retain the village school.

12.595 The village is entirely contained within the Area of Outstanding Natural Beauty with much of it also designated as Heritage Coast. The older part of the village, the castle and its setting are contained within a large Conservation Area designation with many Listed Buildings. Newer development is largely confined to the northern end of the settlement, close to the allocated site.

12.596 The site is currently in agricultural use and lies entirely within the AONB but outside of the Heritage Coast and Conservation Area. As a gateway into the village, there are views through to the castle. The site is contained by Ipswich Road to the east and a public footpath to the west. To the south is the small estate style development of Mill Close which currently forms the northern

boundary to Orford. The northern extent of the allocation would extend to the limit of the existing built development on the eastern side of Sudbourne Road.

- 12.597 A development similar in layout to Mill Close is considered to make the best use of space. Critical to the design and layout will be the creation of a northern boundary which is reflective of its gateway position into the village and its position within the AONB. Particular care will also be required in respect of those new buildings with elevations viewable from the north to ensure they provide an attractive entrance to the village.
- 12.598 Opportunity should also be taken to provide a direct access to the public footpath which runs along the western boundary. This gives easy direct access to the school and an alternative access to the centre of the village.
- 12.599 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.
- 12.600 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.
- 12.601 Early years provision is forecast to be over capacity in Orford and Eyke ward. A contribution through the Community Infrastructure Levy towards expansion of existing settings in Orford or Eyke will therefore be required as set out in the Infrastructure Delivery Framework.
- 12.602 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.603 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.604 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

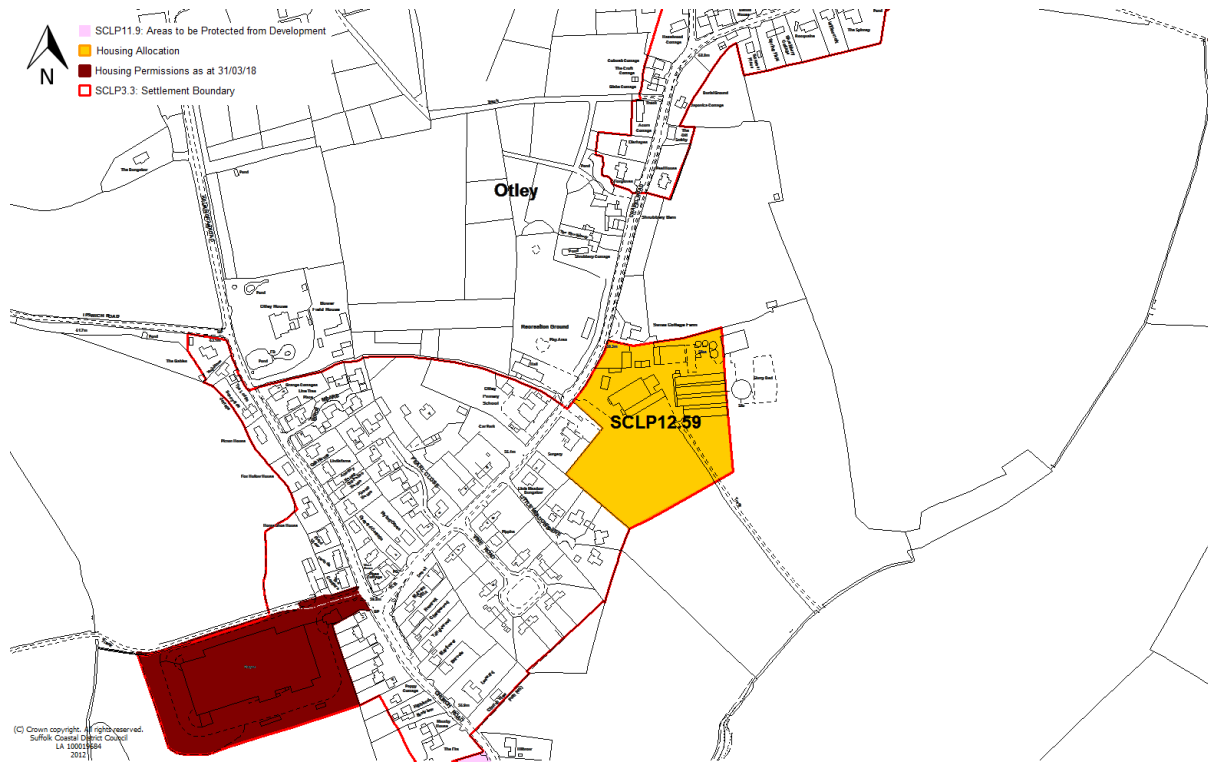
Policy SCLP12.58: Land north of Mill Close, Orford

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

Development will be expected to accord with the following criteria:

- a) A high quality design which reflects the importance of this gateway site into the village and its setting within the AONB;
- b) A mix of housing that reflects local housing needs and a predominance of smaller homes and bungalows;
- c) A Landscape Visual Impact Appraisal is required and if necessary, appropriate mitigation should be provided;
- d) Ensure that views through to the castle are retained for anyone entering Orford via Sudbourne Road;
- e) A financial contribution will be sought towards affordable housing provision;
- f) Provision of direct access to the public footpath which forms the western boundary to the site;
- g) An archaeological investigation will be required; and
- h) A site-specific Flood Risk Assessment will be required; and Surface water disposal must be in accordance with the water management hierarchy.

Land adjacent to Swiss Farm Cottage, Otley



- 12.605 Otley (2011 pop. 676) is identified as a Large Village in the settlement hierarchy due to the existence of a range of services and facilities including a primary school, shops, village hall, employment opportunities and a doctors' surgery.
- 12.606 The site is currently in agricultural use and comprises a number of farm buildings. The site is located close to the centre of the village, being adjacent to the GP surgery and opposite the primary school and play area. To the north and east of the site is agricultural land.
- 12.607 Due to the range of services and facilities in Otley, and the location of the site, it is considered to represent a location which would be suitable for housing which would meet the needs of older people, including bungalows to reflect the character of the surrounding area. The self-build register identifies demand for self-build around the east of Ipswich and Woodbridge and therefore the location of the site in this part of the District may help to meet some of this demand. The development is therefore expected to include provision of plots for self build.
- 12.608 The built form of the existing agricultural buildings protrudes from the village into the landscape to the east. The development of the site should enable the continuation of the built form provided by Vine Road and Little Meadows Drive and should maintain the gap in frontage between this part of Otley and the built area to the north.
- 12.609 Priority Species have been identified on land close to the site and therefore an ecological survey, along with mitigation if necessary, will be required as part of any proposal.

- 12.610 An area at risk of surface water flooding exists along the eastern boundary of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy. The site is located in a Source Protection Zone and treatment of surface water for pollutants prior to disposal is vital. This may require larger areas to be dedicated for SuDS than standard.
- 12.611 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.612 A Grade II Listed building, 'The Shrubbery', is located 30m from the site on the opposite side of Chapel Road and development will therefore need to consider the impact on the setting of the Listed Building. The site lies beyond the edge of the historic core of Otley, centred on a farmstead of unknown date.
- 12.613 Transport modelling undertaken as part of the production of the Local Plan indicates that there will be potential capacity issues at the junction of the B1079 and B1078 to the south of Otley based upon growth within the area. Due to its proximity a Transport Assessment will therefore need to consider the impacts of development on that junction.
- 12.614 The site is located opposite the existing recreation ground and provision of open space may take the form of enhancements to the existing recreation ground (which would be via the Community Infrastructure Levy) and/or on site provision. Provision of open space should reflect local needs and be provided in accordance with the national recommended standard of 2.4ha per 1,000 population. Opportunities for all ages of the population to be active should be provided.
- 12.615 Otley Primary School is operating close to capacity and, considering this allocation along with education forecasts, would be over capacity during the first five years of the plan period. Therefore a contribution towards additional school spaces will be required through the Community Infrastructure Levy as detailed in the Infrastructure Delivery Framework. Farlingaye High School is currently operating over capacity with no immediate opportunities for expansion. A contribution will, therefore, be required towards the creation of additional capacity at the proposed school at Brightwell Lakes to deliver additional secondary education capacity in the area.
- 12.616 Early years provision is forecast to be over capacity in Fynn Valley ward. It is anticipated that a new setting would be provided under allocation SCLP12.24 Land at Humber Doucy Lane however as this allocation is to come forward during the later years of the Plan, a contribution towards expansion of the setting in Witlesham will be required through the Community Infrastructure Levy in order to increase provision in the Fynn Valley ward.
- 12.617 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Otley Branch Surgery to meet the needs arising from new

development. A contribution will be required through the Community Infrastructure Levy towards enhancements, as detailed in the Infrastructure Delivery Framework.

- 12.618 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Policy SCLP12.59 Land adjacent to Swiss Farm, Otley

2.21ha of land at Chapel Road, Otley, as shown on the Policies Map, is allocated for development of approximately 60 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of housing that would meet the needs of older people and provision of at least 5 self build plots;
- b) Provision of affordable housing on site;
- c) A site-specific Flood Risk Assessment;
- d) Provision of open space;
- e) Provision of pedestrian connectivity with the services to the north of Chapel Road;
- f) Provision of landscaping to the western border of the site to provide an appropriate edge in relation to the open countryside beyond the site; and
- g) An ecological survey will be required, along with any identified mitigation measures.

- 12.623 Flood Zone 2 occupies the north east corner of the site, therefore, a flood risk assessment will be required and any mitigation measures identified and implemented. The north east area of the site is also the furthest from the built environment and hence most rural. The provision of landscaping and/or drainage in this location is therefore considered appropriate.
- 12.624 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Yoxford water recycling centre will be overcapacity by 2025 and will require improvements to increase capacity and enhance treatment capacity. The extent of any improvements and enhancements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.625 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.626 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Yoxford / Leiston to meet the needs arising from new development. A contribution through the Community Infrastructure Levy will be required, as detailed in the Infrastructure Delivery Framework.
- 12.627 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.628 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Halesworth library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

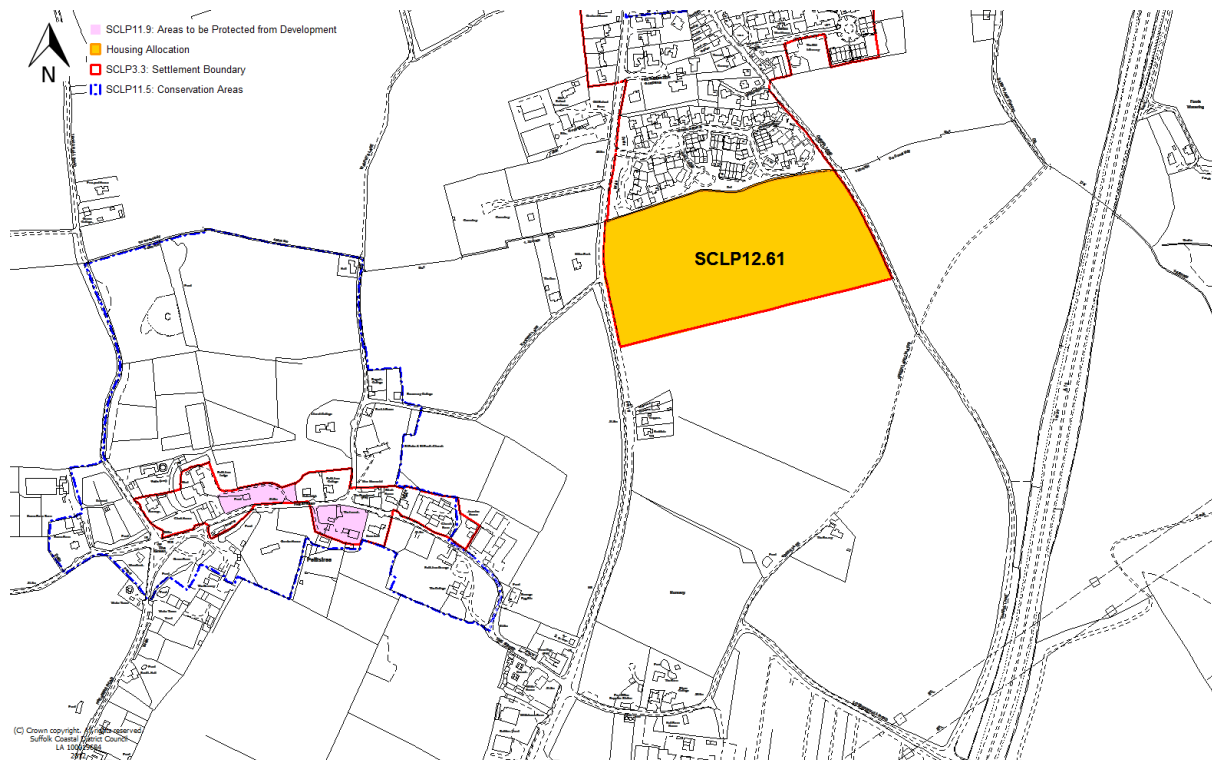
Policy SCLP12.60 Land adjacent to Farthings Sibton Road, Peasenhall

0.41ha of land adjacent to Farthings Sibton Road, Peasenhall, as shown on the Policies Map, is allocated for development of approximately 14 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing on site;
- b) Provision of landscaping to the north eastern borders of the site to provide a 'soft' edge in relation to the rural parkland setting beyond the site;
- c) Design the built and natural environment to take full account of the heritage significance of the Knoll and the parkland setting of Sibton Abbey;
- d) Provision of pedestrian access and connectivity; and
- e) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided.

Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)



12.629 Wickham Market (2011 pop. 2,156) is identified as a Large Village in the settlement hierarchy but has a much wider range of services than the other Large Villages in the District and has a defined District Centre. Wickham Market is also adjacent to the A12 and therefore development in the settlement would help to deliver the Local Plan strategy of focusing development along the A12 corridor.

12.630 The site is within Pettistree Parish but is physically connected to Wickham Market and is therefore considered in terms of its relationship to Wickham Market. A Neighbourhood Plan for Wickham Market is currently being produced and is expected to consider the potential for further site allocations within Wickham Market recognising its role as a Large Village, the range of facilities and services that exist and its proximity to the A12.

12.631 The site is immediately south of a recent development of 65 dwellings and is bordered to the west by the B1438 which joins the A12 to the south, and to the east by Chapel Lane. The site is presently in agricultural use and is open to the southern boundary.

12.632 Due to the range of services in Wickham Market the site should be developed for a mix of dwelling types including housing suitable for older people and self build plots. The provision of apartments would be appropriate where this is acceptable in landscape terms, and is likely to be most suitable on the northern part of the site. The provision of care home / nursing home accommodation (under Use Class C2) would also be supported in this location.

- 12.633 An extensive area of the site will be open space to ensure the nature and scale of development provides a soft gateway to Wickham Market, a visual buffer to development inside Wickham Market parish and the separation of the distinct communities of Pettistree and Wickham Market. Provision of open space should provide opportunities for people of all ages to be active.
- 12.634 Access should be to the B1438. Footpath provision is provided along the B1438 as part of the development to the north of the site, and it is expected that pedestrian connections are provided to this. An extension to the 30mph speed limit along High Street is likely to be required.
- 12.635 Development needs to be sensitive to retaining settlement and landscape character and pattern. This includes views towards the historic village core and church and across plateau landscape. There are opportunities for biodiversity enhancements related to the site's situation within the wider agricultural landscape.
- 12.636 This large site lies to the south of prehistoric and Roman sites excavated prior to development of land south of Featherbroom Gardens. It has not been subject to systematic archaeological investigation. Suffolk County Council have highlighted that archaeological assessment should be required to inform any planning application to ensure that proposals are sensitive to assets of archaeological interest.
- 12.637 A small area of surface water flooding is recorded along in the northern part of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.638 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for further development must be accompanied by a site-specific Flood Risk Assessment. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.
- 12.639 The Water Cycle Study has also indicated that phosphate treatment may be needed at Wickham Market water recycling centre over the plan period. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.640 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources on site in order to help judge whether on-site resources should be used on-site during development. This may help reduce the amount of material transported on and off site during development.
- 12.641 Thomas Mills High School is currently operating over capacity and this development will contribute to the shortfall in places. The Framlingham Neighbourhood Plan identifies a reserve

site for educational uses. The development should contribute through the Community Infrastructure Levy towards provision of additional spaces as set out in the Infrastructure Delivery Framework.

- 12.642 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required at Wickham Market Medical Practice to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards enhancements at Wickham Market Medical Practice, as detailed in the Infrastructure Delivery Framework.
- 12.643 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.644 **Suffolk** County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework
- 12.645 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution through the Community Infrastructure Levy relating to Campsea Ashe rail station may be required.

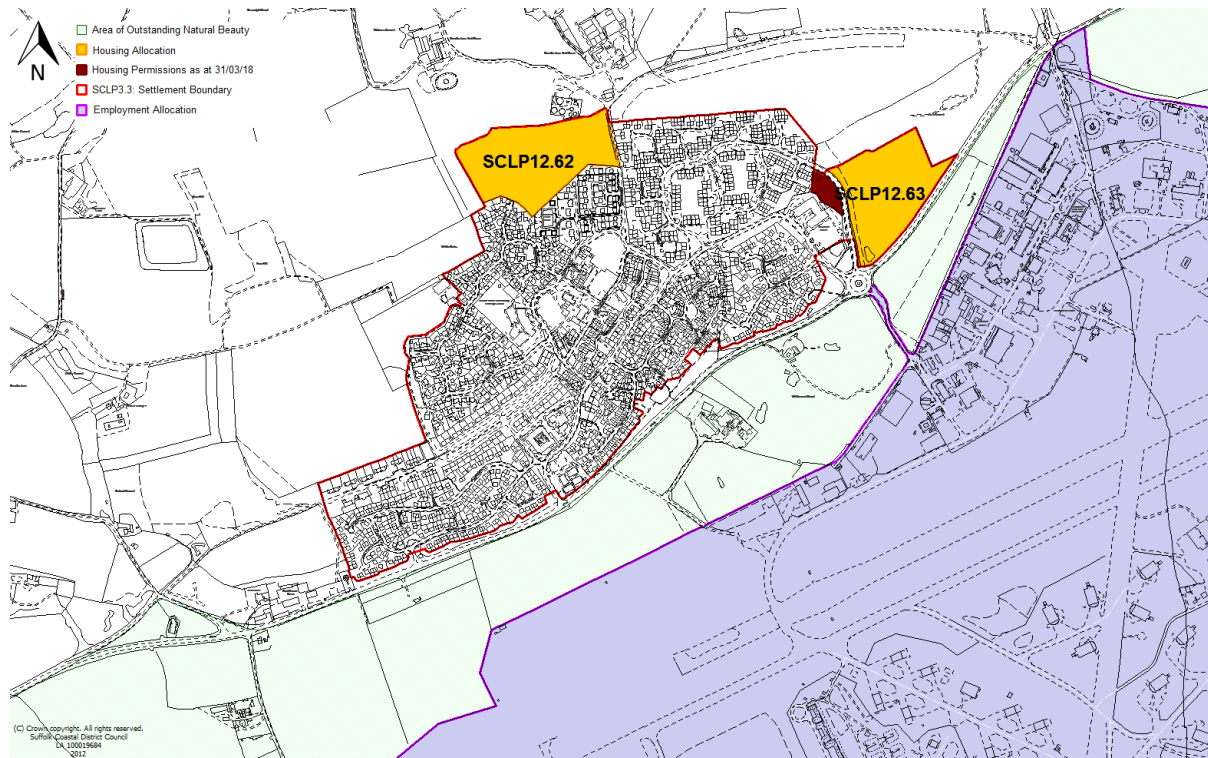
Policy SCLP12.61: Land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market)

6.15ha of land between High Street and Chapel Lane, Pettistree (adjoining Wickham Market) is allocated for development of approximately 120 dwellings.

Development will be expected to accord with the following criteria:

- a) A mix of dwelling types including housing to meet the needs of older people and provision of at least 15 self build plots on a developed area of approximately 4ha within the site;
- b) Provision of affordable housing on site;
- c) Provision of a new early years setting;
- d) Provision of approximately 2.15ha open space to create a soft and distinctive gateway to Wickham Market, and provide for all ages;
- e) Provision of landscaping and creation of a 'soft' edge to the southern boundary of the development;
- f) Provision of pedestrian connectivity with footpaths to the north on the B1438;
- g) Proportionate archaeological assessment will be required;
- h) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided; and
- i) A contribution towards phosphate treatment at Wickham Market water recycling centre.

Land west of Garden Square Rendlesham and Land east of Redwald Road, Rendlesham



12.646 These allocations are carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.647 Rendlesham (2011 pop. 3,013) is a Large Village in the settlement hierarchy which is altogether larger, and contains a much wider variety of facilities than is common to most other Large Villages in the District given its historic legacy as a former US Airforce base. It also has a 'made' Neighbourhood Plan, containing policies relating to the promotion of the village centre to continue to develop to meet the needs of existing and future residents, and the provision of allotments.

12.648 The Neighbourhood Plan builds on the work of the earlier masterplan for Rendlesham and seeks to ensure that the village continues to develop and function to meet the needs of new and established residents and businesses, concentrating on the provision of services and facilities required to meet the needs of the new and growing population. Across the main road from the main residential area, is a large employment site containing a mix of uses (the former technical base). A comprehensive development plan for the whole employment site has been granted planning permission which will guide the future provision of employment land in this area.

12.649 Whilst the Neighbourhood Plan does not allocate land for housing, Section 10 of the plan includes a number of objectives (3 – 3f) in relation to new housing e.g. to density and streetscene. In

addition, Policy RNPP3 requires that new residential or mixed use development makes provision towards the identified local need for allotments, orchards and growing spaces.

- 12.650 In the longer term, the village may have 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, and also by education capacity. Higher levels of growth are likely to trigger the need for new education and early years provision. There is a need to maintain a clear overview of the cumulative impact of individual developments on the local road network from Rendlesham through to Melton and the A12. The internal road layout within the village (a consequence of its original function as an airbase) means access from the village to the external road network is limited. There are also few opportunities to access the adjacent countryside due to lack of public footpaths and the presence of a perimeter fence, again a legacy of its former use as an airbase. The provision of a new footpath/bridleway is a condition of the recent planning permission for the employment site providing residents with more direct access to Rendlesham / Tunstall Forest.
- 12.651 Two sites are allocated for large scale housing schemes which together can provide approximately 100 homes. Both sites provide the opportunity for additional community benefit as envisaged in the Neighbourhood Plan.
- 12.652 Development proposals for both allocations will need to investigate the cumulative traffic impact on air quality at Melton crossroads and the Air Quality Management Area declared in Woodbridge. An Air Quality Assessment, together with a mitigation appraisal, will be required.
- 12.653 The site allocated as SCLP12.58 is the northern of the two sites identified on the plan above. The main limiting factors in respect of this site are its proximity to the Water Re-cycling Centre (sewage treatment works) which requires the provision of a 'cordon sanitaire', and the sewers that cross the site. The minimum distance for the cordon sanitaire will be a matter for discussion with Anglian Water as will any layout issues linked to the alignment of the sewers. The number of homes and the area on which development could take place has therefore been reduced to approximately 50.
- 12.654 Anglian Water confirmed that there is likely to be a need for improvements to the foul sewerage network. Land not suitable for building does however have the potential to provide for a mix of informal open space and allotment provision in accordance with Rendlesham Neighbourhood Plan objective 4, Allotments, Orchards and Growing Places and Neighbourhood Plan Policy RNPP3. Informal open space will provide space for daily dog walking and complement existing more formal green space provision nearby, as an alternative to the more sensitive Rendlesham and Tunstall Forests.
- 12.655 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.

- 12.656 The design and layout of the scheme will be expected to have due regard to the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan.
- 12.657 Suffolk County Council Archaeology have also confirmed that the site lies within the former extent of Rendlesham Hall and within the broader landscape, where there is evidence of significant multi-period archaeological remains. An archaeological assessment at an appropriate stage in the design of the development will be required to allow for in-situ preservation as necessary.
- 12.658 Rendlesham Primary School is operating close to capacity and, considering this allocation along with education forecasts, would be marginally over capacity during the first five years of the plan period. However, the provision of a greater proportion of housing designed to meet the needs of the elderly population or smaller dwellings could assist in addressing this. Farlingaye High School is currently operating over capacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education provision in the area.
- 12.659 Early years provision in Rendlesham ward is forecast to be over capacity and a contribution is therefore required through the Community Infrastructure Levy towards expansion of existing provision as set out in the Infrastructure Delivery Framework.
- 12.660 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.661 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Policy SCLP12.62: Land west of Garden Square Rendlesham

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

Development will be expected to accord with the following criteria:

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

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.

A contribution may be required towards phosphate treatment at Rendlesham Park water recycling centre.

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

12.663 The site is within close proximity of the centre of Rendlesham with pedestrian connectivity using Spencer Road. Redwald Road is on a bus route and a bus stop is located within 100m of the site. Currently footways exist on only the opposite side of Redwald Road. Suffolk County Council as Local Highways Authority have indicated footways on both sides of the road and a pedestrian crossing point may be required.

- 12.664 The design, layout, mix and type of housing development will be expected to have due regard to Objective 3a set out in the Rendlesham Neighbourhood Plan. New residential development will be required to make provision for allotments, orchards and growing spaces in accordance RNPP3, where a local need is identified.
- 12.665 Through production of the Site Allocations and Area Specific Policies Development Plan Document, Natural England highlighted the need to undertake a biodiversity survey of the site and adjoining woodland, and if necessary, appropriate mitigation measures will need to be carried out. Development should also respect the location adjacent to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and a Landscape and Visual Impact Requirement should be carried out to inform the design and landscaping of the scheme. The trees bordering the B1069 should be retained.
- 12.666 Suffolk County Council Archaeology have indicated that the site should be subject to an archaeological assessment at an appropriate pre-application stage in the design of the development. This will allow for preservation in situ, where appropriate, of any sites of importance that might be defined (and which are currently unknown) and to allow archaeological strategies to be designed.
- 12.667 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.
- 12.668 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study has also indicated that phosphate treatment may be needed at Rendlesham Park water recycling centre over the plan period.
- 12.669 Rendlesham Primary School is operating close to capacity and, considering this allocation along with education forecasts, would be marginally over capacity during the first five years of the plan period. However, the provision of a greater proportion of housing designed to meet the needs of the elderly population or smaller dwellings could assist in addressing this. Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education capacity in the area.
- 12.670 Early years provision in Rendlesham ward is forecast to be over capacity and a contribution is therefore required through the Community Infrastructure Levy towards expansion of existing provision as set out in the Infrastructure Delivery Framework.
- 12.671 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested towards the expansion of the centre as identified in the Infrastructure Delivery Framework.

12.672 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

12.673 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.

Policy SCLP12.63: Land east of Redwald Road, Rendlesham

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

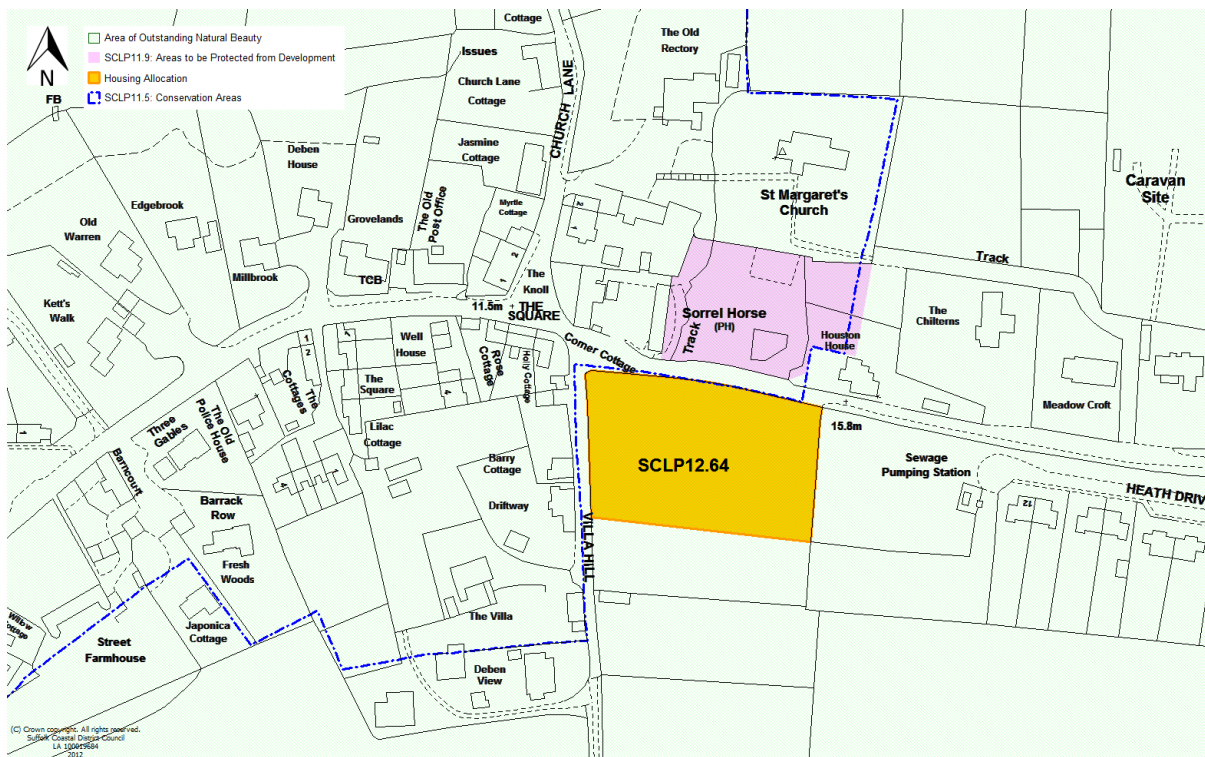
Development will be expected to accord with the following criteria:

- a) The design, layout, mix and type of housing proposed is compatible with the housing and transport objectives set out in the 'made' Rendlesham Neighbourhood Plan;
- b) Provision of affordable housing;
- c) Provision of footways to site frontage along Redwald Road, with a pedestrian crossing point;
- d) Provision towards meeting identified local need for allotments, orchards and growing spaces;
- e) Explore the potential to provide a public house or similar licenced venue, on site as part of the development, in line with priorities identified in the Rendlesham Neighbourhood Plan;
- f) Provision of a biodiversity survey and, if necessary, provide appropriate mitigation;
- g) An archaeological assessment will be required;
- h) The development will need to demonstrate there is adequate capacity in the foul sewerage network or that capacity can be made available;
- i) Provision of a site-specific Flood Risk Assessment; and
- j) As required, to increase the capacity of the surface water network in accordance with the water management hierarchy.

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

A contribution may be required towards phosphate treatment at Rendlesham Park water recycling centre.

Land opposite the Sorrel Horse, The Street, Shottisham



12.674 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.675 Shottisham (2011 pop. 197) is a settlement identified as countryside in the settlement hierarchy. In the previous Local Plan (Site Allocations Development Plan Document, January 2017) it was identified as a local service centre and received an allocation which is being carried forward into this Local Plan.

12.676 The Parish Council in its Housing Survey Analysis 2015 has identified a need for affordable housing to enable young people to remain in the village and for smaller properties to facilitate those wishing to down-size. The Parish Council also identified on-street parking as an issue. This can result in difficulties for through traffic and adversely affect the setting of the Conservation Area.

12.677 The site is centrally located and can provide pedestrian access to the centre of the village via Villa Hill avoiding the need to walk along The Street which has no footways at this point.

12.678 Due to height level changes between the site and 'The Street', Suffolk County Council Highway Authority have indicated that a single point of vehicular access from the highway would be appropriate. This single point would serve as access to the residential development and car park. Achieving an appropriately designed access and securing acceptable access sight lines will be critical to this scheme and will be subject to approval by Suffolk County Council Highway Authority. Pedestrian connectivity should be provided from the site to access Villa Hill.

- 12.679 The site is located in an Area of Outstanding Natural Beauty, and on a prominent site. Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation.
- 12.680 The site lies in close proximity to the Conservation Area and Listed Buildings, with the Grade II Listed Sorrell Horse Inn located opposite. As such, development of the site will need to preserve and enhance the character and setting of the Conservation Area and Listed Buildings. This site lies in an area of archaeological potential. Therefore, an archaeological assessment will be required.
- 12.681 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.
- 12.682 Hollesley Primary School is forecast to be over capacity during the first five years of the plan period and therefore a contribution will be required through the Community Infrastructure Levy towards additional school spaces will be required as detailed in the Infrastructure Delivery Framework. Farlingaye High School is currently operating overcapacity with no immediate opportunities for expansion. A contribution will, therefore, be required through the Community Infrastructure Levy towards the creation of additional capacity at the proposed school at Brightwell Lakes to increase secondary education capacity in the area.
- 12.683 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.684 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Woodbridge library which has been identified as a library where improvements are necessary to enhance library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

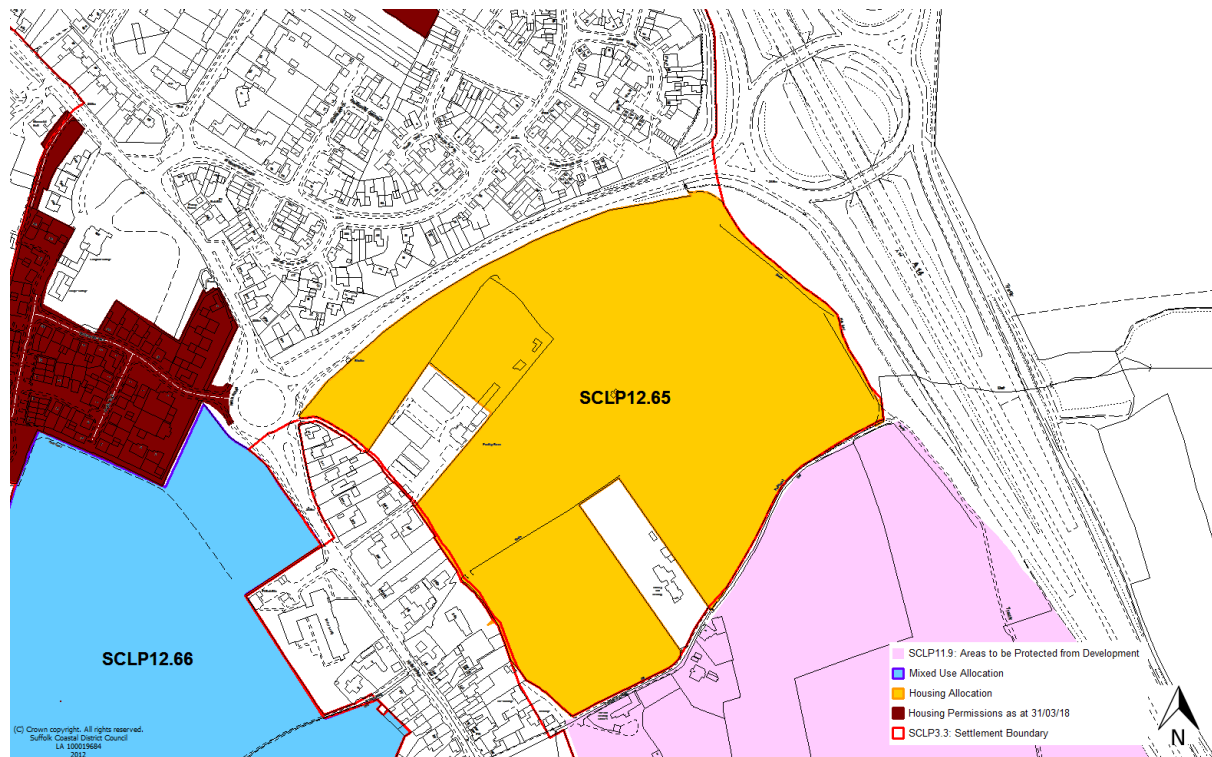
Policy SCLP12.64: Land opposite The Sorrel Horse, The Street, Shottisham

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

Development will be expected to accord with the following criteria:

- a) The design and layout should be of high quality, responding to the site's location in an Area of Outstanding Natural Beauty; and preserving and enhancing the character and setting of the Conservation Area, and Listed Buildings;
- b) Provision of smaller open market housing. A financial contribution will be sought towards affordable housing provision;
- c) Developers will need to undertake a Landscape Visual Impact Appraisal, and if necessary, provide appropriate mitigation including appropriate lighting;
- d) Provision of appropriate access arrangements regarding the access point, and securing acceptable access sight lines, including retention of the hedgerow wherever possible;
- e) In addition to residents parking, provision of an area for a car park to accommodate circa 30 cars. The parking area to be screened to protect residential amenity;
- f) Provision of pedestrian connectivity from the residential and car parking areas via Villa Hill;
- g) A biodiversity survey will be required and, if necessary, appropriate mitigation provided;
- h) An archaeological assessment will be required; and
- i) Developers will need to address a significant off-site sewerage requirement to provide foul water connections. Risks posed by septicity of pumped connection will need to be addressed. A foul drainage strategy will need to be approved and implemented prior to the development connecting to the sewerage system.

Land off Howlett Way, Trimley St Martin



- 12.685 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).
- 12.686 Howlett Way provides access from the A14 to the communities of Trimley St Martin (2011 pop. 1,942) and Trimley St Mary (pop. 3,665). The site is centrally located to the villages of Trimley St Martin and Trimley St Mary.
- 12.687 Land off Howlett Way is a large site within the Felixstowe Peninsula and it is anticipated that over 360 dwellings could be provided. Public consultation responses highlight a need for dwellings targeted at the retirement market. Housing opportunities for younger people and families will also be expected on the site as this will redress the population imbalance across this part of the District.
- 12.688 The site includes part of the 'Old Poultry Farm' with existing residential properties to the north and west of the site, the A14 to the east and agricultural fields to the south. Residential development adjacent to this site is predominately one or two storeys in height and the Council expects a similar scale of development to come forward on this site.
- 12.689 The Council's Environmental Protection Team have advised that an Air Quality Assessment would be required alongside any future planning application to assess the cumulative impacts of the developments in Trimley St Martin and Trimley St Mary. The site also shares a boundary with the A14 and it is essential that landscape buffers are provided to reduce the noise impact on this

boundary. Currently mature trees provide a buffer but it may be appropriate to extend this buffer to further reduce the impact.

- 12.690 Suffolk County Council as highway authority have identified that the access onto Howlett Way needs to be considered through a transport assessment as part of any future planning application. No vehicular access could be gained from Church Lane as this is only appropriate for walking and cycling routes to improve connections to the rest of the village and existing communities. Bridleway 5 and Footpaths 23 and 26 serve this site and it will be essential that the future development of this site provides appropriate linkages to these established routes, thus improving the connectivity of the site with the surrounding areas as well as providing opportunity to create circular walks, encouraging access away from the Special Protection Areas. Surface improvements to the Public Rights of Way and potential extensions to link into the wider network will be supported.
- 12.691 The site is known to be of archaeological interest. Suffolk County Council requires an archaeological assessment to be undertaken at an appropriate stage prior to the granting of outline, technical details or full planning permission. It is a large area to the northeast of the historic settlement core of Trimley (TYN 060) and includes a rectangular pillbox based on the 'Suffolk Square' design (TYN 024). Any new development at this site should allow for preservation of archaeological interests in situ where appropriate.
- 12.692 Open space will need to be provided on site and developers will be required to consider local needs and requirements as part of their proposals alongside the nationally published standards of 2.4ha per 1000 population.
- 12.693 Anglian Water have identified that a water mains crosses this site and therefore any future development will need to ensure that access to this is maintained through an appropriate design and layout.
- 12.694 Historic England has expressed concern about the potential impact of residential development on the Grade II listed churches and the Old Rectory, a Grade II Listed Building, situated at the south of the site. They advise that the setting of these buildings should be protected and any development in close proximity needs to be of a high quality and sympathetic to the character of the area and the existing Listed Buildings.
- 12.695 Trimley St Martin Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. The proposed site allocation at Land adjacent to Reeve Lodge, High Road, Trimley St Martin (SCLP12.66) will include provision of a primary school with early years provision, and a contribution will be required from development of this site towards primary school provision. Felixstowe Academy currently provides provision for secondary education, but over the plan period will require improvements to ensure sufficient capacity is maintained. Contributions will be sought through the Community Infrastructure Levy as set out in the Infrastructure Delivery Framework.

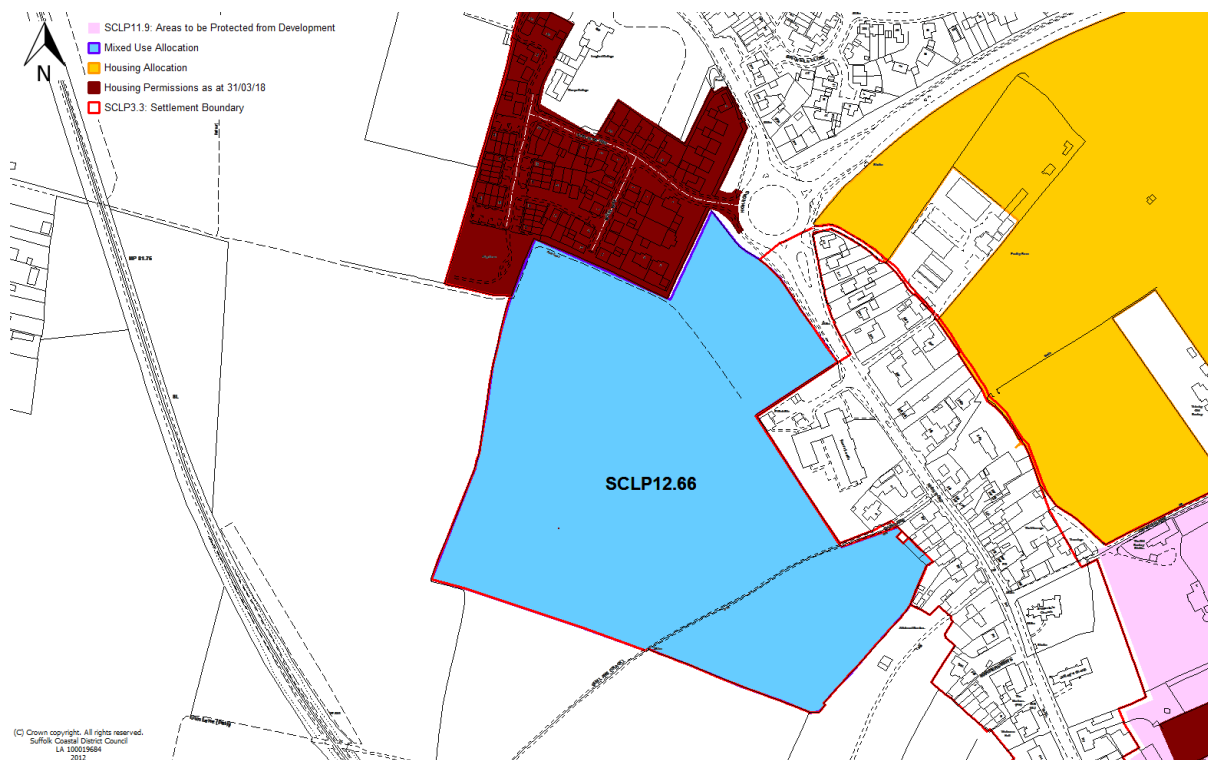
- 12.696 Early years provision is forecast to be over capacity in the Felixstowe peninsula and a new setting will therefore need to be provided on site.
- 12.697 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements will be required at Walton Surgery to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards enhancements, as detailed in the Infrastructure Delivery Framework.
- 12.698 The Suffolk Coastal District Council and Ipswich Borough Council Cross Boundary Water Cycle Study indicates that the Kirton water recycling centre will require enhanced treatment capacity. The extent of any enhancements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.699 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.700 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the development proposed in this area would result in an increase in throughput at this site and improvements are therefore required. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.701 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution will be required through the Community Infrastructure Levy towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Policy SCLP12.65: Land off Howlett Way, Trimley St Martin

10.64ha of land at Howlett Way, as shown on the Policies Map, is identified for approximately 360 residential units with on site open space. Development will be expected to accord with the following criteria:

- a) Primary vehicular access onto Howlett Way only;
- b) A site-specific Flood Risk Assessment;
- c) No vehicular access onto Church Lane;
- d) Continuation of and links to existing Public Rights of Way Network;
- e) Retain the existing hedgerows which border the site to maintain character of the area;
- f) Affordable housing provision to be in line with Policy SCLP5.10;
- g) A range of housing types and tenures provided in keeping with surrounding area;
- h) Contribution towards provision of a new primary school;
- i) Provision of a new early years setting on 0.1ha of land;
- j) Development to be of a high quality and sympathetic to the character and setting of the listed churches and The Old Rectory;
- k) Site design and layout to take into account the water mains crossing the site;
- l) On site open space and play facilities to meet needs identified in the SCDC Leisure Strategy;
- m) Archaeological assessment required with particular consideration for the existing pillbox;
- n) Provision of pedestrian/cycle links; and
- o) Air Quality assessment required.

Land adjacent to Reeve Lodge, High Road, Trimley St Martin



- 12.702 Trimley St Martin (2011 pop. 1,942) is identified as a Large Village in the settlement hierarchy due to its wide range of facilities including shops, a primary school and a community hall. It is located close to the A14 and Felixstowe, providing access to a wider range of services, facilities and employment opportunities.
- 12.703 The site is located on the southern edge of Trimley St Martin adjacent to a recent residential development of 66 dwellings at the former Trimley Mushroom Farm site. The site is arable farmland although currently being used as a temporary depot site by Network Rail and is bordered on the west to open countryside with the railway line beyond, and to the east by High Road and existing properties. There are opportunities to integrate new development using linear belts of trees, and replicate local species mixes. There are also opportunities to improve pedestrian/cycle path access to provide access to the AONB to help promote active healthy lifestyles.
- 12.704 The Felixstowe Peninsula Area Action Plan identifies the need for a new primary school (including an early years setting) in the area due to forecast shortfalls in capacity over the timeframe of the AAP. The District Council has been exploring possibilities with the County Council and this site offers a central location relative to the existing and proposed residential allocations with the villages of Trimley St Martin and Trimley St Mary and performs best in terms of accessibility by walking. This site provides an opportunity to accommodate a new primary school, and 2.2ha land will need to be provided as part of the development for the development of a new primary school which would have scope to accommodate 2 form entry in the future. The school should be located in the eastern part of the site forming part of a focal point for the community. Potential

for community use of school facilities should also be investigated. A new early years setting should be located alongside the school.

- 12.705 Development of the site should provide for a range of housing types reflecting the position of the site being well connected to services and facilities. Provision should be made for housing that would help to meet the needs of older people, as well as for families, and self-build plots should be made available on site. Apartments would be suitable on the site provided these are of a scale and design appropriate to the landscape and character of the area, and are likely to be most suitable in the southern part of the site.
- 12.706 The development of the site will need to incorporate open space provision which should form a focal point on the eastern side of the site, providing opportunities for interaction with uses surrounding the site. Open space will need to provide opportunities for people of all ages to be active, and will need to meet the standards of 2.4ha per 1,000 population.
- 12.707 Landscaping will be required on the boundaries of the site with the countryside in order that the site can integrate with the rural character of the area to the west of the site.
- 12.708 Suffolk Wildlife Trust have identified potential for species or habitats of nature conservation interest to be present on the site and therefore an ecological survey will be required, and any necessary mitigation provided.
- 12.709 A small area of Surface Water Flooding is recorded in the centre of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.710 The site is in an area of archaeological potential and contains known archaeological remains. There is cropmark evidence for multiperiod activity in the eastern half of the site, which is likely to be mainly prehistoric. There are fewer recorded cropmarks in the western part, but this may be due to masking factors such as soil type or farming practices. Work at the adjacent Mushroom Farm identified fairly dense (for the period) Bronze Age and Iron Age pits and ditches, demonstrating that remains are likely to continue beyond those showing in aerial photographs. Suffolk County Council have highlighted that archaeological assessment should be required to inform the Masterplan to inform viability of schemes, mitigation requirements and conservation in situ of significant remains. Any mitigation should involve outreach proposals. Suffolk County Council have highlighted that archaeological assessment should be required to inform the Masterplan to inform viability of schemes, mitigation requirements and conservation in situ of significant remains. Any mitigation should involve outreach proposals.
- 12.711 The site is located within a Minerals Consultation Area as defined by Suffolk County Council as the Minerals Planning Authority.. Therefore any planning application should be supported by evidence which assesses the quality and quantity of sand and gravel resources. Planning applications should be supported by evidence considering the suitability for prior extraction having regard to the

Suffolk Minerals and Waste Local Plan and other material considerations. Should the site be considered suitable for prior extraction, having regard to the evidence submitted together with advice from the Minerals Planning Authority, any planning permission for development will be conditioned to take place in phases which allow for prior extraction of some or all of the economic resource.

- 12.712 Felixstowe Academy currently provides provision for secondary education, but over the plan period will require improvements to ensure sufficient capacity is maintained. A contribution will be required through the Community Infrastructure Levy, as identified in the Infrastructure Delivery Framework.
- 12.713 The Suffolk Coastal District Council and Ipswich Borough Council Cross Boundary Water Cycle Study indicates that the Kirton water recycling centre will require enhanced treatment capacity. The extent of any enhancements will need to be assessed through discussion between the developers and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.714 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.715 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that enhancements will be required at Walton Surgery to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy towards enhancements, as detailed in the Infrastructure Delivery Framework.
- 12.716 Suffolk County Council have indicated that there is no planned expansion of the Felixstowe household waste recycling centre; however, the development proposed in this area would result in an increase in throughput at this site and improvements are therefore required. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.717 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Felixstowe library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

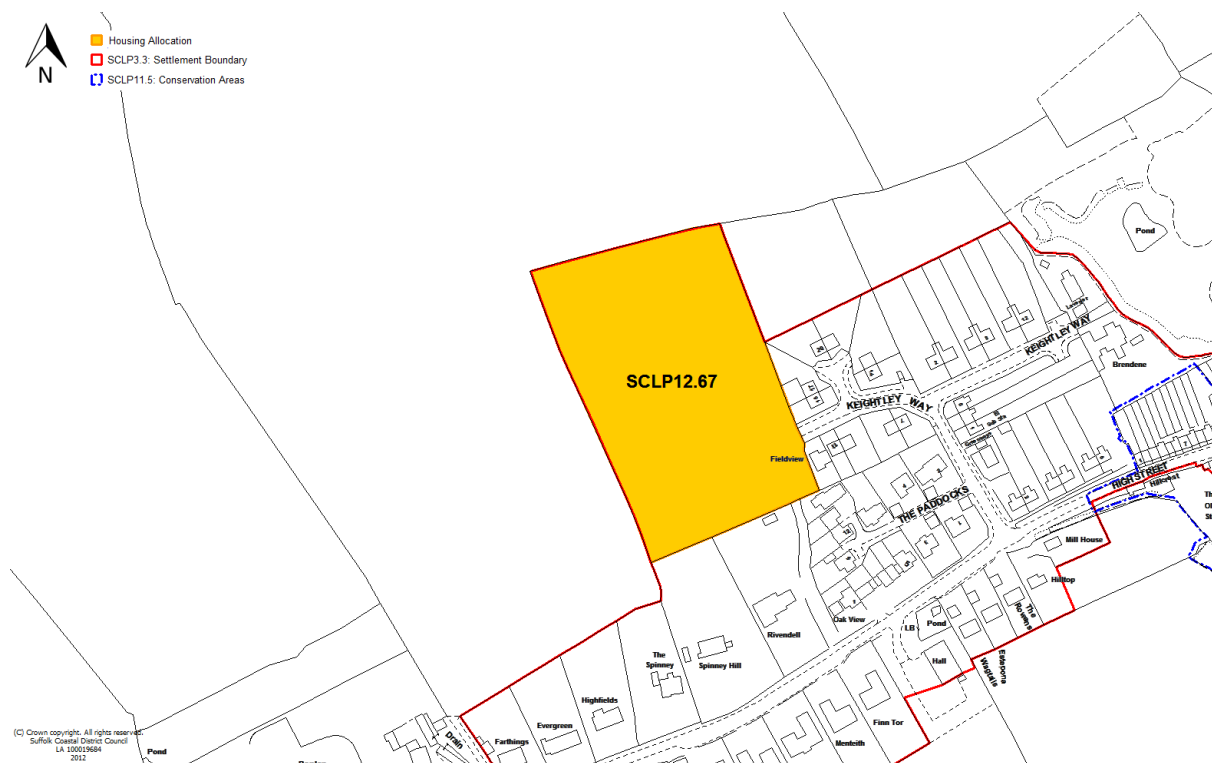
Policy SCLP12.66: Land adjacent to Reeve Lodge, High Road, Trimley St Martin

8.59ha of land adjacent to Reeve Lodge, High Road, Trimley St Martin is identified for allocation for approximately 150 dwellings, a primary school and open space.

Development will be expected to accord with the following criteria:

- a) A mix of housing should be provided on the site including housing for older people and the provision of at least 15 self build plots;
- b) Provision of affordable housing on site;
- c) Provision of 2.2ha of land for a primary school and 0.1ha of land for early years provision;
- d) Provision of open space for people of all ages;
- e) Provision of appropriate landscaping and boundary treatments to provide a 'soft' western edge to the development and to minimise impacts on the AONB;
- f) An ecological survey will be required, and any necessary mitigation provided; and
- g) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;
- h) Provision of an LVIA to inform the landscape strategy for the site;
- i) Provision of pedestrian/cycle links from the site, including connectivity into the surrounding countryside and AONB; and
- j) Proportionate archaeological assessment will be required.

Land off Keightley Way, Tuddenham



- 12.718 Tuddenham (2011 pop. 353) is identified as Small Village in the settlement hierarchy due to the presence of a small range of facilities including a community hall and public house. The site is located in the northern part of the village, close to the playing fields and existing residential development at Keightley Way.
- 12.719 Reflecting the character and settlement patterns of the surrounding residential areas it is considered that the site would be suitable for development of dwellings at a relatively high density for a village location, and in particular smaller terraced and semi detached properties should be provided in the southern part of the site.
- 12.720 The site slopes upwards to the north and is bordered by existing trees and hedgerows, which should be retained in order to preserve the enclosed nature of this part of Tuddenham. The Landscape Character Assessment identifies trees along hedges, verges and field boundaries as key features and recommends enhancements to biodiversity in the highly agricultural landscape.
- 12.721 Development of the site provides an opportunity to create a pedestrian and cycle link to the playing fields to the east of the site, from Keightley Way.
- 12.722 A small area of surface water flooding is recorded in the north of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.

- 12.723 In terms of the wider highways network, initial transport modelling has identified potential issues on the highways network around Ipswich and developers will be required to ensure that any necessary works are provided for.
- 12.724 Rushmere Hall Primary School is operating close to capacity and, considering this allocation along with forecasts, would be over capacity during the first five years of the plan period. Development of this site will need to contribute to the provision of additional school places or consideration would need to be given to whether a contribution could be made towards additional primary school spaces at the Ipswich Garden Suburb. If the latter is the case, development of the site would need to come forward later in the plan period. Northgate High School is expected to exceed capacity, with new provision due to be made at Ipswich Garden Suburb. Between them, these schools should be able to make provision for these pupils, although a contribution through Community Infrastructure Levy would be required towards additional spaces.
- 12.725 Early years provision is forecast to be over capacity in Fynn Valley ward. It is anticipated that a new setting would be provided under allocation SCLP12.24 Land at Humber Doucy Lane however as this allocation is to come forward during the later years of the Plan, a contribution towards expansion of the setting in Witnesham will be required through the Community Infrastructure Levy in order to increase provision in the Fynn Valley ward.
- 12.726 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.
- 12.727 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that a contribution will be required through the Community Infrastructure Levy towards enhancements at Two Rivers Medical Centre, as detailed in the Infrastructure Delivery Framework.
- 12.728 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be required through the Community Infrastructure Levy towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.729 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

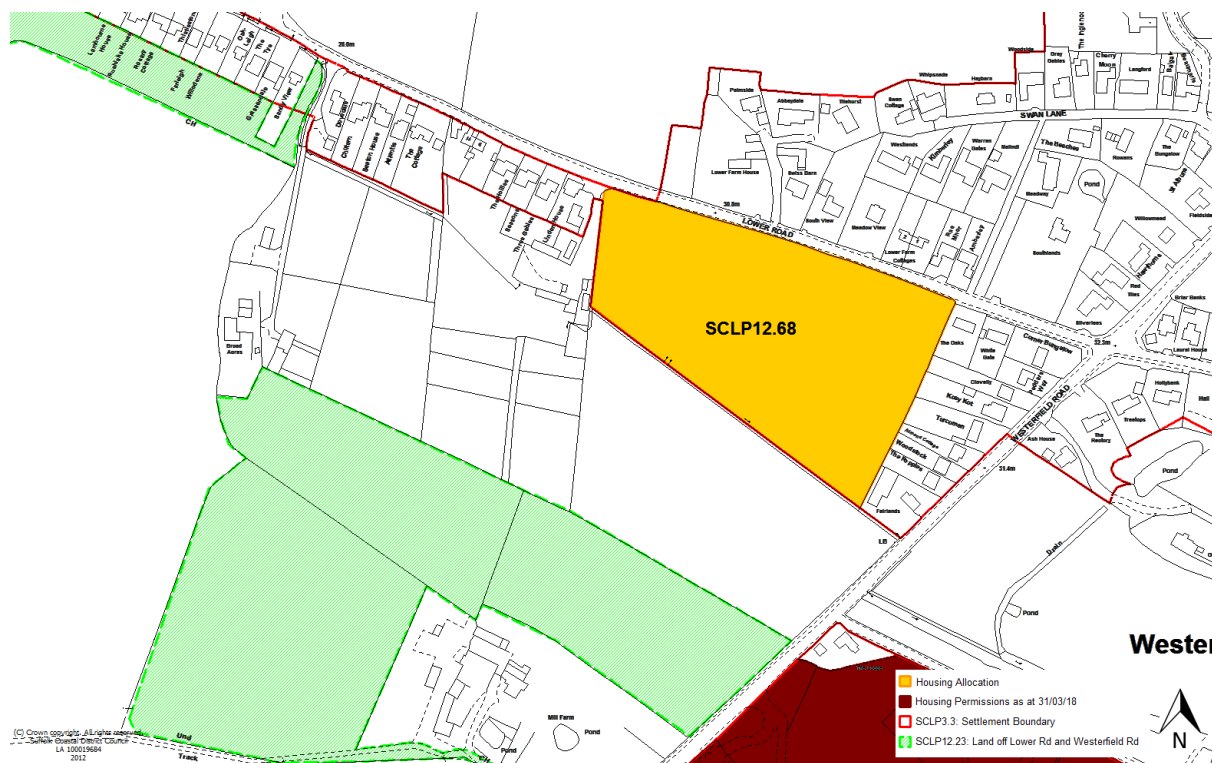
Policy SCLP12.67: Land off Keightley Way, Tuddenham

1.54ha of land off Keightley Way, Tuddenham, as shown on the Policies Map, is allocated for development of approximately 25 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of semi detached and terraced properties in the southern part of the site;
- b) Provision of affordable housing on site;
- c) Retention of existing trees and hedgerows on the boundaries of the site;
- d) Provision of open space and a pedestrian and cycle link between Keightley Way and the playing fields to the east of the site; and
- e) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided.

Land south of Lower Road, Westerfield



12.730 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.731 This site south of Lower Road in Westerfield (2011 pop. 442) is the northern of the two sites shown on the map. It is 2.45ha in size, well related to the main central crossroads within the village and sits between and opposite existing groups of residential properties. The site comprises the whole field, which is well defined by existing planted boundaries. The mature oak trees along the frontage with Lower Road are subject to a Tree Preservation Order. There is also a drainage ditch along the Lower Road frontage.

12.732 Discussions with the Parish Council confirmed that at least part of the site was previously used as the village football pitch but that no longer exists. There is now no focal point for the village or open space available for community events. It is considered that a small, well designed scheme in this location south of Lower Road could enable the provision of a new village green as a focal point for the community. The site is well located in relation to the main concentration of existing development. The character of this part of the village is not limited to frontage development so offers an opportunity to design a scheme of approximately 20 dwellings around the provision of a village green.

12.733 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.

- 12.734 Anglian Water has confirmed that they have no objection to the development of this site. The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.
- 12.735 Northgate High School is expected to exceed capacity, with new provision due to be made at Ipswich Garden Suburb. Between them, these schools should be able to make provision for these pupils, although a contribution through the Community Infrastructure Levy would be required towards additional spaces.
- 12.736 Early years provision is forecast to be over capacity in Fynn Valley ward. It is anticipated that a new setting would be provided under allocation SCLP12.24 Land at Humber Doucy Lane however as this allocation is to come forward during the later years of the Plan, a contribution through the Community Infrastructure Levy towards expansion of the setting in Witnesham will be required through the Community Infrastructure Levy in order to increase provision in the Fynn Valley ward.
- 12.737 Suffolk County Council have indicated that Foxhall household waste recycling centre is overcapacity and under pressure due to the site size and access from the highway. As a result, a contribution will be requested towards the expansion of the centre as identified in the Infrastructure Delivery Framework.
- 12.738 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.
- 12.739 Greater Anglia have highlighted the need for development proposals to contribute to the accessibility of rail stations and the quality of its ancillary facilities and to enhance the visitor experience. In this respect, a contribution relating to Campsea Ashe rail station may be requested.

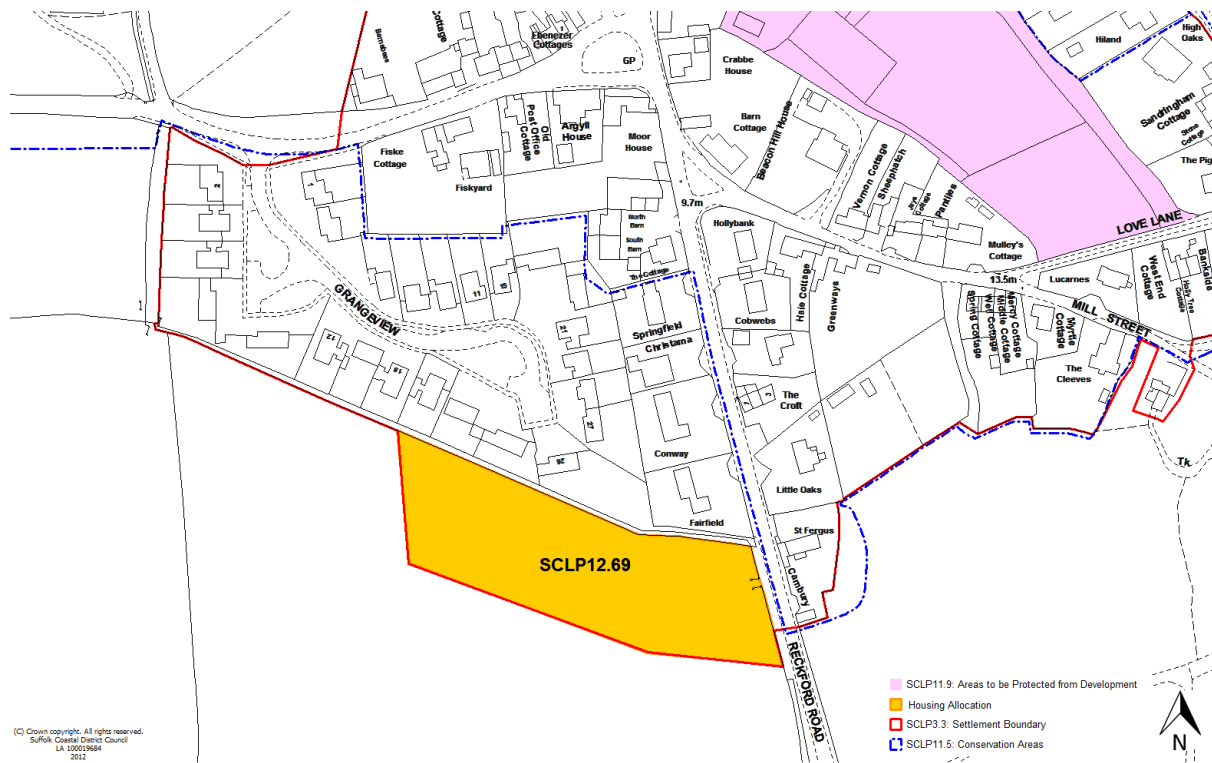
Policy SCLP12.68: Land south of Lower Road, Westerfield

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

Development will be expected to accord with the following criteria:

- a) The housing is required to enable the provision of a village green type facility as a focal point for the community. When determining the viability of the scheme, the need to provide this facility will be given priority over affordable housing contributions;
- b) The developer is required to involve the Parish Council in the design and layout of the village green type facility and its long term maintenance;
- c) If the housing element extends over 1ha or more, a flood risk assessment will be required to consider impacts on receptors off site;
- d) An archaeological assessment will be required;
- e) Design of the scheme should provide for a pedestrian footway along the Lower Road frontage within the site to avoid detrimental impact on the oak trees which are the subject of a Tree Preservation Order; and
- f) Provision of a comprehensive landscaping scheme for the site which provides for the retention of trees and hedgerows along the site boundaries except where it is required to provide access to the site.

Land west of the B1125, Westleton



12.740 Westleton (2011 pop. 349) is identified as a Small Village in the settlement hierarchy due to the range of services and facilities it has including a shop and a village hall.

12.741 The site is situated on the southern edge of the settlement and is presently in agricultural use. The orientation of the site is designed to facilitate development that follows the existing built form of the settlement. The relatively prominent location of the site in the landscape is extenuated by the proximity to Westleton Common County Wildlife Site. . This provides an opportunity to create an attractive gateway development to the village that draws on the high quality design with reference to the Westleton Conservation Area Appraisal. The provision of chalet style dwellings and bungalows would integrate positively with the surrounding character. There is a footpath on the eastern side of Reckford Road, and pedestrian connectivity with the footpath should be provided as part of the development.

12.742 Due to the prominent location of the site, landscaping will be required in order to provide a ‘soft’ edge to the southern and western boundaries of the site. The southern boundary of the site extending beyond the southernmost dwelling on the east side of the road, facilitates the provision of a landscape buffer between built and natural environments. In relation to heathland to the east on the opposite side of the B1125, it is important to consider indirect effects resulting from adjacent land use changes such as increases in recreational pressure.

- 12.743 An area of surface water flooding is recorded along the northern and eastern boundaries of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.
- 12.744 Habitats Regulations Assessment screening has identified the need for Appropriate Assessment to be undertaken as part of the production of the Local Plan which will identify whether any mitigation measures will be necessary.
- 12.745 Early years provision in Wenhaston and Westleton Ward is forecast to be over capacity and therefore a contribution will be required through the Community Infrastructure Levy towards expansion of existing settings, as set out in the Infrastructure Delivery Framework.
- 12.746 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Westleton water recycling centre will be overcapacity by 2025 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.
- 12.747 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.748 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Yoxford / Leiston to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy, as detailed in the Infrastructure Delivery Framework.
- 12.749 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.750 Suffolk County Council has provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

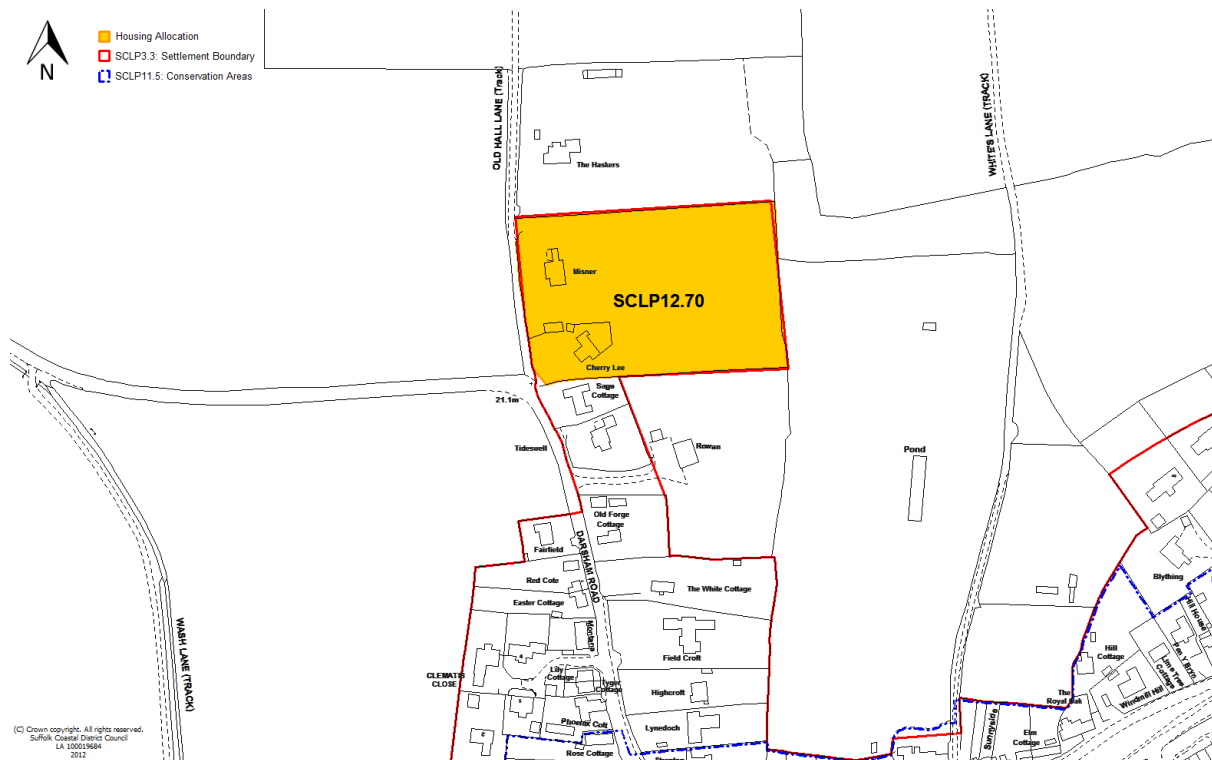
Policy SCLP12.69: Land west of the B1125, Westleton

ha of land to the west of the B1125, Westleton, as shown on the Policies Map, is allocated for development of approximately 20 dwellings.

Development will be expected to accord with the following criteria:

- a) Development of a mix of dwellings to include dwellings to meet the needs of older people;
- b) Design and layout to be sympathetic to the setting of Westleton Conservation Area, the single storey context of the adjacent built environment and Westleton Common County Wildlife Site on the opposite side of the B1125;
- c) Provision of affordable housing on site;
- d) Provision of landscaping to provide a 'soft' edge to development on the southern and western boundaries;
- e) Development should provide for biodiversity enhancements, in line with the characteristics of Westleton Common County Wildlife Site;
- f) Provision of pedestrian connection to existing footpaths to the village; and
- g) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided;

Land at Cherry Lee, Darsham Road, Westleton



- 12.751 Westleton (2011 pop. 349) is identified as a Small Village in the settlement hierarchy due to the range of services and facilities it has including a shop and a village hall.
- 12.752 The site is located along the northern settlement edge along Darsham Road and is well related to the surrounding built up area with residential development to the north and south. Strong landscape features bounding the site protects the wider landscape setting from development. However, impact on the existing landscape features on site will need to be considered.
- 12.753 The site is occupied by two dwellings in the west of the site with large gardens to the rear. Appropriate retention and inclusion of the existing dwellings will need to be considered in relation to the design of any redevelopment.
- 12.754 The existing public right of way that runs along the western boundary of the site providing access into the surrounding rural countryside which can help to encourage active lifestyles. Development that enhances this right of way will be supported.
- 12.755 The Suffolk Coastal & Ipswich Cross Boundary Water Cycle Study indicates that the Westleton water recycling centre will be overcapacity by 2025 and will require improvements to increase capacity. The extent of any improvements will need to be assessed through discussion between the developer and Anglian Water ahead of any relevant planning application being submitted to the District Council.

- 12.756 The Water Cycle Study also identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.757 Early years provision in Wenhaston and Westleton Ward is forecast to be over capacity and therefore a contribution will be required through the Community Infrastructure Levy towards expansion of existing settings, as set out in the Infrastructure Delivery Framework.
- 12.758 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Yoxford / Leiston to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy, as detailed in the Infrastructure Delivery Framework.
- 12.759 Suffolk County Council have indicated that future improvements are needed at Leiston household waste recycling centre to accept additional waste from housing growth. A contribution will be required through the Community Infrastructure Levy towards the improvement of the centre as identified in the Infrastructure Delivery Framework.
- 12.760 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Saxmundham library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

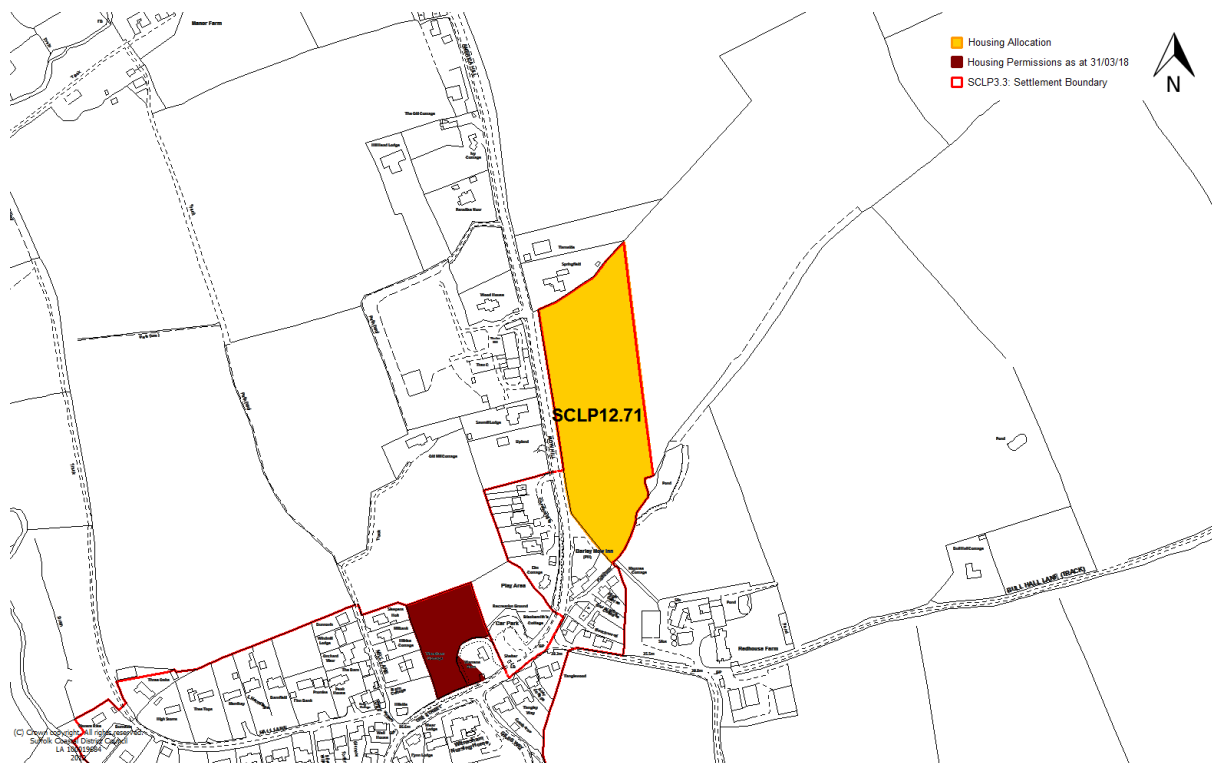
Policy SCLP12.70: Land at Cherry Lee, Darsham Road, Westleton

1.21ha of land at Cherry Lee, Darsham Road, as shown on the Policies Map, is identified for development of approximately 15 dwellings.

Development will be expected to accord with the following criteria:

- a) Provision of affordable housing on site;
- b) Retention of the landscaped boundary features, except where removal is required for safe access and egress;
- c) Enhancements to pedestrian connectivity southwards along Darsham Road and bridleway works;
- d) Design and layout to be sympathetic to the rural countryside setting;
- e) Retention and enhancement of public right of way at the western site boundary; and
Provision of landscaping to create 'soft' edges boundaries of the site.

Mow Hill, Witnesham



12.761 Witnesham (2011 pop. 792) is identified as a Small Village in the settlement hierarchy recognising the existence of a range of facilities including a village hall and primary school.

12.762 The site is located on the northern edge of the southern part of the village and is presently in agricultural use. A hedgerow forms the boundary of the site with Mow Hill. It is important that the site provides for growth of the village that is integrated and sensitive to settlement and open agricultural landscape character.

12.763 The site is close to services and facilities including the recreation ground and public house. A pedestrian crossing should be provided to access the footpath on the opposite side of Mow Hill, which provides walking access to the village's services and facilities.

12.764 Consideration will need to be given to design, layout and landscaping to provide an appropriate transition between the developed areas to the South of the site and the more rural character to the North of the site. There are two Grade II Listed Buildings to the south east of the site (Red House and Barn North of Red House), and development will need to be sympathetic to the setting of these. Due to the rural character of this location, a relatively low density development is considered appropriate.

12.765 An area of surface water flooding is recorded along in the south eastern part of the site. Any development in this area of the site will need to demonstrate mitigation measures designed to alleviate the potential surface water flooding risks. This is required to be undertaken in accordance with the surface water management hierarchy.

- 12.766 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within Flood Zone 1. As the site area is over 1 ha, any proposals for development must be accompanied by a site-specific Flood Risk Assessment.
- 12.767 Witnesham Primary School is operating close to capacity and, considering this allocation along with forecasts, would be marginally over capacity during the first five years of the plan period. A contribution may therefore be required through the Community Infrastructure Levy towards additional spaces. Claydon High School is currently forecast to exceed capacity and development is therefore expected to contribute to the provision additional secondary spaces in the area.
- 12.768 Early years provision is forecast to be over capacity in Fynn Valley ward. It is anticipated that a new setting would be provided under allocation SCLP12.24 Land at Humber Doucy Lane however as this allocation is to come forward during the later years of the Plan, a contribution towards expansion of the setting in Witnesham will be required through the Community Infrastructure Levy in order to increase provision in the Fynn Valley ward.
- 12.769 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Grundisburgh to meet the needs arising from new development. A contribution will be required through the Community Infrastructure Levy, as detailed in the Infrastructure Delivery Framework.
- 12.770 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

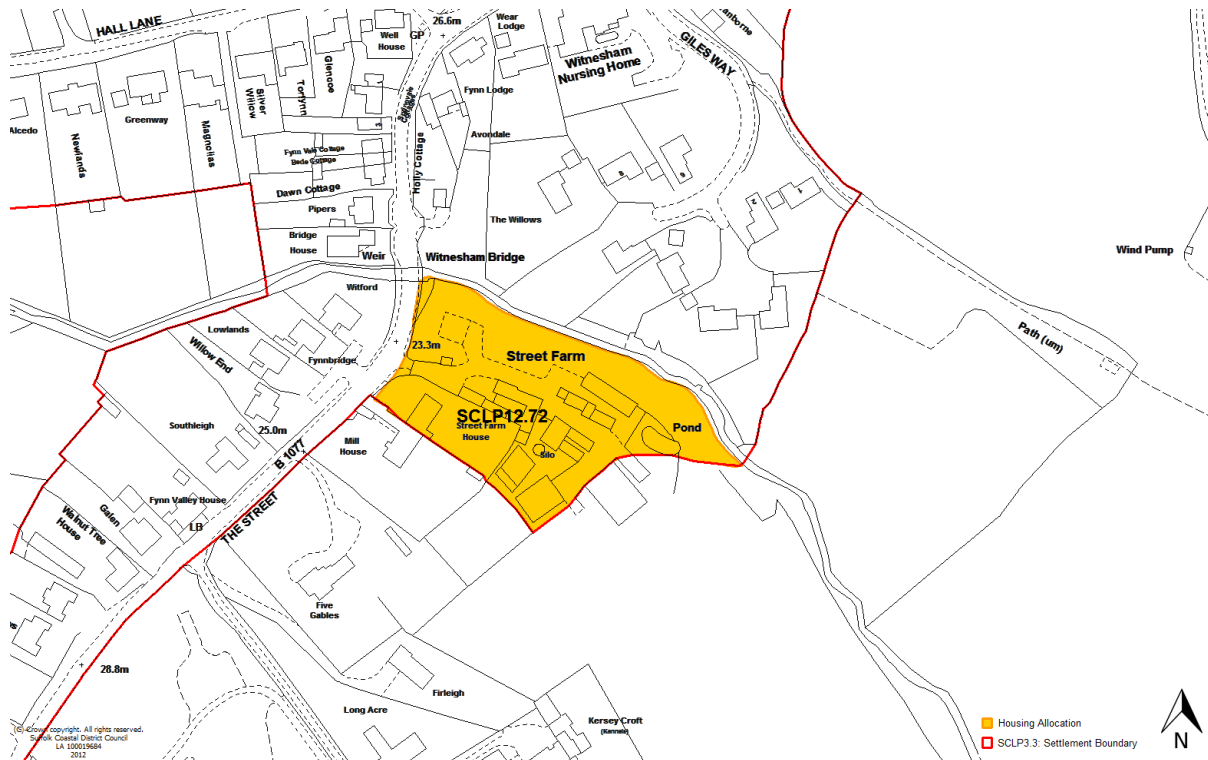
Policy SCLP12.71: Mow Hill, Witnesham

1.5ha of land at Mow Hill, Witnesham, as shown on the Policies Map, is identified for development of approximately 30 dwellings.

Development will be expected to accord with the following criteria:

- f) Provision of affordable housing on site;
- g) Retention of the hedgerow which borders Mow Hill, except where removal is required for access;
- h) Provision of a pedestrian connectivity southwards on Mow Hill;
- i) Design and layout to be sympathetic to the setting of the nearby Grade II Listed Buildings;
- j) Provision of landscaping to create a 'soft' edge to the eastern and northern boundaries of the site; and
- k) A site-specific Flood Risk Assessment will be required, and any necessary mitigation provided.

Land at Street Farm, Witnesham



12.771 This allocation is carried forward from the Site Allocations and Area Specific Policies Development Plan Document (January 2017).

12.772 Witnesham (2011 pop. 792) is a Small Village in the settlement hierarchy containing a church, public house and primary school. The village comprises a number of parts. The two main elements, Witnesham (Bridge) to the south and Witnesham (Chapel) to the north contain the main residential areas and each has a physical limits boundary. To the north between Witnesham (Chapel) and Swilland is a small cluster of dwellings, public house and primary school which does not have a physical limits boundary.

12.773 This site of 0.7ha comprises a largely disused farm complex on the edge of Witnesham (Bridge). The farmhouse, a listed building, is still occupied. Land south of Hall Road and The Street which includes this site, lies within the River Fynn Valley – a landscape of attractive and distinctive character. Suffolk County Council Archaeology notes that due to the site's location on the south bank of the River Fynn, an archaeological investigation will be required. A small section of the site along its northern boundary where it borders the River Fynn is within Flood Zone 3. Any development within Flood Zone 3 is to be avoided having the highest potential risk from flooding. The Environment Agency have confirmed that a flood risk assessment will be required as part of any planning application. Anglian Water have confirmed they have no objection to the allocation of this site. Existing access to the site is narrow and directly onto a bend in the road (B1077) Ipswich Road. Use of the existing access may need to be re-assessed or may otherwise act as a limit to numbers of new dwellings it can serve.

- 12.774 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.
- 12.775 Witnesham Primary School is operating close to capacity and, considering this allocation along with forecasts, would be marginally over capacity during the first five years of the plan period. A contribution may therefore be required towards additional spaces. Claydon High School is currently forecast to exceed capacity and development is therefore expected to contribute through the Community Infrastructure Levy to additional secondary spaces.
- 12.776 Early years provision is forecast to be over capacity in Fynn Valley ward. It is anticipated that a new setting would be provided under allocation SCLP12.24 Land at Humber Doucy Lane however as this allocation is to come forward during the later years of the Plan, a contribution towards expansion of the setting in Witnesham will be required through the Community Infrastructure Levy in order to increase provision in the Fynn Valley ward.
- 12.777 The Cross Boundary Water Cycle Study between Suffolk Coastal District Council and Ipswich Borough Council identifies this site as being within an area of high tidal or fluvial flood risk. Any proposals for further development at this site must therefore have regard to this issue and be accompanied by a site-specific Flood Risk Assessment. The site is also located within a Source Protection Zone and, therefore, the relevant Water Company must be consulted in order to avoid water contamination.
- 12.778 The East Suffolk & Ipswich Clinical Commissioning Group have indicated that additional primary care floorspace will be required in Grundisburgh to meet the needs arising from new development. A contribution will be required through the Infrastructure Delivery Framework, as detailed in the Infrastructure Delivery Framework.
- 12.779 Suffolk County Council have provided information relating to library improvements across the District. This site comes within the catchment of Ipswich library which has been identified as a library where improvements are necessary to enhance the library provision. A contribution through the Community Infrastructure Levy will be requested towards the improvement of library provision as identified in the Infrastructure Delivery Framework.

Policy SCLP12.72: Land at Street Farm, Witlesham (Bridge)

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

Development will be expected to accord with the following criteria:

- a) A site-specific Flood Risk Assessment;
- b) Impact on the listed farmhouse;
- c) An archaeological investigation will be required;
- d) Flood risk assessment will be required;
- e) Provision of affordable housing on site;
- f) Design and layout to be sympathetic to the sensitive river valley landscape character;
- g) The design and layout of the scheme should have regard to its former farmyard use;
- h) Where possible retention of existing trees along the boundaries to the site;
- i) 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
- j) Provision of an ecological assessment in relation potential impact on the River Fynn, and opportunities should be explored which would improve and enhance the riverside environment in this location under the Water Framework Directive.